Planning Commission
Special Meeting
September 16, 2025 - 7:00 PM
City Hall Council Chambers

AGENDA

PUBLIC PARTICIPATION

A. The Planning Commission Special Meeting scheduled for Tuesday, September 16, 2025, at 7:00 p.m. will be held in person and virtually.

Virtual Participation Link:
Join from PC, Mac, iPad, or Android:
https://us06web.zoom.us/j/84207599744

Phone one-tap:
+12532050468,,84207599744# US
+12532158782,,84207599744# US (Tacoma)

Join via audio:
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
877 853 5257 US Toll Free
888 475 4499 US Toll Free
Webinar ID: 842 0759 9744
International numbers available: https://us06web.zoom.us/u/kd0HXH45GZ

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

This is the place on the agenda where the public is invited to speak to the Board on any issue.

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

The public can participate in-person or submit written comments in advance. Participants can submit written comments via mail, fax, or email. All written comments must be received prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

Please mail written comments to:

City of Auburn
Attn: Tammy Gallier, Administrative Specialist
25 W Main St
Auburn, WA 98001

Please fax written comments to:
Attn: Tammy Gallier, Administrative Specialist
Fax number: 253-804-3114

Email written comments to: tgallier@auburnwa.gov

If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for accommodation by 5:00 p.m. on the day before the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the Community Development Department in person, by phone (253) 931-3090 or by email (tgallier@auburnwa.gov).

APPROVAL OF MINUTES

A. August 5, 2025 Draft Minutes from Planning Commission Meeting

DISCUSSION ITEMS

A. **Annual Comprehensive Plan & Map Amendments (Clark)**
Discussion on the annual amendments for 2025.
P/T No. 1 Auburn School District 2025 Capital Facilities Plan
P/T No. 2 Dieringer School District 2025-2031 Capital Facilities Plan
P/T No. 3 Federal Way Public Schools 2026 Capital Facilities Plan
P/T No. 4 Kent School District 2024-2025 through 2030-2031 Capital Facilities Plan
P/T No. 5 Updates to the City of Auburn Capital Facilities Element
P/T No. 6 Updates to the Housing Element
P/T No. 7 Updates to the Housing Needs Assessment
P/T No. 8 Removal of the Core Plan
M No. 1 Comprehensive Land Use Map Correction

B. **Auburn School District Comprehensive Map Amendment & Rezone (Reed)**
Proposed Comprehensive Plan Map Amendment under the Imagine Auburn Comprehensive Plan Update 2024, the current land use designation for the subject site is Neighborhood Residential Two, which is intended to accommodate a variety of residential dwelling types but does not permit schools. The Auburn School District No. 408 is requesting an amendment to the 2024 Comprehensive Plan to redesignate all the subject parcels to Public/Quasi-Public land use to support the development of a new middle school.

C. **Critical Areas Code Text Amendment (Tatro)**
Proposed updates to the Critical Areas Ordinance, codified in Chapter 16.10 ACC. Update to align with Ecology recommendations and best available science; this update is required in 2025 by the Department of Commerce.

D. **Home Occupation Text Amendment (Clark)**
Discussion of the additional proposed changes to the Home Occupation (Chapter 18.60

ACC) code recommendation made by the Planning Commission on August 5, 2025.

PUBLIC HEARINGS

A. **Home Occupation Text Amendment (Clark)**
Planning Commission to hold a Public Hearing for the Home Occupation Text Amendment.

ACTION ITEMS

A. **Home Occupation Text Amendment (Clark)**
Planning Commission to recommend the City Council to review and adopt additional proposed changes to the Home Occupation (Chapter 18.60 ACC) code recommendation made by the Planning Commission on August 5th, 2025.

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.

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
August 5, 2025 Draft Minutes from Planning Commission Meeting

Meeting Date:
September 16, 2025

Department:
Community Development

Attachments:
08-05-2025 P.C. Minutes

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:

Councilmember:

Staff:

Planning Commission
Regular Meeting
August 5, 2025 - 7:00 PM
City Hall Council Chambers

MINUTES

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

CALL TO ORDER
Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

ROLL CALL
Commissioners present: Chair Judi Roland, Vice Chair William Stewart, Julie Berry, Aaron Vanderpol, Lynn Walters, Kirk Hiller, and Ajay Ganesan.

Staff members present: Planning Services Manager Alexandria Teague, Assistant Director of Community Development Steve Sturza, Planner II Gabriel Clark, and Deputy City Clerk Rebecca Wood-Pollock.

PLEDGE OF ALLEGIANCE
Chair Roland led those in attendance in the Pledge of Allegiance.

AUDIENCE PARTICIPATION
No one came forward to speak.

AGENDA MODIFICATIONS
There were no modifications to the agenda.

APPROVAL OF MINUTES

A. July 8, 2025 Draft Minutes from Planning Commission Meeting

Vice Chair Stewart moved and Commissioner Walters seconded to approve the July 8, 2025 Planning Commission Meeting Minutes.

MOTION CARRIED UNANIMOUSLY. 7-0

OTHER BUSINESS

A. **Downtown Urban Center Subarea Plan (Teague)**

2025 Update to the Downtown Subarea Plan

Manager Teague shared a presentation with the Commission on the Downtown Urban Center ("DUC") Subarea Plan, including an overview of the Plan, regional context, features and themes, public engagement, the Draft Environmental Impact Statement ("DEIS") and alternatives, the Final Environmental Impact Statement ("FEIS") and an alternative, an overview of the different proposed districts, and the next steps in the process.

The Commission discussed Floor Area Ratios ("FAR's"), train crossings, timelines for the next steps, anti-displacement ordinances, retail space in the Downtown area, I-Line infrastructure, and City street adjustments.

B. **Home Occupation Text Amendment (Clark)**
Discussion on the home occupation text amendment (code update).

Planner Clark shared a presentation with the Commission on the Home Occupation Text Amendment, including its background and purpose, a summary of the code changes, additions, exemptions, and revisions.

The Commission discussed International Building Code ("IBC") thresholds, homeowners associations, verbiage, code enforcement and penalties, parking requirements, commercial use in residential zones, the number of home-based businesses in the City, and the timeline for the Public Hearing.

PUBLIC HEARINGS

A. **Home Occupation Text Amendment (Clark)**
Planning Commission to hold a Public Hearing for the Home Occupation Text Amendment

Chair Roland opened the Public Hearing at 8:37 p.m.

There were no written, virtual, or in-person comments.

Planner Clarke provided a general overview of the Home Occupation Text Amendment.

Chair Roland closed the Public Hearing at 8:38 p.m.

ACTION ITEMS

A. **Home Occupation Text Amendment (Clark)**
Planning Commission to recommend the City Council to review and adopt the text amendment to the home occupation-related zoning regulations of Title 18, Auburn's Zoning Code, specifically Chapter 18.60 "Home Occupations" and

Title 14, Auburn's Project Review, specifically Chapter 14.03 "Types of Project Permit Decisions."

Commissioner Hiller moved and Vice Chair Stewart seconded to recommend to City Council the adoption of the Home Occupation Text Amendment.

MOTION CARRIED UNANIMOUSLY. 7-0

COMMUNITY DEVELOPMENT REPORT

Assistant Director Sturza provided the Commission with an update on the Sound Transit Garage, the Pie Style bakery, and upcoming developments. Manager Teague shared that the next meeting would be held on September 16th, and discussed upcoming topics for future meetings.

The Commission discussed the Segale property, the energy storage facility moratorium, and the Auburn Symphony Orchestra.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:48 p.m.

APPROVED this 16th day of September, 2025

_____ _____

JUDI ROLAND, CHAIR Rebecca Wood-Pollock, Deputy City Clerk

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Annual Comprehensive Plan & Map Amendments (Clark)
Discussion on the annual amendments for 2025.
P/T No. 1 Auburn School District 2025 Capital Facilities Plan
P/T No. 2 Dieringer School District 2025-2031 Capital Facilities Plan
P/T No. 3 Federal Way Public Schools 2026 Capital Facilities Plan
P/T No. 4 Kent School District 2024-2025 through 2030-2031 Capital Facilities Plan
P/T No. 5 Updates to the City of Auburn Capital Facilities Element
P/T No. 6 Updates to the Housing Element
P/T No. 7 Updates to the Housing Needs Assessment
P/T No. 8 Removal of the Core Plan
M No. 1 Comprehensive Land Use Map Correction

Meeting Date:
September 16, 2025

Department:
Community Development

Attachments:
Annual Amendment Memo , Attachment 1 Capital Facilities Element - Pg. CFE-22 Strikeout-Underline, Attachment 2 Auburn School District CFP + DNS, Attachment 3 Dieringer School District CFP + SEPA Checklist, Attachment 4 Federal Way Public Schools CFP + DNS, Attachment 5 Kent School District CFP + DNS, Attachment 6 Housing Element, Pg. HE-11 Table 1 Strikeout-Underline, Attachment 7 Housing Needs Assessment Figure 34, Attachment 8 Core Plan, Attachment 9 ACC 14.22.020 Strikeout-Underline, Attachment 10 Land Use Element Strikethrough-Underline, Attachment 11 Land Use Map Update CPA25-0005, Attachment 12 CPA25-0003 + CPA25-0005 Notice Materials, Attachment 13 SEP25-0013 SEPA Checklist, Attachment 14 Presentation

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Councilmember:

Staff: Jason Krum

CITY OF AUBURN WASHINGTON

Memorandum

TO: Judi Roland, Chair, Planning Commission
William Stewart, Vice Chair Planning Commission
Planning Commission Members

FROM: Alexandria Teague, AICP, Planning Services Manager
Dept. of Community Development

DATE: September 5, 2025

RE: 2025 Annual Amendments to the Comprehensive Plan (City-Initiated)

I. Comprehensive Plan

The City of Auburn, Washington, adopted its first Comprehensive Plan in 1995 in accordance with the state's Growth Management Act (GMA) of 1990. This initial plan established the framework for Auburn's long-term objectives in land use, housing, transportation, and environmental stewardship.

Since that time, Auburn's Comprehensive Plan has undergone successive updates—most notably in 2005, 2015, and, most recently, 2024—to address shifting demographic trends, evolving regional planning goals, and emerging community priorities..

Pursuant to RCW 36.70A.130 and Chapter 14.22 of the Auburn City Code, the City of Auburn conducts a single comprehensive docketing cycle each calendar year to consider amendments to its Comprehensive Plan. This annual cycle promotes transparency, consistency, and public engagement by consolidating all proposed revisions into a unified review process.



Those interested in submitting a comprehensive plan or land use map amendment application for consideration during the annual amendment cycle were encouraged to discuss their ideas with the Planning staff of the Department of Community Development. Privately initiated comprehensive plan amendment were required to be submitted prior to July 2025. Applications received by July may be processed as part of this year's amendment cycle or docketed and deferred for consideration.

II. City-Initiated Annual Amendments

The Planning Services Division will introduce nine city-initiated annual amendments to the Comprehensive Plan to revise and clarify processes required by the Comprehensive Plan. The text and map updates are outlined below.

P/T No. 1 Auburn School District 2025 Capital Facilities Plan:
The Auburn School District prepared a six-year Capital Facilities Plan in compliance with the requirements of Washington's Growth Management Act and the ordinances adopted by the counties and cities served by the District. The plan was prepared using data available in the Spring of 2025 and is consistent with prior long-term capital facilities adopted by the district. The plan establishes the District's Standard of Service to determine the District's current and future capacity. The District's Standard of Service is based upon the District's current student-teacher ratio and service models tailored for specific program needs.

The District's school inventory has been used to calculate the capacity of the schools in the District. The District's permanent capacity for the 2025-26 school year is 14,550 students. The number of students enrolled in the District as of March 1, 2025, is 17,766 students.

Based on a district-wide analysis conducted by MGT Consulting Group, the student population is expected to grow around 6.1% in the next six years then stabilize during the following four years, with ten-year growth of 6.9%. The elementary grade group represents the largest portion of students and shows consistent growth and stability, with 5.7% growth over the next six years, peaking in 2031, then declining at the end of the ten-year planning horizon. Middle school grades experience steady growth but have slightly more variability from year to year. This population is expected to grow by 9.3% in the next six-year forecast as larger grade cohorts enter middle school, then slow during the following four years. High school grades 9-12 show a steady rise beginning in school year 2028 due to smaller cohorts graduating out of the system and being backfilled by large 9th grade cohorts. This grade group is expected to increase by 7.3% in the six-year forecast and 9.9% in the ten-year forecast.

The 2023 Master Plan identifies the following facility needs:

- Complete improvements to 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School within six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projection remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized student enrolment growth at individual schools.

P/T No. 2 Dieringer School District 2025-2031 Capital Facilities Plan:
The Dieringer School District Capital Facilities Plan is a six-year plan intended to be reviewed and revised annually. The plan has been prepared by district staff to support the use of school impact fees provided for under the Washington State Growth Management Act.

The District consolidated with Lake Tapps School District in 1936; the District's three schools, Lake Tapps Elementary School, Dieringer Heights Elementary School, and North Tapps Middle School provide K through 8th grade education. The District is located in unincorporated Pierce County, bounded on the east by the White River, on the west the Stuck River, the north by the City of Auburn,

and the south by the cities of Bonney Lake and Sumner covering approximately 5.5 square miles.

The current student enrollment is approximately 1,411 students in grades kindergarten through eight. Students in grades first through third are housed in Lake Tapps Elementary, Dieringer Heights Elementary houses students in grades Kindergarten, fourth and fifth grade. North Tapps Middle School houses students in grades six through eight. High school students may elect to attend high schools in nearby school districts.

In the summer of 2025, the school district will conduct a comprehensive Building Condition Assessment Study to evaluate the physical state of all district-owned facilities. The study will be conducted to inspect structural systems, roofing, mechanical and electrical systems, plumbing, interior finishes, and site conditions. The assessment will identify maintenance needs, code compliance issues and potential safety concerns. The findings of this study will provide critical data to support long-range planning efforts and inform the work of the Capital Levy Planning Committee as it develops recommendations for the 2027-2030 replacement capital levy.

To address lack of available classroom space within the main building of North Tapps Middle School, the district will install a single portable classroom in the summer of 2025. From 2016 to 2023, Pierce County saw birth rates decrease from 11,757 to 10,443, as a result the district will continue to monitor annual birth rates in Pierce County for future enrollment projections.

The district plans to change the grade configuration scheduled for the 2026-2027 school year. Lake Tapps Elementary serves grades 1, 2, and 3, while Dieringer Heights Elementary houses kindergarten, grade 4, 5, and 6. The district will transition to a configuration where one elementary houses kindergarten to grade 2 and the other will hose grade 3 to 5. This configuration aims to better align with institutional practices, foster more cohesive academic progression, and streamline transitions for students. While the shift supports long-term educational goals, it also presents immediate facility implications, including classroom utilization, potential remodeling, and transportation logistics.

The six-year enrollment projection for the District indicates student enrollment is expected to remain steady, with numbers consistently hovering at or above the District’s maximum facility capacity. This trend suggests that while significant enrollment growth is not anticipated, existing facilities will continue to operate at or near their limits.

P/T No. 3 Federal Way Public Schools 2026 Capital Facilities Plan:
Federal Way Public Schools is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as authorized by voters in 2017. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary, Mirror Lake Elementary, Star Lake Elementary, Wildwood Elementary, Olympic View K-8 and Memorial Field. Illahee Middle School is currently 95% complete and will be ready to move in once school out in June 2025.

The District continues to monitor factors that may impact enrollment and capacity, such as new single family and multi-family developments. In response to the McCleary Decision the District has acquired a commercial building to renovate into classrooms to provide additional permanent capacity.
The Covid-19 Pandemic negatively affected physical enrollment in recent years, as well as

increased enrolment for the Internet Academy. However, the District's 2022-23 enrollment was higher than projected. Similar growth was observed in the 2023-24 and 2024-25 school years, although pre-Covid enrollment numbers have not yet been reached. The District anticipates enrollment growth, especially when considering the City of Federal Way's Plan to increase housing in the downtown core in conjunction with the Link Light Rail development.

The District has increased capacity at the elementary level over the past several years and shows no unhoused scholars based on the six-year enrollment projections. The 2026 Capital Facilities Plan shows fairly flat enrollment in the near term but will adjust as appropriate based on new multi-family housing developments proposed to open in 2027 and beyond with projected student enrollment estimated between 20,970 students for the 2025-26 school year and 21,096 for the 2031-32 school year.

P/T No. 4 Kent School District 2024-2025 through 2030-2031 Capital Facilities Plan
The Capital Facilities Plan currently represents projects in progress funded primarily by the Kent School District's 2016 Bond, the 2018 Capital Levy, and the newly passed 2024 Capital Tech Levy.

King County live births and the District's relational percentage average were used to determine the number of kindergarteners entering the system. 7.5% of 23,390 King County Live Births in 2021 is projected for 1,755 students expected in Kindergarten for October 1, 2025. This is a decrease of 248 live births in King County over the previous year. The District's enrollment from 2025-26 to 2030-31 is projected to decrease by an average of 1.5% each year or a total of 2,089 students. The projected enrollment for the 2030-31 school year is 22,343.

Within practical limits, the District will continue to track new development activities to determine the impact on schools. The Board will continue to annually evaluate the standards of service, and those decisions will be reflected in each update of the Capital Facilities Plan.

P/T No. 5 Updates to the City of Auburn Capital Facilities Element
The proposed updates to the City's Capital Facilities Element are limited in scope and are reflected on page CFE-22. Key revisions include the removal of the phrase "and associated school impact fees," which streamlines the document and allows the Planning Division to better prioritize Planning Commission and staff resources.

Additional updates address outdated timelines and incorporate new information received from Auburn's four school districts as part of the periodic update process. These include:

- Auburn School District – The Portable Relocation Project has been revised to reflect implementation during the 2024–2025 school year.
- Dieringer School District – Introduction of the Comprehensive Building Condition Assessment Study, which evaluates facility needs and informs future capital planning.
- Federal Way Public Schools – Removal of the Illahee Middle School Modernization and Expansion project, which was completed and opened for the 2024 school year.

Each year, the Auburn School District, Dieringer School District, Federal Way Public Schools, and Kent School District submit updates to their respective six-year Capital Facilities Plans. The City reviews these submittals for consistency with the Comprehensive Plan and summarizes their contents to inform policy alignment and infrastructure planning.

P/T No. 6 & 7 Updates to the Housing Element and Housing Needs Assessment:
Updates to the housing element and housing needs assessment are contained to Table 1 of the Housing Element and Figure 34 of the housing Needs Assessment pictured below. These updates include minor revisions to calculations and table headings.

Table 1. Housing Need by Income and County

County		Total ~~Non-PSH~~	0-30%		>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
			~~PSH~~ Non-PSH	PSH						
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
Total	Net New Need (2044)	12,112	1,557	~~892~~ 832	330	632	1,153	~~1,235~~ 1,305	6,302	2,300

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

Figure 34 – Housing Need by Income and County

County		Total	0-30%		>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
			Non-PSH	PSH						
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
Total	Net New Need (2044)	12,112	1,557	~~892~~ 832	330	632	1,153	~~1,235~~ 1,305	6,302	2,300

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

P/T No. 8 Removal of the Core Plan:
The Auburn Core Plan, currently appended to the adopted Comprehensive Plan, no longer serves a practical function in guiding the City's policy development or long-range planning goals. While the Core Plan contains valuable historical context and synthesized data from prior studies—including Imagine Auburn, the Health Impact Assessment, and Growth Management Plans—its content is outdated and does not reflect current conditions, priorities, or regulatory frameworks.

Originally, the Core Plan was intended to organize and interpret contributing reports to inform the Comprehensive Plan's policy elements. However, with the evolution of planning practices and the City's procedural refinements, this intermediary function has become redundant. The City now directly integrates findings from contemporary studies—such as the Housing Needs Assessment, Greenhouse Gas Inventory, and Buildable Lands Report—into policy and goal-setting processes without relying on a separate synthesis document.

As part of the periodic update to the Comprehensive Plan, staff recommends removing the Auburn Core Plan as a reference document. This change reflects a shift toward streamlined, data-driven planning operations and ensures that adopted policies are based on current, actionable information rather than legacy frameworks.

M No. 1 Comprehensive Land Use Map Correction:
As part of the Periodic Update land use designation process, 23 parcels currently developed as single-family residences were inadvertently designated as Public/Quasi-Public on the Comprehensive Plan Land Use Map. These parcels are located within an established neighborhood and remain zoned R-2, Residential Low, under the City's zoning code.

This annual amendment proposes to correct the mapping error by re-designating the affected parcels to Residential Low on the Comprehensive Plan Land Use Map. This correction will align the land use designation with the existing zoning and development pattern, eliminate the inconsistency between the Comprehensive Plan and zoning map, and ensure that future planning decisions reflect the intended residential character of the area.

III. ATTACHMENTS

1. Capital Facilities Element - Pg. CFE-22 Strikeout-Underline
2. Auburn School District Capital Facilities Plan + DNS
3. Dieringer School District Capital Facilities Plan + SEPA Checklist
4. Federal Way Public Schoos Capital Facilities Plan + DNS
5. Kent School District Capital Facilities Plan + DNS
6. Housing Needs Element, Pg. HE-11 Table 1 Strikeout-Underline
7. Housing Needs Assessment, Pg. HNA-36 Figure 34 Strikeout-Underline
8. Core Plan
9. ACC 14.22.020 Strikeout–Underline
10. Land Use Element, Pg. LUE-32 & LUE-46 Strikeout-Underline
11. Land Use Map Update CPA25-0005
12. CPA25-0003 + CPA25-0005 Notice Materials
13. SEP25-0013 SEPA Checklist
14. Annual Amendment Presentation

Public Education Facilities

Auburn's residential areas are served by a combination of Auburn School District, Dieringer School District, Federal Way Public Schools, and Kent School District. Detailed inventories of school district capital facilities and levels-of-service are contained in the Capital Facilities Plan (CFP) of each school district. The CFPs of the four school districts serving Auburn residential areas ~~and the associated school impact fees~~ are adopted annually as part of the Annual Comprehensive Plan amendment process. Locations of schools and school districts within the City of Auburn which are illustrated in the map below.

Future Plans

To accommodate projected growth, the school districts have noted the following projects in their ~~2023~~ 2025 Capital Facilities Plans:

Auburn School District

- Portable Relocation – Opens ~~2023~~2024-~~2024~~2025
- Middle School #5 – Opens 2027-2028

Dieringer School District

- Comprehensive Building Condition Assessment Study – Summer 2025
- Elementary School #3 – Opens 2027
- North Tapps Middle School Classroom Addition – Opens 2027

Federal Way Public Schools

- ~~Illahee Middle School Modernization and Expansion – Opens 2024~~
- Former DeVry/ES 24 Site Acquisition – Opens 2028
- Portables Expansion – Through 2030

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

Auburn School District No. 408

Capital Facilities Plan

2025 through 2031



Terminal Park Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 9, 2025

AUBURN SCHOOL DISTRICT

ENGAGE • EDUCATE • EMPOWER

915 Fourth Street SE

Auburn, Washington 98002

(253) 931-4900

Board of Directors

Laura Theimer - President
Tracy Arnold
Valerie Gonzales
Arlista Holman
Sheilia McLaughlin

Dr. Alan Spicciati, Superintendent

TABLE OF CONTENTS

SECTION 1 – Executive Summary Page 2

SECTION 2 – Facility Inventory Page 3

SECTION 3 – Enrollment Projections Page 7

SECTION 4 – Student Generation Rates Page 9

SECTION 5 – Standard of Service Page 11

SECTION 6 – Capacity and Facility Planning Page 14

SECTION 7 – Impact Fees Page 16

SECTION 8 – Conclusions Page 20

SECTION 1 – EXECUTIVE SUMMARY

Auburn School District (District) prepared this six-year Capital Facilities Plan (Plan) in compliance with the requirements of Washington's Growth Management Act and the ordinances adopted by the counties and cities served by the District. The District reviews and amends the Plan annually. All changes are made pursuant to the Growth Management Act and the local ordinances.

The Plan was prepared using data available in the spring of 2025 unless otherwise noted.

The Plan is consistent with prior long-term capital facilities plans adopted by the District. This Plan is not intended to be the sole plan for all the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans.

The Plan will be submitted to jurisdictions located within the District's service area along with a request to include the plan as an element in the jurisdictions' Comprehensive Plans. King County, and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific must adopt this Plan to enable the District to collect impact fees within their jurisdiction. In the past, the Cities of Algona and Pacific did not adopt a school impact fee ordinance or the District's Capital Facilities Plans.

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. This Plan provides the data and calculations required by King County and the Cities to establish the District's school impact fees for 2025.

The District's 2025 impact fee for Single-Family Residences is $8,003. The 2025 impact fee for Multi-Family Residences is $8,966. This multi-family impact fee includes a discretionary adjustment to the fee generated from the King County formula. The adjustment by the District reduces the fee to match the multi-family fee collected by the District in 2024. This reduction was made to establish a more stable impact fee for students generated from multi-family developments.

The Plan establishes the District's Standard of Service to determine the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for school capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District's specific needs.

The District's Standard of Service is based upon the District's current student-teacher ratio and service models tailored for specific program needs. The Standard of Service and

District's school inventory has been used to calculate the capacity of schools in the District. The District's permanent capacity for the 2025-26 school year is 14,550 students. The number of students enrolled in the District as of March 1, 2025, is 17,766 students.

The following table summarizes changes that are incorporated in the District's 2025-2031 Capital Facilities Plan:

Table 1: 2025 Capital Facilities Plan Changes

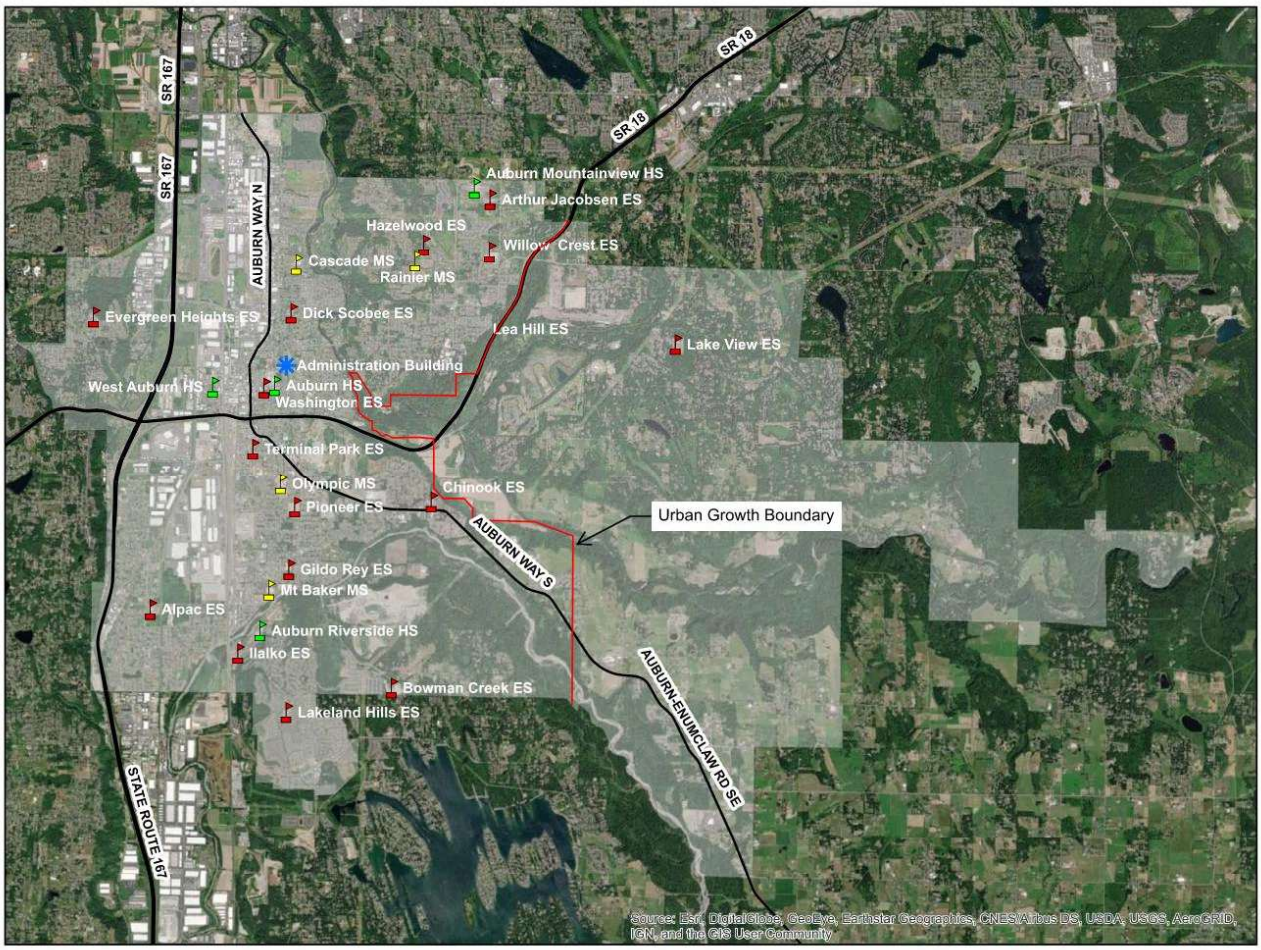
ITEM	2024 CFP	2025 CFP	SOURCE
Debt Service Tax Rate	1.93178	1.78915	Per King County
District Average Assessed Value - SFR	$530,816	$602,881	Per King County
District Average Assessed Value - MFR	$232,969	$228,511	Per King County
District Student Capacity - Permanent	14,595	14,550	Updated calculation
District Student Capacity - Permanent + Portables	17,541	17,496	Updated calculation
District Impact Fee - SFR	$4,584	$8,003	Updated calculation
District Impact Fee - MFR	$8,966	$8,966	Updated calculation with discretionary adjustment
Facility Cost - Middle School	$143,300,000	$182,000,000	Construction cost refinement and escalation
Facility Cost - Portable Classroom	$388,165	$250,000	Based on current portable classroom cost
Genl. Obligation Bonds Interest Rate	3.48%	4.15%	Per Bond Buyer Index
OSPI Match % - District	33.14%	33.22%	Per OSPI
OSPI Match % - State	66.86%	66.78%	Per OSPI
Site Cost per Acre	$508,512	$533,937	District Data
Student Generation Rate - Elementary - SFR	0.269	0.331	Updated housing inventory
Student Generation Rate - Middle School - SFR	0.107	0.118	Updated housing inventory
Student Generation Rate - High School - SFR	0.117	0.161	Updated housing inventory
Student Generation Rate - Elementary - MFR	0.482	0.431	Updated housing inventory
Student Generation Rate - Middle School - MFR	0.131	0.154	Updated housing inventory
Student Generation Rate - High School - MFR	0.146	0.152	Updated housing inventory

SECTION 2 – FACILITY INVENTORY

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Unincorporated King County. The District owns 661 acres of property, operates 30 facilities, and utilizes 112 portable classrooms. The 30 facilities include 16 elementary schools, four middle schools, four high schools, and six support facilities. 108 portable classrooms are located at schools to accommodate growth and four are located at the District's Administration Building and used for conferences, training, and office space.

The following map shows the District's boundaries, school locations, major roads, and the Urban Growth Boundary.

Figure 1 – School District Map



The following table identifies the District's school facilities and facility data.

Table 2: School Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316th St, Auburn	1970	2014 / 2017	10.10	44,231	41,923
Gildo Rey	1005 37th St SE, Auburn	1969	1988 / 2012	10.05	49,123	47,697
Hazelwood	11815 SE 304th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304th St, Auburn	2021	NA	10.43	75,849	74,405
TOTAL				193.67	997,039	975,180
MIDDLE SCHOOLS						
Cascade	1015 24th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
TOTAL				88.86	378,631	378,631
HIGH SCHOOLS						
Auburn High - Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High - TAP Building	501 3rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
TOTAL				100.74	677,976	676,973
GRAND TOTAL				383.27	2,053,646	2,030,784

The following table identifies the District's support facilities and facility data.

Table 3: Support Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
SUPPORT FACILITIES						
Administration Building	915 4th St NE, Auburn	1968	1987 / 2017	3.50	24,046	NA
Administration Annex	502 4th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4th St NE, Auburn	1978	1980 / 1997	6.60	17,055	NA
Auburn Pool	516 4th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				22.58	122,732	

The following table identifies the District's portable classrooms that are located at schools.

Table 4: School Portable Classroom Inventory

FACILITY	SINGLE PORTABLE CLASSROOMS	DOUBLE PORTABLE CLASSROOMS	TOTAL PORTABLE CLASSROOMS
ELEMENTARY SCHOOLS			
Alpac	6	0	6
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	1	0	1
Hazelwood	2	0	2
Ilalko	0	0	0
Lake View	0	0	0
Lakeland Hills	1	1	3
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	10	0	10
Willow Crest	0	0	0
TOTAL	24	1	26
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	8	3	14
Olympic	8	0	8
Rainier	9	1	11
TOTAL	33	4	41
HIGH SCHOOLS			
Auburn High - Main Building	10	0	10
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	1	0	1
TOTAL	27	7	41
GRAND TOTAL	84	12	108

The following table identifies the District's inventory of undeveloped property.

Table 5: Undeveloped Property Inventory

SITE NO.	LOCATION	YEAR ACQUIRED	SITE SIZE (ACRES)	BUILDING DEPT. JURISDICTION	URBAN GROWTH BOUNDARY
23A	SE 318th St., Auburn	1948	62.44	King County	Outside
25A	SE Lake Holm Road / 190th Ave. SE, Auburn	1990	23.86	King County	Outside
25B	SE Lake Holm Road / 188th Ave. SE, Auburn	2008	5.00	King County	Outside
33	SE Lake Holm Road /129th Way SE, Auburn	2005	40.00	King County	Outside
34/39	I St. NE/40th St. NE, Auburn	2002 / 2022	72.28	City of Auburn	Within
35	Sumner Tapps Hwy. E./ 62nd St. SE, Auburn	2009	53.00	City of Auburn	Within
TOTAL			256.58		

SECTION 3 – ENROLLMENT PROJECTIONS

The District has contracted with MGT Consulting Group (MGT) to provide a comprehensive and detailed demographic analysis of the school district. This includes updating District mapping files, analyzing the District using geocoded student data files, developing and researching pertinent demographic data, identifying current and future residential development plans, and preparing a ten-year student population forecast. The data collected and used in the ten-year forecast includes:

- an analysis of birth rates and their effect on incoming kindergarten classes,
- the effects of student mobility including cohort survival rates,
- student yield rates based upon historic housing data and trends, and
- a detailed review of future residential development within the district.

The methodology utilized by MGT is more extensive than traditional cohort survival projections and has proven to be reasonable and effective in predicting the student population in the District.

Historical Enrollment

The following table shows the District's October 1 historical enrollment over the past 20-years. The data reveals an average overall growth of 1.15% during the past 10 years. This includes a 4.42% decrease in 2020 enrollment due to the COVID pandemic.

Table 6: Historical Enrollment

GRADE	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
KDG	955	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,214	1,205	1,225
1	963	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,135	1,304	1,305	1,232
2	963	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241	1,320	1,338
3	1,002	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324	1,265	1,338
4	939	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322	1,356	1,314
S	1,065	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296	1,349	1,345
6	1,004	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227	1,276	1,314
7	1,028	1,014	1,057	1,034	1,125	1,060	1,032	1,036	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	1,230	1,259
8	1,137	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,088	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315	1,277	1,241
9	1,379	1,372	1,337	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455	1,453	1,367
10	1,383	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,188	1,416	1,507	1,501
11	1,153	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300	1,309	1,409
12	989	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,039	1,248	1,251	1,252	1,280
TOTALS	13,960	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,190	16,601	17,059	17,239	17,312
Student Gain/Loss	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-715	411	458	180	73
Percent Gain/Loss		0.79%	0.98%	-0.70%	-0.85%	-0.95%	1.74%	2.50%	1.98%	2.53%	1.47%	3.40%	1.75%	1.81%	-4.42%	2.48%	2.68%	1.04%	0.42%

Projected Enrollment

Based upon a district-wide analysis:

- The student population is expected to grow around 6.1% in the next six years then stabilize during the following four years, with a ten-year growth of 6.9%.
- The elementary school grade group represents the largest portion of students and shows consistent growth and stability, with 5.7% growth in the next six years, peaking in school year 2031, then declining slightly at the end of the ten-year forecast.
- The middle school grades experience steady growth but have slightly more variability year-to-year. This population is expected to grow by 9.3% in the six-year forecast as larger grade cohorts enter middle school, then slow during the following four years.
- High school grades 9-12 show a steady rise beginning in school year 2028 due to smaller cohorts graduating out of the system and being backfilled by large 9th grade cohorts. This grade group is expected to increase by 7.3% in the six-year forecast and 9.9% in the ten-year forecast.

The following table identifies October 1 student enrollment projections for the next six years.

Table 7: Student Enrollment Projections

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
IN-DISTRICT STUDENTS						
Pre-K	145	145	145	145	145	145
K	1,186	1,234	1,221	1,211	1,232	1,233
1	1,197	1,206	1,266	1,262	1,241	1,253
2	1,212	1,217	1,237	1,307	1,294	1,262
3	1,324	1,241	1,256	1,287	1,350	1,326
4	1,329	1,362	1,286	1,314	1,336	1,390
5	1,287	1,348	1,395	1,328	1,346	1,357
6	1,301	1,278	1,349	1,403	1,329	1,341
7	1,305	1,309	1,291	1,371	1,416	1,333
8	1,261	1,323	1,338	1,327	1,402	1,443
9	1,253	1,286	1,356	1,377	1,360	1,428
10	1,293	1,286	1,326	1,402	1,418	1,394
11	1,298	1,224	1,223	1,269	1,331	1,340
12	1,239	1,254	1,190	1,198	1,234	1,288
Subtotal	16,629	16,711	16,877	17,199	17,432	17,532
OUT-OF-DISTRICT STUDENTS						
K-5	261	264	266	267	270	271
6-8	48	49	50	51	52	51
9-12	479	476	480	495	504	514
Subtotal	789	789	796	813	826	836
TOTAL STUDENTS						
PreK-5	7,940	8,016	8,070	8,120	8,213	8,237
6-8	3,915	3,958	4,028	4,153	4,199	4,169
9-12	5,563	5,525	5,574	5,740	5,846	5,963
TOTAL	17,418	17,500	17,672	18,012	18,258	18,369

SECTION 4 – STUDENT GENERATION RATES

King County Code 21A establishes a formula to determine school impact fees. Developers of residential properties must pay a school district the impact fee to help compensate the District for the impact of new housing units on school facilities. This King County code was substantially adopted by the Cities of Auburn, Black Diamond, and Kent.

This formula requires the District to establish a “Student Generation Rate.” This rate is the average number of students generated by a residential housing unit and is used to estimate the number of students that will be added to the District by each new housing unit.

Two sets of data are used to calculate Student Generation Rates - current student enrollment and students generated from recently constructed housing units. This information links each student with a housing unit. Two general housing categories are analyzed - single-family and multi-family.

The District also uses the Student Generation Rates to estimate student enrollment in the future. Development data is collected to determine the number of new residential units that may be built in the future. The Student Generation Rates are applied to estimate the number of new students that the planned residential developments may yield.

Planned residential development data has been provided by MGT with additional data obtained by the District from city agencies, counties, and major developers within the District boundaries. Student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the project timeframe. The planned residential development information is a current snapshot of the District. The information may change and is updated annually.

The following table provides information about recent single-family residential developments in the District and associated Student Generation Rates.

Table 8: Single-Family Residential Development Summary

SINGLE-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Bridges	2021	380	380	0	128	44	58	230	0.337	0.116	0.153	0.605
Forest Glen	2021	30	30	0	17	8	11	36	0.567	0.267	0.367	1.200
Greenvale	2023	17	17	0	2	0	1	0	0.118	0.000	0.059	0.176
Greenview Estates	2023	17	17	0	2	2	4	8	0.118	0.118	0.235	0.471
Hastings	2020	10	10	0	5	1	1	7	0.500	0.100	0.100	0.700
Lozier Ranch	Pending	18	7	11	0	2	0	2	0.000	0.286	0.000	0.286
Palisades - Omni Homes	Pending	16	15	1	5	1	4	10	0.333	0.067	0.267	0.667
River Rock	Pending	14	7	7	2	0	0	2	0.286	0.000	0.000	0.286
Vasiliy	2021	8	8	0	2	0	0	2	0.250	0.000	0.000	0.250
Willow Place	2021	11	11	0	3	1	2	6	0.273	0.091	0.182	0.545
TOTALS		521	502	19	166	59	81	306	0.331	0.118	0.161	0.610

The following table provides information about recent multi-family residential developments in the District and associated Student Generation Rates.

Table 9: Multi-Family Residential Development Summary

MULTI-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Gate Apts.	2021	500	500	0	351	124	122	597	0.702	0.248	0.244	1.194
Divine Court Apts.	2024	98	98	0	1	0	0	0	0.010	0.000	0.000	0.010
The Verge Auburn	2022	226	226	0	3	3	3	9	0.013	0.013	0.013	0.040
TOTALS		726	726	0	350	95	106	551	0.431	0.154	0.152	0.737

SECTION 5 – STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County and the Cities of Auburn, Black Diamond, and Kent require the District to establish a “Standard of Service” to be eligible to impose school impact fees. The Standard of Service must identify the school program year, class size by grade span, the types of facilities needed to serve its student population, and other rates identified by the District including the requirements of students with special needs.

CURRENT ENROLLMENT

The District operates 16 elementary schools with pre-school to grade 5, four middle schools with grades 6 to 8, three comprehensive and one alternate education high school with grades 9 to 12. Student enrollments at these schools as of March 2025 are:

- Elementary Schools: 8,524 students
- Middle Schools: 3,778 students
- High Schools: 5,464 students
- Total Enrollment: 17,766 students

CLASS SIZE

Standard class sizes in the District are subject to state regulations, collective bargaining agreements, and student needs. Class sizes also vary based upon grade level and classroom type.

The District’s blended class size standards are as follows:

- Elementary Schools: 20.29 students per classroom
- Middle Schools: 28.02 students per classroom
- High Schools: 28.74 students per classroom
- Self-Contained Special Education: 12.00 students per classroom

PERMANENT CLASSROOMS

Permanent classrooms are located at schools owned and operated by the District. The school district does not lease classroom space. The number of permanent classrooms at the District’s 24 schools are:

- Elementary Schools: 507 classrooms
- Middle Schools: 151 classrooms

- High Schools: 221 classrooms
- Total: 879 classrooms

PORTABLE CLASSROOMS

Portable classrooms in the District are modular structures that can be relocated. The District uses portable classrooms when permanent facilities do not have adequate space to accommodate its students and staff. Portable classrooms are also used at the school district's Administration Building for training, conference, and office space. The number of portable classrooms in use and their locations are:

- Elementary Schools: 26 portables
- Middle Schools: 41 portables
- High Schools: 41 portables
- Support Facilities: 4 portables
- Total: 112 portables

TYPES OF CLASSROOMS

The types of classrooms in the District vary based upon grade level, instructional program, and student needs. Classroom types in the District are:

- General Classrooms: Spaces used for general instruction and do not have specialized features or equipment. These classrooms are present in elementary, middle, and high schools.
- Special Education Self-Contained Classrooms: Spaces used for self-contained instruction for students with special needs. These classrooms are present in elementary, middle, and high schools.
- Specialty Classrooms: Instructional spaces that have unique features or equipment. These classrooms are present in middle and high schools and consist of teaching stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra, physical education, robotics, science, sports medicine, theater arts, and visual communications.
- Pull-Out Classrooms: Spaces where students receive specialized instruction for a portion of the school day and are comprised of elementary gymnasiums and music, and elementary, middle, and high school multi-lingual, resource, and Title/LAP classrooms. Pull-out classrooms do not contribute to a school's capacity because students visit these classrooms during the school day while excused from their general classrooms.

The standard number of students in a classroom varies based upon grade level and classroom type. Standard class sizes in the District are:

- Elementary General Classroom Pre-Kindergarten: 20 students per classroom.
- Elementary General Classrooms Kindergarten through Grade 3: 17 students per classroom.
- Elementary General Classrooms Grades 4 and 5: 27 students per classroom.
- Middle School General and Specialty Classrooms Grade 6: 27 students per classroom.
- Middle School General and Specialty Classrooms Grades 7 and 8: 28.53 students per classroom.
- High School General and Specialty Classrooms Grades 9 through 12: 28.74 students per classroom.
- Special Education Self-Contained Classrooms Pre-Kindergarten – Grade 12: 12 students per classroom.
- Pull-Out Classrooms Pre-Kindergarten through Grade 12: Class size varies depending on the grade level and type of instruction being provided.

CLASSROOM UTILIZATION

As noted above, the District has established standard student class sizes based upon grade level and classroom use. While the District works diligently to assign students to achieve full classroom capacity, it is not possible to always do so. Consequently, the District applies classroom utilization rates to address inefficiencies in assigning classes. The utilization rates are:

- Elementary Schools: 100% utilization based on the ability to fully assign classes at classroom size standards.
- Middle and High Schools: 76.67% utilization based upon 92% utilization due to elective class sizes x 83% utilization due to classrooms used for planning periods.

SCHOOL CAPACITY

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate.

The following table identifies the capacity of each school in the District including permanent classrooms and portable classrooms.

Table 10 – School Capacities

SCHOOL NAME	GEN. CLRMS.	PRE-K CLRMS.	SPEC. ED. SELF-CONTAINED CLRMS.	PULL-OUT CLRMS.	SPECIALTY CLRMS.	TOTL CLRMS.	GEN. & SPECIALTY CLRM. CAPACITY	SPEC. ED. SELF-CONTAINED CLRM. CAPACITY	CLRM. UTILIZATION RATE	SCHOOL CAPACITY PERMANENT	SCHOOL CAPACITY PERMANENT + PORTABLES
ELEMENTARY SCHOOLS											
Alpac	18	2	0	6	0	26	20.29	12.00	100.00%	406	556
Arthur Jacobsen	21	1	1	5	0	28	20.29	12.00	100.00%	458	458
Bowman Creek	32	1	1	5	0	39	20.29	12.00	100.00%	682	682
Chinook	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Dick Scobee	25	4	2	8	0	39	20.29	12.00	100.00%	612	612
Evergreen Heights	16	1	1	4	0	22	20.29	12.00	100.00%	357	457
Gildo Rey	17	3	1	4	0	25	20.29	12.00	100.00%	418	443
Hazelwood	21	1	1	5	0	28	20.29	12.00	100.00%	458	508
Ilalko	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Lake View	18	1	1	5	0	25	20.29	12.00	100.00%	398	398
Lakeland Hills	21	1	1	5	0	28	20.29	12.00	100.00%	458	533
Lea Hill	27	3	3	6	0	39	20.29	12.00	100.00%	645	645
Pioneer	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Terminal Park	28	4	1	6	0	39	20.29	12.00	100.00%	661	661
Washington	12	3	2	7	0	24	20.29	12.00	100.00%	328	578
Willow Crest	29	3	1	6	0	39	20.29	12.00	100.00%	661	661
TOTALS	357	37	22	91	0	507				8,258	8,908
MIDDLE SCHOOLS											
Cascade	14	0	1	8	17	40	28.02	12.00	76.67%	675	899
Mt Baker	13	0	1	7	15	36	28.02	12.00	76.67%	611	1,003
Olympic	12	0	2	9	17	40	28.02	12.00	76.67%	641	865
Rainier	9	0	3	8	15	35	28.02	12.00	76.67%	543	851
TOTALS	48	0	7	32	64	151				2,470	3,618
HIGH SCHOOLS											
Auburn High	23	0	3	15	40	81	28.74	12.00	76.67%	1,416	1,696
Auburn High - TAP	1	0	2	0	0	3	28.74	12.00	76.67%	40	40
Auburn Mountainview	17	0	4	11	30	62	28.74	12.00	76.67%	1,072	1,408
Auburn Riverside	23	0	0	10	29	62	28.74	12.00	76.67%	1,146	1,650
West Auburn	4	0	4	4	1	13	28.74	12.00	76.67%	147	175
TOTALS	68	0	13	40	100	221				3,821	4,969
GRAND TOTALS	473	37	42	163	164	879				14,550	17,496

SECTION 6 - CAPACITY AND FACILITY PLANNING

Since 1975, the District has regularly performed in-depth reviews of its existing facilities and long-term facility needs. The process includes the formation of community-wide citizens' committees to review facility needs and make recommendations for improvements, modernizations, and new facilities.

In 2015, a citizens' committee recommended the District build two new elementary schools, replace one middle and five elementary schools, and acquire property for three

elementary schools. In November 2016, the voters approved a bond proposition to build and replace these schools. The last project in this building program was completed in October 2024.

In 2023, the District completed a 10-year Facilities Master Plan. This plan identified the following facility needs:

- Complete improvements to 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School within six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Building and Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projections remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized enrollment growth at individual schools.

A citizens' committee was convened in the fall of 2023 and recommended construction of a new middle school to increase capacity, replace an aging elementary and middle school, and provide improvements at 22 existing schools and support facilities. Based upon these recommendations, the District Board of Directors placed a bond proposition on the November 2024 ballot for these projects. This proposition received a 55.05% approval, missing the required 60% approval rate.

Here is a record of construction bonds submitted to the voters during the past 10 years. This includes the funding measures identified above. The school district has not submitted a capital levy to the voters for construction purposes during the past 10 years.

Table 11 – Construction Bond and Capital Levy – 10 Year History

FUNDING MEASURE	PROJECTS	FUNDING AMOUNT	ELECTION DATE	ELECTION RESULT
Construction Bond	New Middle School #5, Cascade MS Replacement, Alpac Elem. Replacement, Facility Improvements	$532,100,000	Nov. 2024	Failed
Construction Bond	2 New Elementary Schools, Replace 5 Elementary Schools and 1 Middle School	$456,056,000	Nov. 2016	Passed

The District Board of Directors is considering submitting a bond proposition to the voters in November 2025 to build a new Middle School #5 and replace Alpac Elementary and Cascade Middle School. It is also considering submitting a capital levy proposition in November 2025 to provide improvements to 22 existing facilities. The District is not eligible for state funding assistance for the Middle School #5 project. The District is eligible for state funding assistance for the replacement of Alpac Elementary and Cascade Middle School. The District will front fund the Alpac Elementary and Cascade Middle School projects because the state funding assistance is not guaranteed for these projects.

The new middle school and portable classrooms are part of the District's capacity solution. The new middle school will provide added capacity to serve growth and is the basis for the District's impact fees. The District also plans to purchase or relocate portable classrooms to continue to accommodate growth at the middle and high school levels.

The District's six-year facility needs are summarized in the following table.

Table 12 : Six-Year Capital Construction Plan

PROJECT	ADDED CAPACITY	FUND SOURCE	ESTIMATED COMPLETION	ESTIMATED COST	SIX-YEAR FINANCE PLAN						
					2025	2026	2027	2028	2029	2030	Total
New Middle School	800	Future Bond	Aug. 2027	$182,000,000	$7,280,000	$74,620,000	$91,000,000	$7,280,000	$1,820,000	$0	$182,000,000
Cascade MS Replacement	125	Future Bond	Aug. 2028	$190,000,000	$2,850,000	$4,750,000	$77,900,000	$95,000,000	$7,600,000	$1,900,000	$190,000,000
Alpac Elem. Replacement	224	Future Bond	Aug. 2029	$118,000,000	$0	$1,770,000	$2,950,000	$48,380,000	$59,000,000	$5,900,000	$118,000,000
Improvements at 22 Facilities	0	Future Cap. Levy	Aug. 2029	$53,400,000	$0	$8,010,000	$16,020,000	$13,350,000	$13,350,000	$2,670,000	$53,400,000
Portable Classrooms	0	Cap. Proj. Fund	Aug. 2025	$1,250,000	$1,250,000	$0	$0	$0	$0	$0	$1,250,000
Property Acquisitions	0	Cap. Proj. Fund	NA	$0	$0	$0	$0	$0	$0	$0	$0
TOTALS				$544,650,000	$11,380,000	$89,150,000	$187,870,000	$164,010,000	$81,770,000	$10,470,000	$544,650,000

SECTION 7 - IMPACT FEES

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. The fee schedule is based on the school impact fee formula set out in King County Ordinance 11621 Attachment A.

The following table identifies the data used in calculating impact fees for 2025.

Table 13: Impact Fee Data

IMPACT FEE ELEMENTS	SOURCE	SINGLE FAMILY			MULTI FAMILY		
		Elementary	Middle School	High School	Elementary	Middle School	High School
Classroom Capacities	District Standards	20.29	28.02	28.74	20.29	28.02	28.74
Debt Service Tax Rate	King County	1.78915	1.78915	1.78915	1.78915	1.78915	1.78915
District Average Assessed Value	King County	$602,781	$602,781	$602,781	$228,511	$228,511	$228,511
District SF Capacity- Permanent	District Data	997,039	378,631	677,976	997,039	378,631	677,976
District SF Capacity - Portables	District Data	23,200	36,160	36,640	23,200	36,160	36,640
District SF Capacity - Permanent + Portables	District Data	1,020,239	414,791	714,616	1,020,239	414,791	714,616
District Student Capacity - Permanent	District Data	8,258	2,470	3,821	8,258	2,470	3,821
District Student Capacity - Permanent + Portables	District Data	8,908	3,618	4,969	8,908	3,618	4,969
District Impact Fees	CFP Calculation	$8,003	$8,003	$8,003	$8,966	$8,966	$8,966
Facility Cost - Middle School	District Data	$0	$182,000,000	$0	$0	$182,000,000	$0
Facility Cost - Portable Classroom	District Data	$250,000	$250,000	$0	$250,000	$250,000	$0
Facility SF % - Permanent Facilities	District Data	97.73%	91.28%	94.87%	97.73%	91.28%	94.87%
Facility SF % - Portable Facilities	District Data	2.27%	8.72%	5.13%	2.27%	8.72%	5.13%
Genl. Obligation Bonds Interest Rate	Bond Buyer Index	4.15%	4.15%	4.15%	4.15%	4.15%	4.15%
OSPI Construction Cost Allowance	OSPI	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00
OSPI Match % - District	OSPI	33.22%	33.22%	33.22%	33.22%	33.22%	33.22%
OSPI Match % - State	OSPI	66.78%	66.78%	66.78%	66.78%	66.78%	66.78%
OSPI Square Footage Per Student	OSPI	90	108	130	90	108	130
School Capacities	District Standards	650	800	1,500	650	800	1,500
Site Acreage	District Standards	12	24	36	12	24	36
Site Cost per Acre	District Standards	$533,937	$533,937	$533,937	$533,937	$533,937	$533,937
Student Generation Rates	CFP Calculation	0.331	0.118	0.161	0.431	0.154	0.152

Residential development in the District continues to add students to elementary, middle, and high schools. It has also increased the 2025 student generation rates for single-family and multi-family residences. These student generation rates are based on residential development data compiled for single-family and multi-family dwelling units.

The development data for single-family residences was collected from ten residential developments and serves as a fitting representation of students generated by single-family dwellings throughout the District. The development data available for multi-family units was limited to three developments including one development with an exceptionally high Student Generation Rate. This limited data and high student generation rate at one multi-family development has resulted in a high overall Student Generation Rate and high impact fee for 2025 for multi-family dwellings. In recognition of this, the District has made a discretionary adjustment to this fee and reduced it to match the multi-family fee collected in 2024.

The following table shows the impact fee calculation for single-family residences.

Table 14: Impact Fee Calculation – Single-Family Residence

SCHOOL SITE ACQUISTION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	$533,937	650	$0	0.331	$0
Middle	24	$533,937	800	$0	0.118	$0
High	36	$533,937	1,500	$0	0.545	$0
TOTAL						$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	650	0.9773	$0	0.331	$0
Middle	$182,000,000	800	0.9128	$207,662	0.118	$24,504
High	$0	1,500	0.9487	$0	0.545	$0
TOTAL						$24,504
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen.	Cost per SFR
Elementary	$250,000	20.29	0.0227	$280	0.331	$93
Middle	$250,000	28.02	0.0872	$778	0.118	$92
High	$0	28.74	0.0513	$0	0.545	$0
TOTAL						$184
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	$375.00	90	0.6678	$0	0.331	$0
Middle	$375.00	108	0.6678	$0	0.118	$0
High	$375.00	130	0.6678	$0	0.545	$0
TOTAL						$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	$602,781	1.78915	0.0415	10		$8,682
IMPACT FEE SUMMARY – SINGLE-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee SFR
$0	$24,504	$184	$0	($8,682)	0.500	$8,003

The following table shows the impact fee calculation for multi-family residences.

Table 15: Impact Fee Calculation – Multi-Family Residence

SCHOOL SITE ACQUISTION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	12	$533,937	650	$0	0.431	$0
Middle	24	$533,937	800	$0	0.154	$0
High	36	$533,937	1,500	$0	0.152	$0
TOTAL						$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	$0	650	0.9773	$0	0.431	$0
Middle	$182,000,000	800	0.9128	$207,662	0.154	$31,980
High	$0	1,500	0.9487	$0	0.152	$0
TOTAL						$31,980
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	$250,000	20.29	0.0227	$280	0.431	$121
Middle	$250,000	28.02	0.0872	$778	0.154	$120
High	$0	28.74	0.0513	$0	0.152	$0
TOTAL						$240
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per MFR
Elementary	$375.00	90	0.6678	$0	0.431	$0
Middle	$375.00	108	0.6678	$0	0.154	$0
High	$375.00	130	0.6678	$0	0.152	$0
TOTAL						$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Cost per MFR
Single Family	$228,511	1.78915	0.0348	10		$3,404
IMPACT FEE SUMMARY – MULTI-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MFR
$0	$31,980	$240	$0	($3,404)	0.500	$14,408
					Auburn School District Adjustment	($5,442)
						$8,966

SECTION 8 – CONCLUSIONS

New housing units continue to be built in the District, and the student population continues to grow. The student population is projected to increase during the next ten years but at a slower rate than in the past 10 years.

The District built two new elementary schools and replaced five elementary schools with larger facilities during the past five years. This increased elementary school capacity, and it now fully accommodates current elementary students. However, the District continues to lack permanent classroom space to accommodate middle and high school students, including students from new growth. Consequently, 82 portable classrooms are being used to accommodate middle and high school students and are part of the District's short-term capacity solution.

Because of a shortage of permanent classrooms in middle schools, the District is considering placing a bond proposition on the ballot in November 2025. This includes funding to build an additional middle school. The District is also monitoring annual enrollment levels and bonding capacity to determine when an additional high school should be built.

During the past year, the District experienced an increase in the construction cost for a new middle school and an increase in single-family and multi-family Student Generation Rates. This contributed to an increase in the impact fee for single-family residences from $4,584 to $8,003. It also contributed to an increase in the impact fee for multi-family residences. Based on an application of King County Code 21A and its associated formula, the District's 2025 impact fee for multi-family residences would increase from $8,966 to $14,408. The District has adjusted this fee and reduced it to match the multi-family fee collected in 2024. This discretionary reduction was made to establish a more stable impact fee for students generated from multi-family developments.

The District's 2025-2031 Capital Facilities Plan will be submitted for adoption by the Auburn School District Board of Directors. After adoption, the Plan, including its 2025 impact fee rates, will be submitted to King County and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The submission to these public agencies will include a request that the jurisdictions adopt the plan and include the plan as an element in their Comprehensive Plans.

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

May 23, 2025 (SENT VIA EMAIL)

Honorable Nancy Backus
Mayor
City of Auburn
25 W Main Street
Auburn, WA 98001
nbackus@auburnwa.gov

Dear Mayor Backus:

Enclosed are the Determination of Non-Significance (DNS) and Environmental Checklist for the adoption of Auburn School District's 2025-2031 Capital Facilities Plan.

The comment period on the DNS expires at 4:30 p.m. on June 6, 2025.

Sincerely,

Jeffrey L. Grose
Executive Director, Capital Projects

Enclosures:

2025 SEPA Determination of Nonsignificance (DNS), 5/23/2025, 2 Pages
SEPA Environmental Checklist, 5/23/2025, 26 Pages

Cc: Gabriel Clark – City of Auburn (GClark@auburnwa.gov)
Alexandria Teague – City of Auburn (ATeague@auburnwa.gov)

DETERMINATION OF NONSIGNIFICANCE
Issued with a 14-day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Auburn School District's Capital Facilities Plan 2025-2031 by the Auburn School District No. 408 for the purposes of planning for the facilities needs of the District;
2. The amendment of the Comprehensive Plans of King County and the cities of Auburn, Black Diamond, and Kent to include the Auburn School District's Capital Facilities Plan 2025-2031 as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan; and
3. The amendment of the Comprehensive Plans of the cities of Algona and Pacific to include the Auburn School District's Capital Facilities Plan 2025-2031 as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan.

Proponent: Auburn School District No. 408

Location of the Proposal:

The Auburn School District includes an area of approximately 62 square miles. Portions of unincorporated King County and County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific fall within the District's boundaries.

Lead Agency: Auburn School District No. 408

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:30 p.m. on June 6, 2025. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:	Dr. Alan Spicciati Superintendent Auburn School District No. 408
Address:	Auburn School District 915 4th Street NE Auburn, WA 98002

DETERMINATION OF NONSIGNIFICANCE
Issued with a 14-day comment period

Questions may be directed and comments may be submitted by 4:30 p.m., June 6, 2025, to: Jeffrey L. Grose, Executive Director, Capital Projects, Auburn School District No. 408, 915 4th Street NE, Auburn, WA 98002.

Date of Issue: May 23, 2025
Date Published: May 23, 2025

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

The adoption of the Auburn School District's (the "District") 2025 Capital Facilities Plan ("CFP") for the purposes of planning for the District's educational facilities needs. Adoption of the CFP is a nonproject proposal.

The District prepares annual updates to the CFP in accordance with the Washington State Growth Management Act, and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The CFP is a nonproject planning document, covers a six-year planning period, and includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of those facilities
- A forecast of the future needs for capital facilities and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

The District prepares the CFP primarily as a basis for seeking, where eligible, school impact fees to help address school capacity impacts related to residential growth.

The District's Board of Directors will review and consider approval and adoption of the 2025 CFP. If approved and adopted, the District will send the CFP to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan is available for review in the District's office.

2. Name of applicant:

Auburn School District No. 408

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

915 4th Street NE
Auburn, WA 98002

Jeffrey L. Grose, Executive Director, Capital Projects
(253) 931-4826

4. Date checklist prepared:

May 15, 2025

5. Agency requesting checklist:

Auburn School District No. 408, acting as the lead agency for environmental review and SEPA compliance for this nonproject proposal.

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

The District's 2025 CFP is scheduled to be considered for adoption by the District School Board on or about June 9, 2025. If the Board of Directors approves and adopts the 2025 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans. The potential projects referenced in the CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a nonproject planning action and addresses educational planning for the entirety of the Auburn School District. The 2025 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. During the six-year planning period, and subject to funding, the District plans to replace Alpac Elementary School, replace Cascade Middle School, and construct a new middle school (Middle School #5) to address student capacity needs. The District is also plans for miscellaneous improvements at 22 existing facilities. Portables may also be added at or relocated to existing school sites within the next six years.

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

All potential projects referenced in the 2025 CFP that may be proposed and require threshold determinations will undergo environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject action and addresses educational planning for the entirety of the Auburn School District. There are no known applications covering the entire District and no known third party applications for any of the sites for which a specific development project is identified. The District did recently submit a civil construction permit for work on the Middle School #5 project.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2025 CFP itself does not require permitting. The District anticipates that, following any Board approval and adoption of the CFP, its jurisdictions will consider incorporation of the 2025 CFP by reference in the Capital Facilities Element of each jurisdiction's Comprehensive Plan to inform student enrollment capacity planning related to existing and planned residential development. Any specific projects referenced in the CFP, if proposed for action, will be subject to project-level permitting and review.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning document, addresses educational planning for the entirety of the Auburn School District, and involves the adoption of a six-year Capital Facilities Plan (CFP) by the Auburn School District to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period 2025-2031 to determine whether future school capacity/facilities may be needed to accommodate student enrollment growth as a result of new residential development. If the Board of Directors approves and adopts the 2025 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Potential projects referenced in the CFP will be subject to project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The District updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of the District to provide for growth-related student capacity needs, with the CFP providing a basis for such collection.

The impact fees requested in this year's Capital Facilities Plan are based on the growth related middle school construction project.

A copy of the 2025 CFP is available for review upon request to the District.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2025 CFP applies to educational planning within the Auburn School District boundaries. The District boundaries include an area of approximately 62 square miles. Portions of unincorporated King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

<u>*Applicant/Agency Added Note*</u>: *The Proposal is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. WAC 197-11-960 provides, in part, that* "For nonproject proposals complete this checklist and the supplemental sheet

for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively." *In order to provide as much information as possible about the proposal, the District has completed Part B even though it is not required. See Part D, Supplemental Sheet for Nonproject Actions.*

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

This is a non-project action. The geographic area comprising the Auburn School District includes a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which potential projects referenced in the 2025 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

b. What is the steepest slope on the site (approximate percent slope)?

There are a variety of slopes with differing level of steepness on properties located throughout the geographic area of the District. Any projects referenced in the CFP that may be proposed for action would include an evaluation of project/site-specific slopes during project review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

There are a variety of soil types on properties located throughout the geographic area of the District. Any projects referenced in the CFP, if proposed for action, would include an evaluation of project/site-specific soils during project review.

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

Unstable soils may exist within the geographic area comprising the District. Specific soil limitations on individual sites of the potential projects referenced in the 2025 CFP may include filing, excavation, and grading. Details of any such actions will be assessed and identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposal as a nonproject planning action does not include filling, excavation, or grading components. nor approve of any project for that purpose Individual projects referenced in the 2025 CFP, if proposed for action, will assess this component during project-level environmental review at the appropriate time

during formal proposal when project specifics are known and able to be analyzed.

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

The proposal as a nonproject planning action does not include clearing, construction, or specific use in itself (nor does it approve any such use). It is possible that erosion could occur as a result of the construction of projects referenced in the CFP that may be proposed for action. The erosion impacts of the individual projects will be evaluated on a site-specific basis at the time of project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

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

The proposal as a nonproject planning action doesn't include plans for impervious surface nor approve of any project for that purpose. Individual projects referenced in the 2025 CFP, if proposed, will be on sites with impervious surface coverage anticipated, the details of which will be assessed during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

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

This is a non-project action. The erosion potential of any project referenced in the CFP that may be proposed for action, as well as any appropriate control measures, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Individual projects will be subject to all local approval processes. Without limitation, relevant erosion reduction and control requirements will be met.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposal as a nonproject planning action doesn't in itself include the potential for emissions nor approve of any project for that purpose. Various emissions, many construction-related, may result from individual projects referenced in the 2025 CFP that may be proposed for action. The air-quality impacts of each potential project will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

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

This is a non-project action. Any off-site sources of emissions or odor that may affect the individual projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. The individual potential projects in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed and will be subject to local approval processes. Proposed measures will be identified at that time. The District will be required to comply with all applicable air regulations and air permit requirements.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and there is a network of surface water bodies in the geographic area comprising District. The surface water bodies that are in the immediate vicinity of the potential projects referenced in the 2025 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. When necessary, the surface water regimes and flow patterns will be researched and incorporated into the designs of the individual projects.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a non-project action. The potential projects referenced in the 2025 CFP may require work near the surface waters located within the District and analysis of such will be included during project-specific environmental review during formal proposal when project details are known and able to be analyzed. Applicable local and/or state approval requirements will be satisfied.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

As a nonproject planning action, the proposal itself will not result in fill or dredging activities nor approve of any project for that purpose. Information with respect to the placement or removal of fill and dredge material as a component of the potential projects referenced in the 2025 CFP, if proposed for action, will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. Any surface water withdrawals or diversions required in connection with the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and the geographic area comprising the District includes 100-year floodplain areas. Review of potential projects within a 100-year floodplain referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials to surface waters nor approve of any project for that purpose. Specific information regarding the discharge of waste materials that may be required as a result of the potential projects referenced in the 2025 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Ground Water: Find help answering ground water questions

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

This is a non-project action. Individual potential projects referenced in the 2025 CFP, if proposed, may impact groundwater resources. Those impacts will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials into the ground nor would it serve as the basis for approval of any project referenced therein. The discharge of waste material that may take place in connection with the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

As a nonproject planning action, the proposal itself will not result in runoff nor would it serve as the basis for approval of any project referenced therein. Individual potential projects referenced in the 2025 CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts

of each project will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state stormwater regulations.

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

This is a non-project action. The potential projects referenced in the 2025 CFP, if proposed, may result in the discharge of waste materials into ground or surface waters. The specific impacts of each potential project on ground and surface waters will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters.

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

This is a non-project action and will not in itself alter or otherwise affect drainage patterns nor would it serve as the basis for approval of any project referenced therein. The specific impacts of any project referenced in the CFP on drainage patterns will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Specific measures to reduce or control runoff impacts associated with the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to regulations related to altering or diverting drainage patterns.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

This is a non-project planning document and includes educational planning for the Auburn School District. A variety of vegetative zones are located within the District. Inventories of the vegetation located on the sites of potential projects referenced in the 2025 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action and will not in itself alter or remove vegetation nor would it serve as the basis for approval of any project for that purpose. Some of the potential projects referenced in the 2025 CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects referenced in the CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2025 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

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

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the potential projects referenced in the 2025 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local landscaping requirements.

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

This is a non-project action and does not involve a specific site (or a specific project). Noxious weeds and invasive species observed on or near the sites of the potential projects referenced in the 2025 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

This is a non-project planning document and includes educational planning for the Auburn School District. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2025 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. Inventories of threatened or endangered species known to be on or near the sites of the projects referenced in the 2025 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

c. Is the site part of a migration route? If so, explain.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include migration routes. The impacts of the potential projects referenced in the 2025 CFP on migration routes will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. Appropriate measures to preserve or enhance wildlife will be determined during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District and is not specific to a project on any particular site. The geographic area comprising the District may include invasive animal species. Invasive animal species observed on or near the sites of potential projects referenced in the 2025 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action and will not in itself use energy nor would it serve as the basis for approval of any project referenced therein. The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the potential projects referenced in the 2025 CFP will be determined at the time of specific engineering and site design planning at the appropriate time when project details are known.

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

This is a non-project action and will not in itself affect use of solar energy on adjacent properties nor would it serve as the basis for approval of any project for that purpose. The impacts of the potential projects referenced in the 2025 CFP on the solar potential of adjacent properties will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

This is a non-project action. Energy conservation measures proposed in connection with the potential projects referenced in the 2025 CFP will be considered during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

This is a non-project planning document and includes educational planning for the Auburn School District. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, environmental health hazards, if any, would be identified and addressed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include areas of known or possible contamination from present or past uses. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, known or possible contamination, if any, would be identified and addressed. .

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The potential projects referenced in the 2025 CFP, if proposed for action, will comply with all current codes, standards, rules and regulations. Individual projects will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

As a nonproject planning action, the proposal itself will not result in storage, use, or production of toxic or hazardous chemicals nor would it serve as the basis for approval of any project for that purpose. Toxic and hazardous chemicals that may be stored or produced by the potential projects referenced in

the 2025 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Such projects will comply with all current codes, standards, rules and regulations related to hazardous materials.

4. Describe special emergency services that might be required.

This is a non-project action. The need for special emergency services for the potential projects referenced in the 2025 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Educational facilities in themselves may require special emergency services and any such services would be identified at project-level environmental review of individual projects identified in the CFP when project details are known and able to be analyzed.

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

While this nonproject planning action does not itself identify environmental health hazards, individual potential projects referenced in the 2025 CFP will be subject to project-specific environmental review impacts for related environmental health hazards at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Noise

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of noises from traffic, construction, residential, commercial and industrial uses. The specific noise sources that may affect the potential projects referenced in the 2025 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

This is a non-project action. The potential projects referenced in the 2025 CFP may create typical construction noises that will exist on a short-term basis. The projects could increase construction-related traffic around the construction sites on a short-term basis. Because the projects will increase the capacity of the District's school facilities, the projects may increase traffic-related or operations-related noise on a longer-term basis once the new facilities are constructed and opened. Specifics of noise level changes will be evaluated during project-specific review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. The projected noise impacts of the potential projects referenced in the 2025 CFP will be evaluated and mitigated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District includes a variety of land uses including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts from potential projects referenced within the CFP to nearby or adjacent properties will be evaluated as part of the project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action and not specific to a particular site. Identification of the use of sites intended for any potential projects referenced in the CFP as working farmlands or working forest land will be identified and described during project-level environmental review when appropriate. Potential projects referenced within the 2025 CFP do not involve sites used for working farmlands or working forest lands.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

This is a non-project action and will not itself affect or be affected by working farms/forestland, nor would it serve as the basis for approval of any project for that purpose. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review for any project referenced in the CFP, if proposed, at the appropriate during when project details are known and able to be analyzed.

c. Describe any structures on the site.

This is a non-project action and not specific to a site. Any structures located on the proposed sites of the potential projects referenced in the 2025 CFP will be identified and described during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. For replacement school projects, including at Cascade Middle School and Alpac Elementary School, the existing school structures are located on each site and any demolition or proposed alteration will be reviewed as a part of project-level review.

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

This is a non-project action. Any structures that will be demolished as a result of any project referenced in the CFP, if proposed, has been or will be identified during project-level environmental review when appropriate.

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

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. There are a variety of zoning classifications throughout the District. Projects referenced in the 2025 Capital Facilities Plan are zoned under applicable zoning codes and identification of the potential projects or sites does not in itself direct land uses or serve as a basis for project-specific approvals. Rather, site-specific zoning information and requirements for projects that may be proposed for project activity in the 2025 CFP will be evaluated during project-specific environmental review when appropriate. To the extent any of the potential projects referenced in the 2025 CFP are proposed for sites not currently zoned for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted within the zoning district, the local jurisdiction with zoning authority would need to evaluate and process any necessary zoning changes and conduct all required public notice and environmental review.

f. What is the current comprehensive plan designation of the site?

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. District boundaries span multiple jurisdictions and the District owns facilities or properties in the unincorporated areas of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The sites for the potential projects referenced in the 2025 CFP that may be proposed for project activity are located among these jurisdictions and subject to the respective codes and comprehensive plans. To the extent any of the potential projects referenced in the 2025 CFP are proposed for sites not currently designated in the relevant comprehensive plan for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted by the underlying comprehensive plan designation, the local jurisdiction with land use authority would need to evaluate and process any necessary comprehensive plan amendments and conduct all required public notice and environmental review.

g. If applicable, what is the current shoreline master program designation of the site?

This is a non-project action. Shoreline master program designations of the sites for the potential projects referenced in the 2025 CFP, if proposed for action, will be identified during project-specific environmental review when appropriate.

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

This is a non-project action and does not involve a particular site for the educational planning purpose of the proposal. Any environmentally sensitive areas located on the sites of the potential projects referenced in the 2025 CFP, if proposed for action, will be identified during project-specific environmental review.

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

As a nonproject educational planning action, the proposal is not specific to a particular project. The Auburn School District student enrollment for the 2024-25 school year is 17,312. In-District enrollment is expected to increase to approximately 17,532 by the 2029-2031 school year. The District employs approximately 1,700 people.

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

This is a non-project action and will not itself result in displacement of people. It is not anticipated that any of the referenced projects in the 2025 CFP that may be proposed will displace any people as a result of any project moving forward/. Final determination of any displacement caused by any potential project will be evaluated during project-specific environmental review at the appropriate time when project details are known and able to be analyzed.

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

This is a non-project action. It is not anticipated that any of the potential projects referenced in the 2025 CFP that may be proposed will displace any people from the sites. Individual projects referenced in this CFP, if proposed for action, will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be determined at that time, if necessary.

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

This is a non-project educational planning document. The purpose of a school district Capital Facilities Plan is to provide local jurisdictions with a six-year projection of enrollment and identification of school capacity to determine the need for new school facilities to accommodate growth from new residential development that the local jurisdiction may permit, and to provide a basis for the assessment of school impact fees, if appropriate.

The 2025 CFP has been developed consistent with RCW 36.70A and RCW 82.02.020. If the Board of Directors approves and adopts the 2025 CFP it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Individual projects referenced in the 2025 CFP that may be proposed for action will be evaluated for compatibility with existing land uses and plans during project-specific environmental and permit review.

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

This is a non-project action. Any referenced projects in the Capital Facilities Plan that may be proposed for development will be evaluated for compatibility with nearby agricultural and forest lands of long-term commercial significance has been or will be identified and described during project-level environmental review when appropriate.

9. Housing Find help answering housing questions

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

The nonproject educational planning action does not propose any new housing units, and the potential school facility projects referenced in the 2025 CFP would not involve the provision of new housing units.

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

This nonproject educational planning action would not in itself eliminate any units nor would it serve as the basis for approval of any project that would do so. It is not anticipated that the potential projects referenced in the 2025 CFP, if proposed, will eliminate any housing units. The impacts of the potential projects referenced in the 2025 CFP, if proposed, on existing housing will be evaluated during project-specific environmental review at the appropriate time.

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

This is a non-project action. Measures to reduce or control any housing impacts caused by the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time. The CFP itself serves as a basis for a local jurisdiction to determine housing impacts to needed school capacity and serve as a basis for assessing school impact fees.

10. Aesthetics Find help answering aesthetics questions

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

This is a non-project educational planning action and not specific to any site. Structural heights associated with any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review, when appropriate.

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

This is a non-project educational planning action and not specific to any site. Views associated with the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review, when appropriate.

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

This is a non-project action. Appropriate measures to reduce or control the aesthetic impacts of any referenced project in the 2025 CFP that may be proposed for development will be determined on a project-specific basis, when appropriate.

11. Light and Glare Find help answering light and glare questions

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

This is a non-project educational planning action and not specific to any site or building/structure. The light or glare impacts of any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed. In general, school facilities operate during the day with some post-school hour operations for extracurricular activities and include site safety lighting depending on the particular site location and design.

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

This is a non-project action. The light or glare impacts of any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

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

This is a non-project action. Off-site sources of light or glare that may affect any referenced project in the 2025 CFP that may be proposed for development will be evaluated during project-specific environmental review when project details are known and able to be analyzed.

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

This is a non-project action. Proposed measures to mitigate the light or glare impacts of any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

12. Recreation Find help answering recreation questions

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

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There are a variety of formal and informal recreational facilities within the District boundaries. These include both District-owned facilities and other public and private recreational facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action and will not itself displace existing recreational uses nor will it serve as a basis for any future project to do so. Any proposed new school facilities and modernizations to existing school facilities may enhance recreational opportunities and uses. Specific recreational impacts of any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

This is a non-project action. Adverse recreational impacts of any referenced project in the 2025 CFP that may be proposed for development will be subject to mitigation during project-specific environmental review. A school site usually provides recreational facilities to the community in the form of playfields and gymnasiums that may be used outside of school hours.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old

listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There may be sites eligible for register listing located throughout the geographic area. The District will evaluate, when a school site is located for potential development, whether there are known places or objects listed on, or proposed for, such registers which may be proposed for development. The existence of historic and cultural resources on or next to the sites will be addressed in more detail during project-specific environmental review.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. The geographic area comprising the District may include landmarks, features, or other evidence of Indian or historic use or occupation. An inventory of historical sites at or near the sites of the potential projects referenced in the 2025 CFP will be developed during project-specific environmental review. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Any landmarks, features, or other evidence of Indian or historic use or occupation, or material evidence, artifacts, or areas of cultural importance, on or near sites intended for any projects referenced in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Appropriate methods will be proposed on a project-specific basis. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. The impact on cultural or historic resources of the individual potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review when project details are known.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of roads, streets, and highways. The impact on public streets and highways of the individual, potential projects referenced in the 2025 CFP, if proposed for action, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

This is a non-project action. The relationship between public transit and individual potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. District schools are regularly served by District transportation service (yellow bus).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action and the educational planning purpose of the CFP will not in itself require any transportation improvements. The need for new streets or roads, or improvements to existing streets and roads associated with individual potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action and does not in itself involve a proposed use nor does it serve as a basis for such use. Use of water, rail or air transportation associated with individual potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action and will not in itself generate vehicular trips nor serve as a basis for approval of a project that would. The traffic impacts of individual potential projects referenced in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Approved data models will be used to evaluate trips generated by individual projects.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action and will neither itself nor serve as a basis for approval of any project that would be affected by movement of agricultural or forest projects on roads/streets.. The traffic impacts of individual potential projects referenced in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. The mitigation of traffic impacts associated with individual potential projects referenced in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the CFP that may be proposed for development or the CFP itself will significantly increase the need for public services.

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

This is a non-project action. Any potential new school facilities that are referenced in the CFP and may be proposed for development will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems consistent with local and/or state requirements.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

This is a non-project action and does not involve a particular site or project, nor does it serve as the basis for approval of any particular project referenced in the CFP. Storm, power, and water are currently available to the sites of the potential projects referenced in the 2025 CFP. Other utilities are either available or the District will apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites will be addressed in detail during project-specific environmental review at the time of formal proposal when project details are fully known.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs will be identified during project-specific environmental review when project details are fully known.

C. Signature [Find help about who should sign]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: Jeffrey L Grose

Position and agency/organization: Executive Director, Capital Projects, Auburn School District

Date submitted: 5/23/2025

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

APPLICANT/AGENCY ADDED NOTE: The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. However, neither approval of the CFP itself nor its inclusion as a part of any jurisdiction's Comprehensive Plan Capital Facilities Element serves as the basis for approval of any potential project referenced in the CFP that may be proposed for action, nor does it direct a land use approval of any site referenced in the CFP.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. To the extent the CFP makes it likely that school facilities may be considered for action, there may be increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects referenced in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presences of additional students/school operations on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

- **Proposed measures to avoid or reduce such increases are:**

Proposed measures to mitigate any such increases described above have been or will be addressed for any potential project referenced in the CFP that may be proposed for action during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements. Noise impacts will evaluated under

local and state standards once when project details are known and able to be analyzed, and impacts will be mitigated appropriately.

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

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. The potential projects included in the 2025 CFP are not likely to generate significant impacts to plants, animals, fish, or marine life.

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

As needed, specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Applicable code and regulatory provisions protecting/conserving plants, animals, fish, or marine life will be followed.

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

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. Should the potential projects referenced in the 2025 CFP be proposed and constructed, they will require the consumption of energy.

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

The potential projects referenced in the CFP, if proposed, will be constructed in accordance with applicable energy efficiency standards and requirements, and proposed measures needed to protect or conserve energy and natural resources have been or will be addressed during project-level environmental review when appropriate.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review of any project referenced in the CFP and proposed for action and will be consistently addressed with local and/or state requirements.

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

Appropriate measures as identified in collaboration with regulatory agencies will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed for compliance with existing plans and would be subject to the relevant jurisdiction's land use process and approval requirements.

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

This 2025 CFP is a non-project planning document and does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed and conditioned appropriately to avoid or reduce land use impacts.

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

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not itself create substantial new demands for transportation. The potential projects referenced in the CFP, if proposed, may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects referenced in the CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This 2025 CFP is a non-project planning document and, as such, does not itself create substantial new demands for transportation, public services, or utilities. Therefore, no measures to reduce or respond to such demands are proposed at this time. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level of any project referenced in the CFP if proposed for action. Requirements of the permitting jurisdiction, as well as any additional measures identified during project-level environmental review, would be complied with as a part of the project.

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

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and does not conflict with any laws or requirements for the protection of the environment. Specific projects referenced in the Capital Facilities Plan, if proposed, have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA) outlines 15 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, identifies additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District, and informs local jurisdictions regarding the impacts of new residential development on public school capacity.

To evaluate if a proposed project identified in the 2025 CFP may conflict with local, state, or federal laws or requirements for the protection of the environment, the District will, at a minimum and commencing as early as possible, review project proposal details against all applicable laws and regulations; obtain input and studies, as appropriate or required, from qualified consultants; coordinate and, as required, consult with the permitting jurisdiction and affected agencies; and consider appropriate mitigation measures and/or alternatives.

CAPITAL FACILITIES PLAN

2025-2031







DIERINGER

Dieringer School District #343

1320 178th Ave E, Lake Tapps, WA 98391

2025-2031 Capital Facilities Plan

Dieringer School District #343

1320 178th Ave E

Lake Tapps, WA 98391

Board of Directors

Megan Bearor

Greg Johnson

Devin Craig

Superintendent

Paula Dawson, Ed.D.

Prepared by:
Laura Marcoe
Executive Director of Business Services
lmarcoe@dieringer.wednet.edu
(253) 826-7008

Table of Contents

Executive Summary 4
Mission, Vision, Strategic Directions 4

Introduction 5
MAP 1: District Boundary Map 6

Emerging Issues 6
Building Condition Assessment Study 6
Capital Levy Planning Committee 7
NTMS Portable 7
Birth Rate Trend 7
Grade Configuration 7

Inventory of School and Support Facilities 8
TABLE 1: Inventory of Current School Facilities 8
TABLE 2: Inventory of Support Facilities 8
TABLE 3: School Building Square Feet and Site Acreage 8

Enrollment History and Projections 9
Enrollment History 9
TABLE 4: Historical Enrollment by Grade 9
GRAPH 1: Historical Enrollment Elementary Only 10
GRAPH 2: Historical Enrollment Middle School Only 10
Enrollment Projection 11
TABLE 5: Six Year Enrollment Projection 11
Enrollment Impacts – New Construction 12
TABLE 6: Housing Development – Active Permits 12
TABLE 7: Six Year Enrollment and Capacity Projections 13

Standard of Service 13

Capital Facilities & Financing Plan 14

Impact Fee Calculation 15

Executive Summary

The Dieringer School District Capital Facilities Plan (the "plan") is a six-year plan intended to be reviewed and revised annually. It has been prepared by district staff to support the use of school impact fees as provided for under the Washington State Growth Management Act.

This plan supports the implementation of school impact fees as have been authorized by Pierce County. This plan will also provide a basis for mitigation under the State Environmental Protection Act (SEPA) or the State Subdivision Act.

Our Mission:
Educating every child for confidence today and contribution tomorrow.

Our Vision:
The Dieringer School District will provide all students with appropriate high-quality programs in a safe, challenging and inclusive school environment. This mission will be undertaken with respect for and in partnership with families and the community.

Strategic Directions:
The Dieringer School District's Strategic Directions are anchored in three foundational priorities:

- **Foundation 1: Educate the Whole Child** emphasizes rigorous academic standards, critical and innovative thinking skills, culturally responsive and inclusive practices, and a welcoming environment to foster academic, social, emotional, and physical well-being.
- **Foundation 2: Innovative Systems** includes structures and practices that enhance teaching, learning, and operational efficiency which focus on a growth centered and safe workplace, continuous professional learning, fiscal stewardship and strategic plan alignment, and ensuring a skilled workforce.
- **Foundation 3: Community Engagement** strengthens partnerships with families and the broader community through fostering a welcoming environment for parent and community members, preparing students for their future in conjunction with the community, and providing opportunities for authentic voice, ensuring collaboration and shared responsibility in supporting student success.

Together, these foundations guide the district's commitment to excellence, equity, and continuous improvement.

Introduction

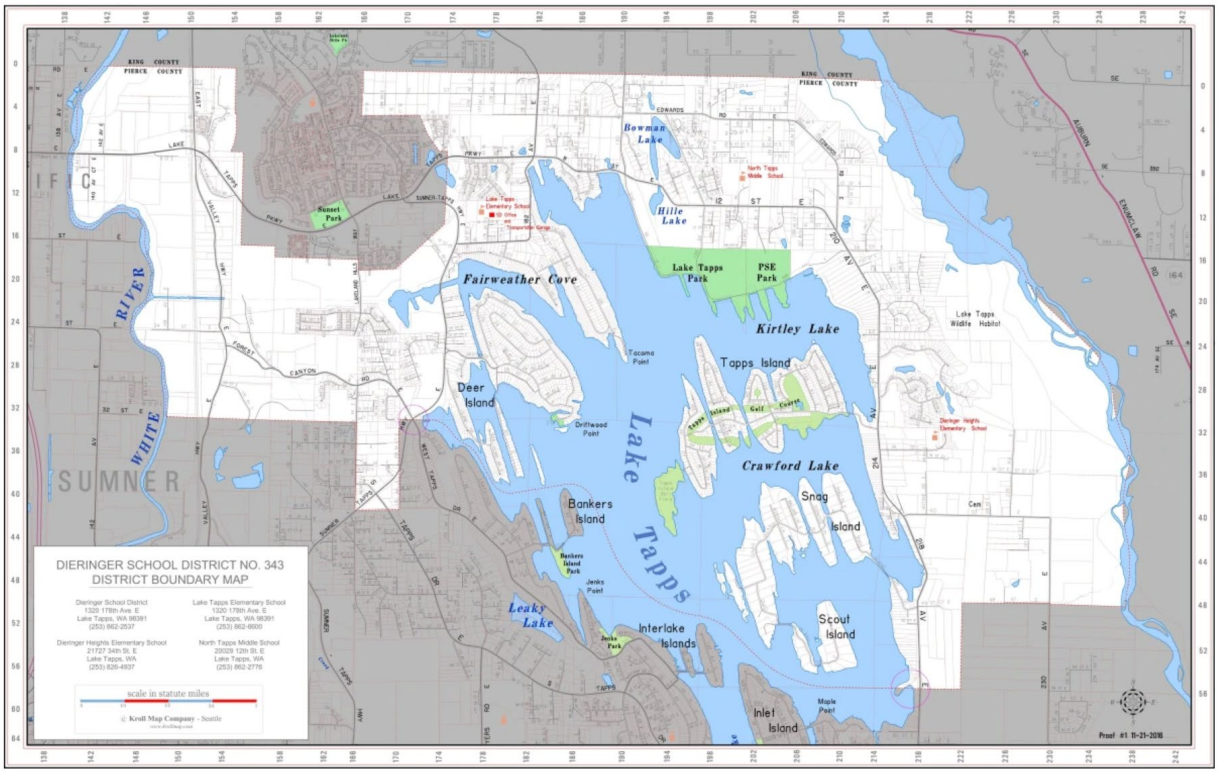
The Dieringer School District (the “district”) was established in 1890 and consolidated with Lake Tapps School District in 1936.

Established in 1890, Dieringer School District (the “district”) consolidated with Lake Tapps School District in 1936. The District's three schools, Lake Tapps Elementary School, Dieringer Heights Elementary School and North Tapps Middle School, provide K through 8th grade education, and serve as hubs for community activities as well. Dieringer School District #343 is located in unincorporated Pierce County, bounded on the east by the White River, on the west by the Stuck River, on the north by the city of Auburn, and on the south by the cities of Bonney Lake and Sumner. The District surrounds the northern two-thirds of Lake Tapps and covers approximately 5.5 square miles.

The current student enrollment is approximately 1,411 students in grades kindergarten through eight. Students in grades first through third are housed at Lake Tapps Elementary, constructed in 2005 as a replacement project. Construction was completed on an addition in September 2017. Dieringer Heights Elementary opened in the fall of 2000, with an addition completed in 2008, and is home to students in kindergarten, fourth and fifth grade. Dieringer Heights Elementary also houses two preschool classrooms and one Transition to Kindergarten classroom. Originally constructed in 1992 and added on to in 1998 and 2009, North Tapps Middle School houses students in grades sixth through eighth. The district supports an additional 614 high school students who may select to attend any public high school. The majority choose to attend Auburn Riverside, Sumner and Bonney Lake High Schools.

The district has a long-standing history of providing high quality education for all our students. Our goal is for our students to gain the skills that will allow them to become successful, confident, and contributing members of society. Dieringer is composed of students who come to school well prepared and eager to learn. Parents are concerned with student success and provide outstanding support for their children and the Dieringer School District. The PTA and many volunteers contribute countless hours and resources to our schools and students. The community supports the schools through the passage of funding issues to support student access to current technology and the construction of school facilities. Impact fees, including interest, are held in reserve until used to meet District identified needs for site acquisition, additional facilities and improvements, and/or technology capital expenditures.

MAP 1: District Boundary Map



Emerging Issues

Building Condition Assessment Study

In the summer of 2025, the school district will conduct a comprehensive Building Condition Assessment Study to evaluate the physical state of all district-owned facilities. This study will be carried out by qualified professionals and will include detailed inspections of structural systems, roofing, mechanical and electrical systems, plumbing, interior finishes, and site conditions. The assessment will identify maintenance needs, code compliance issues, and potential safety concerns, while also estimating the remaining useful life of major building components. The findings from this study will provide critical data to support long-range planning efforts and inform the work of the Capital Levy Planning Committee as it develops recommendations for the 2027–2030 replacement capital levy.

Capital Levy Planning Committee

The district plans to convene a Capital Levy Planning Committee in the fall of 2025 to evaluate current and future facility needs and develop recommendations for inclusion in a replacement capital levy for the 2027-2030 cycle. This committee will consist of district staff, school board representatives, community members, and subject matter experts, who will work collaboratively to assess the condition of existing infrastructure, enrollment trends, educational program requirements, and safety and accessibility standards. The committee's analysis will guide the prioritization of projects to ensure alignment with long-term district goals and community expectations. Final recommendations will inform the proposed levy package, which will be presented to voters for approval most likely in February 2026.

NTMS Portable

To address the lack of available classroom space within the main building at North Tapps Middle School, the district will install single portable classroom in Summer 2025. Prior to this addition, one classroom was being held on the stage, highlighting the need for additional instructional space. The portable classroom provides a more appropriate and functional learning environment and supports the school's ability to meet current enrollment needs without compromising educational quality.

Birth Rate Trend

From 2016 through 2023, Pierce County saw birth counts decreased from 11,757 to 10,443. This information is relevant to K-12 school districts, as annual birth counts are viewed as a leading indicator of future kindergarten enrollment. The district will continue to monitor annual birth counts in Pierce County for future enrollment projections.

Grade Configuration

The district has planned a changed in grade configuration scheduled for the 2026–27 school year. Currently, Lake Tapps Elementary serves grades 1, 2, and 3, while Dieringer Heights Elementary houses kindergarten, grade 5, and grade 6. The district plans to transition to a new configuration in which one school will serve kindergarten through grade 2, and the other will serve grades 3 through 5. This reconfiguration aims to better align instructional practices, foster more cohesive academic progression, and streamline transitions for students. While the shift supports long-term educational goals, it also presents immediate facility implications, including classroom utilization, potential remodeling, and transportation logistics, all of which must be addressed in future planning

Inventory of School and Support Facilities

The Dieringer School District maintains almost 200,000 square feet of building space and owns over 29 acres of property. The following tables provide a summary of:

- Inventory of Current School Facilities (Table 1)
- Inventory of Support Facilities (Table 2)
- School Building Square Feet and Site Acreage (Table 3)

TABLE 1 - Inventory of Current School Facilities

School	Location	Jurisdiction	Capacity
Lake Tapps Elementary	1320 178th Ave E, Lake Tapps	Pierce County	490
Dieringer Heights Elementary	21727 34th St E, Lake Tapps	Pierce County	520
North Tapps Middle School	20029 12th St E, Lake Tapps	Pierce County	545
TOTAL			**1555**

TABLE 2 - Inventory of Support Faciltiies

Support Facility	Location	Jurisdiction
District Office	1320 178th Ave E, Lake Tapps	Pierce County
Transportation	1320 178th Ave E, Lake Tapps	Pierce County
Maintenance/Grounds Warehouse	1320 178th Ave E, Lake Tapps	Pierce County

TABLE 3 - School Building Square Feet and Site Acreage

Site	Site Size (Acres)	Permanent Square Feet	Number of Portable Classrooms	Portable Square Feet
Lake Tapps Elementary	9.77	59,483	3	2,466
Dieringer Heights Elementary	5.56	57,028		
North Tapps Middle School	13.78	79,235	1*	896
TOTAL	**29.11**	**195,746**	**4**	**3,362**

*NTMS portable is expected to be installed in July 2025

Enrollment History and Projections

The information below examines the district's student enrollment history over the past seven school years and the district's enrollment projections through the 2030-31 school year. The data excludes enrollment in the Transition to Kindergarten program. A series of graphs is provided to display the district's enrollment data.

Enrollment History

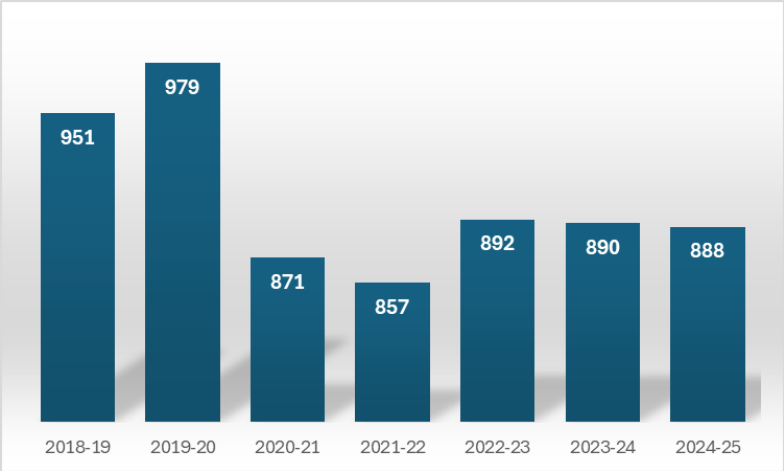
Table 4 displays historical enrollment by grade and indicates a gradual decline in Kindergarten class sizes over time. However, enrollment tends to recover in the later grades, suggesting that some families may be opting for alternative Kindergarten programs or moving into the district after the early elementary years. This trend may be influenced by the higher-than-average home values in the Dieringer service area, which could delay family relocation until later stages of a child's education.

Table 4 - Historical Enrollment By Grade

Birth Year	School Year	Live Births	DSD % of Births	K	1	2	3	4	5	6	7	8	Total	Student Gain/Loss
2008-09	2014-15	183	86.34%	158	207	170	167	165	165	173	153	181	1,539	
2009-10	2015-16	189	73.02%	138	225	155	177	174	168	187	173	148	1,545	6
2010-11	2016-17	187	50.27%	94	187	144	162	161	175	177	168	160	1,428	(117)
2011-12	2017-18	192	71.35%	137	141	171	157	171	162	193	171	161	1,464	36
2012-13	2018-19	106	133.02%	141	145	157	181	153	174	168	195	164	1,478	14
2013-14	2019-20	92	156.52%	144	159	156	170	189	161	183	166	197	1,525	47
2014-15	2020-21	112	101.79%	114	130	147	143	158	179	155	163	157	1,346	(179)
2015-16	2021-22	115	117.39%	135	121	146	150	150	155	178	167	169	1,371	25
2016-17	2022-23	100	128.00%	128	159	138	158	155	154	173	181	168	1,414	43
2017-18	2023-24	115	106.09%	122	144	165	142	158	159	162	170	179	1,401	(13)
2019-20	2024-25	88	132.95%	117	130	158	177	142	164	177	172	173	1,410	9

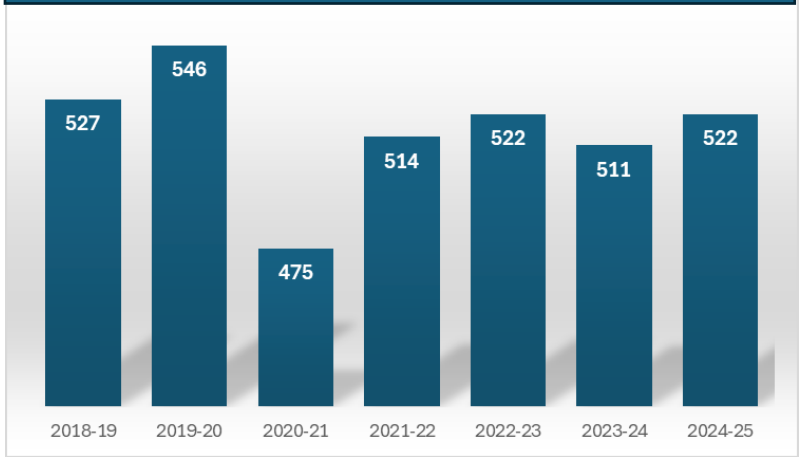
Graph 1 shows the enrollment history at the elementary level only. Enrollment was increasing slightly through 2019-20 with a high of 979 students. Coinciding with the pandemic, the following two years saw a combined decrease of 122 students with a rebound of 35 students in 2022-23. Enrollment has remained fairly steady with slight increases since the rebound in 2022-23, but has not returned to pre-pandemic levels.

GRAPH 1 – Historical Enrollment Elementary Only



Graph 2 shows the enrollment history at the middle school level. Similar to elementary, enrollment was increasing slightly through 2019-20 with a high of 546 students. Coinciding with the pandemic, the 2020-21 school year saw a decrease of 71 students with a rebound of 39 students in 2021-22. Enrollment has remained fairly steady for the past four years.

GRAPH 2 – Historical Enrollment – Middle School Only



Enrollment Projection

Projecting enrollment is a complex endeavor subject to variables and uncertainties. Forecasting typically considers past trends to help predict future trends using a "Cohort Survival" method. The shorter the forecast, the more likely it is that is underlying assumptions and predictions will be accurate. The enrollment fluctuations over the course of the pandemic have made recent enrollment trends less reliable in projecting enrollment.

When planning for adequate school facilities, the district uses more inclusive and growth-responsive enrollment projections than those used for budget and funding purposes. These projections account for potential increases in student population and ensure that facility capacity is sufficient to meet both current and future needs. By planning for higher enrollment than conservative funding estimates might suggest, the district can better prevent overcrowding, support evolving instructional programs, and maintain flexibility as the community grows. This forward-thinking approach helps ensure facilities are aligned with actual student needs over time.

Table 5 presents a six-year enrollment projection for the Dieringer School District indicating that student enrollment is expected to remain steady, with numbers consistently hovering near or above the district's current maximum facility capacity. This trend suggests that while significant enrollment growth is not anticipated, existing facilities will continue to operate at or near their limits, underscoring the importance of ongoing planning to ensure the district can continue to meet student needs without exceeding available space.

Table 5 - Six Year Enrollment Projection

Birth Year	School Year	Live Births	DSD % of Births	K	1	2	3	4	5	6	7	8	Total	Student Gain/Loss
2020-21	2025-26	102	110.00%	112	125	143	169	177	147	183	188	175	1,419	9
2021-22	2026-27	116	110.00%	128	120	137	153	169	184	164	194	191	1,439	20
2022-23	2027-28	112	110.00%	123	136	131	147	153	176	205	174	197	1,442	3
2023-24	2028-29	98	110.00%	108	131	149	141	147	159	196	217	177	1,425	(17)
2024-25	2029-30	105	110.00%	116	115	144	160	141	152	177	208	221	1,433	8
2025-26	2030-31	105	110.00%	116	123	126	155	160	146	170	188	212	1,394	(39)

Enrollment Impacts – New Construction

The table below provides information on active housing permits within the district, representing residential construction projects that are currently underway or have received approval to begin. These active permits serve as the most immediate and reliable indicator of potential short-term enrollment growth. While there are several larger, planned housing developments under consideration or in earlier stages of the permitting process, their timelines remain uncertain and may not impact enrollment for several years. As these projects progress, the district will continue to monitor their status to assess potential long-term impacts on facility needs and capacity planning.

Table 6 - Housing Development - Active Permits

Parcel	Projection Description	
0520141023	Construct 2-story 4-bedroom single family residence	
5070200261	Construct 1-story 3-bedroom single family residence	
5075001490	Construct 2-story 4-bedroom single family residence with garage attached via breezeway	
5060000110	Construct a 3-story 3-bedroom single family residence	
7002030270	Construct 3-story 5-bedroom single family residence	
8996020390	Construct 2-story 3-bdrm single family residence to replace demolished single family residence	
5050200110	Construct 2-story 3-bdrm single family residence to replace demolished house	
5070000100	Construct a 2-story, 1-bedroom, single family residence	
0520232035	Construct 2-story 3-bedroom single family residence	
0520055019	Construct 1-story 1-bedroom accessory dwelling unit	
8996030650	Construct 2-story 3-bedroom single family residence	
0520153023	Construct 2-story 4-bedroom single family residence to replace fire damaged/demolished SFR	
0520056024	Construct 1-story 3-bedroom single family residence with an attached a 1-story ADU	
5070000405	Construct 3-story 3-bedroom single family residence with basement and attached Garage	
5075000620	Construct 1-story 3-bdrm single family residence to replace demolished house	
5075000410	Construct detached garage with workout area & bathroom & 2nd story 1-bdrm ADU	
0520054087	Construct 2-story 4-bdrm single family residence	
	17 Total Active Housing Permits (Single Family Residence)	
	0 Total Active Housing Permits (Multi Family Residence)	
	Elementary Student Generation (.3516)	5.9772
	Middle School Student Generation (.1080)	1.836
	Estimated Enrollment Impact from New Housing Development	**7.8132**

Projected Enrollment vs School Capacity

Table 7 - Six Year Enrollment and Capacity Projections								
School Site	Capacity	2025-26		2026-27*		2027-28*	
		Projected Enrollment	Deficit/ Surplus	Projected Enrollment	Deficit/ Surplus	Projected Enrollment	Deficit/ Surplus
Lake Tapps Elem	490	437	53	384	106	390	100
Dieringer Heights Elem	520	437	83	506	14	476	44
North Tapps Middle School	545	546	(1)	549	(4)	576	(31)
School Site	Capacity	2028-29*		2029-30*		2030-31*	
		Projected Enrollment	Deficit/ Surplus	Projected Enrollment	Deficit/ Surplus	Projected Enrollment	Deficit/ Surplus
Lake Tapps Elem	490	388	102	374	116	365	125
Dieringer Heights Elem	520	446	74	453	67	461	59
North Tapps Middle School	545	590	(45)	606	(61)	569	(24)
*Assumes grade configuration at LTES of grades K,1,2 and grades 3,4,5 at DHES							

Standard of Service

The Standard of service is based on class size and program decisions adopted by the Dieringer School District Board of Directors. At the elementary level, the district plans to maximize the use of state funding available for reducing class sizes to meet the K-3rd grade districtwide class size targets specified by the legislature at 17. Actual class sizes are larger because the state formula includes specialists (e.g. music and physical education) and a portion of special education teachers in the calculation of districtwide class average. Fourth through sixth grade class size target is 27 and seventh through eighth grade is 28. These class sizes have an impact on facilities, and the permanent capacity of each school reflects these class sizes.

In the District, rooms designated and assigned for special use are not counted as capacity classrooms. At the elementary level students are provided music instruction and physical education in non-capacity classrooms. Special education and intervention programs are provided as pullout programs and do not provide capacity. At the middle school level, instruction is organized around a six-period day; classrooms are calculated as providing 5/6 (84%) capacity to accommodate teacher planning time in the instructional space.

Student generation rates are based on an average of Sumner-Bonney Lake and Auburn 2025 rates.

Capital Facilities & Financing Plan

TABLE 8 -Permanent Capacity Projects									
Site	Current Capacity	6-Year Capacity	Total Capacity	2026	2027	2028	2029	2030	2031
Lake Tapps Elementary	490		490						
Dieringer Heights Elementary	520		520						
Elementary #3		400	400						400
North Tapps Middle School	545	112	657						112
TOTAL	**1,555**	**512**	**2,067**						

TABLE 9 - Capital Finance Plan 2025 - 2031							
Projects	Estimated Project Cost	Unsecured Sources of Funds			Secured Sources of Funds		
		Levy/Bond	Unrestricted	Impact Fees	Levy/Bond	Unrestricted	Impact Fees
Capacity Projects							
Elementary #3	38,177,090	36,677,090				1,500,000	
NTMS Addition	3,846,312	3,246,312					600,000
Total	**42,023,402**	**39,923,402**	-	-	-	**1,500,000**	**600,000**
Non-Capacity Projects							
NTMS Turf Track, Roof, District HVAC	10,651,802				10,651,802		
Building Modernization & Updates	17,193,000	17,193,000					
Technology	10,350,000	6,900,000			3,450,000		
Total	**38,194,802**	**24,093,000**	-	-	**3,450,000**	-	-
Total Projects 2025-2031	**80,218,204**	**64,016,402**			**3,450,000**	**1,500,000**	**600,000**

Impact Fee Calculation

TABLE 10 - Single Family (SFR) and Multi-Family (MFR) Impact Fee Calculation

School Site Acquisition Cost		Facility Acreage	Cost/Acre	Facility Capacity	Student Generation Rate SFR	Student Generation Rate MFR	Cost/SFR	Cost/MFR
Elementary #3		12	613,107	433	0.3516	0.3011	5,974	5,116

School Construction Cost			Facility Cost	Facility Capacity	Student Generation Rate SFR	Student Generation Rate MFR	Cost/SFR	Cost/MFR
Elementary #3			30,819,806	433	0.3516	0.3011	25,026	21,432
NTMS Classroom Addition			3,846,312	112	0.1080	0.1131	3,709	3,884
							28,735	25,316

Temporary Facility Cost		$ Temp/Total Sq Ft	Facility Cost	Facility Size	Student Generation Rate SFR	Student Generation Rate MFR	Cost/SFR	Cost/MFR

State Matching Credit	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match Per Student	Student Generation Rate SFR	Student Generation Rate MFR	Cost/SFR	Cost/MFR
Elementary	375.00	90	0.5069	17,107.88	0.3516	0.3011	6,015	5,151
Middle School	375.00	108	0.5069	20,529.45	0.1080	0.1131	2,217	2,322
							8,232	7,473

Tax Payment Credit	SFR	MFR
Average Assessed Value	947,500	615,875
Capital Bond Interest Rate	4.30%	4.30%
Net Present Value of Average Dwelling	7,571,574	4,921,523
Years Amortized	10	10
2025 Property Tax Levy Rate	1.5600	1.5600
Present Value of Revenue Stream	11,812	7,678

Fee Summary	SFR	MFR
Site Acquisition Costs	5,974	5,116
Permanent Facility Cost	28,735	25,316
Temporary Facility Cost	-	-
State Match Credit	(8,232)	(7,473)
Tax Payment Credit	(11,812)	(7,678)
Fee Obligation	14,665	15,281
Fee with Discount of 50%	7,333	7,641
Maximum Fee Obligation per Pierce County Code 4A.30.030	8,054	4,545
Final Proposed Impact Fee (Lesser of 50% of Fee Obligation or Pierce County Maximum)	**7,333**	**4,545**

ENVIRONMENTAL CHECKLIST

WAC 197-11-960 Environmental Checklist.

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "prepares," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable
The adoption of a ten-year Capital Facilities Plan by the Dieringer School District. The Comprehensive Plans of Pierce County, City of Auburn and City of Sumner have been and/or will be amended to include the Dieringer School District 2022 Capital Facilities Plan in the Capital Facilities Plan Element of each jurisdiction's Comprehensive Plan. A copy of the District's Plan is available for review in the District Office.

2. Name of applicant:

Dieringer School District No. 343

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

Dieringer School District No. 343
1320 178th Ave E.
Lake Tapps, WA 98391

Contact Person: Michael Farmer, Superintendent

Telephone: (253) 862-2537

4. Date checklist prepared: June 2, 2023.

5. Agency requesting checklist:

Dieringer School District No. 343

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

The 2023 Dieringer School District Capital Facilities Plan was adopted on June 20, 2023 and forwarded to Pierce County, Cities of Auburn and Sumner for possible inclusion in each jurisdiction's Comprehensive Plan. The Capital Facilities Plan will be updated annually. Site-specific projects have been or will be subject to project-specific environmental review.

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

The Capital Facilities Plan reviews the purchase of additional property and the construction of a new elementary school and additional classroom space at the middle school.

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

The above-referenced projects will undergo environmental review at the time of formal proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Pierce County and Cities of Auburn and Sumner will review and approve the Capital Facilities Plan for the purposes of impact fee ordinances and will need to adopt the Plan as an amendment to the Capital Facilities Plan element of the Comprehensive Plans of Pierce County and Cities of Auburn and Sumner.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action. This proposal involves the adoption of the Dieringer School District 2023 Capital Facilities Plan for the purpose of planning the facilities needs of the District and for inclusion in the Capital Facilities Plan element and possible amendment of the Comprehensive Plans for Pierce County, City of Auburn and City of Sumner. A copy of the Capital Facilities Plan may be viewed at the Dieringer School District Office.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2023 Capital Facilities Plan will affect the Dieringer School District. The District includes an area of approximately 5.5 square miles. Portions of the City of Auburn and the City of Sumner, and parts of unincorporated Pierce County, fall within the District's boundaries.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, and more than 2/3 of Lake Tapps.

The Dieringer School District is comprised of a variety of topographic land forms and gradients, including all of those listed. Specific topographic characteristics will identified during the planning and permit process for each capital project.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics will be identified during the planning and permit process for each capital project.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Specific soil types will be identified during the planning and permit process for each capital project.

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

Unstable soils may exist within the Dieringer School District. Specific soil limitations on individual project sites will be identified at the time of environmental review.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Individual projects included in the Capital Facilities Plan will be subject to project specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of fill materials will be identified as appropriate to each project.

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

It is possible that erosion could occur as a result of construction projects currently proposed in the Capital Facilities Plan. Individual projects and their erosion impacts will be evaluated on a site-specific basis. Individual projects will be subject to environmental review and local approval at the time of proposal.

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

Percentage of impervious cover with vary with each capital facilities project and will

be addressed during project-specific environmental review.
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion potential on individual project sites will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements will be met.

2. Air

a. What types of emissions to the air would result from the proposal (ie., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from individual projects. Air-quality impacts will be evaluated during project-specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

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

Off-site sources and necessary mitigation will be addressed during project-specific environmental review.

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

Plans for individual projects included in the Capital Facilities Plan have been or will be subject to environmental review and relevant local approval processes, including obtaining of any necessary air quality permits, at the time individual projects are formally proposed. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a network of surface water bodies within the Dieringer School District. The surface water regimes and flow patterns have been or will be researched and incorporated in the design of each individual project.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Some projects may require work near these described waters. Individual projects in the Capital Facilities Plan will be subject to environmental review and local approval requirements at the time the project is formally proposed.

3) Estimate the amount of fill and dredge material that be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Information with respect to placement or removal of fill or dredge material will be addressed at the time of project-specific environmental review. Applicable local regulations have been or will be satisfied.

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

Any surface water withdrawals or diversions have been or will be addressed during project-specific environmental review.

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

Each capital facilities project, if located in a floodplain area, will be required to meet applicable local regulations for flood areas.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Specific information regarding discharges of waste materials, if any, will be addressed during project-specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Individual projects included in the Capital Facilities Plan may impact ground water resources. Each project will be evaluated during project-specific environmental review. Applicable local regulations have been or will be satisfied. Please see the Supplemental Sheet for Nonproject Actions.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Impacts of discharged waste material, if any, have been or will be addressed during site-specific, project-level environmental review.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm \vater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Individual projects included in the Capital Facilities Plan may have varying storm water runoff consequences. Each project will be subject to environmental review and applicable local regulations.

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

Individual projects included in the Capital Facilities Plan will have varying environmental impacts and will be subject to appropriate review and local regulations prior to construction. Information regarding waste materials will be presented at the time of such review. Please see the Supplemental Sheet for Nonproject Actions.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Specific measures to reduce or control runoff impacts have been or will be developed on a project-specific basis in cooperation with the appropriate jurisdiction.

4. Plants:

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other
_____ evergreen tree: fir, cedar, pine, other
_____ shrubs
_____ grass
_____ pasture
_____ crop or grain
_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage. Other
_____ other water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

There are various vegetative zones within the Dieringer School District. An inventory of species has been or will be produced as part of project-specific environmental review.

b. What kind and amount of vegetation will be removed or altered?

Impacts on vegetation will be determined at the time of project-specific environmental review at the time the project is formally proposed. Please see the Supplemental Sheet for Nonproject Actions.

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

Specific impacts to these species from individual projects has been or be determined at the time of project proposal and will be addressed during site-specific, project-level environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to environmental review and local approval at the time of project proposal.

5. Animals:

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

_____

mammals: deer, bear, elk, beaver, other:

_____

fish: bass, salmon, trout, perch, crappies, tiger muskies other:

_____

An inventory of species observed on or near sites has been or will be developed during project-specific environmental review.

b. List any threatened or endangered species known to be on or near the site.

Specific impacts to these species from individual projects will be determined at the time of project proposal and will be reviewed in cooperation with the affected jurisdictions.

c. Is the site part of a migration route? If so, explain.

Impacts on migration routes, if any, will addressed during site-specific, project-level environmental review.

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

Appropriate measures to preserve or enhance wildlife have been or will be determined at the time of site-specific, project-level environmental review.

6. Energy and Natural Resources:

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires a life-cycle cost analysis of all heating,

lighting, and insulating systems prior to allowing specific projects to proceed. Energy needs will be decided at the time of specific engineering and site design planning. Please see the Supplemental Sheet for Nonproject Actions.

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

Individual projects of this Capital Facilities Plan will be evaluated as to their impact on the solar potential of adjacent projects during environmental review.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures will be considered at the project-specific design phase and environmental review.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? **If** so, describe.

Please see the Supplemental Sheet for Nonproject Actions.

1) Describe special emergency services that might required.

Please see the Supplemental Sheet for Nonproject Actions.

2) Proposed measures to reduce or control environmental health hazards, if any:

Proposed projects will comply with all current codes, standards, and rules and regulations. Individual projects have been or will be subject to environmental review and local approval at the time of formal submittal.

b. Noise:

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

A variety of noises exist within the Dieringer School District. Specific noise sources have been or will be identified during project-specific environmental review.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Normal construction noises would exist on a short-term basis during school construction. There could be an increase in traffic or operations-related noise

which would be addressed during project specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

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

Project noise impacts have been or will be evaluated and mitigated during the project-specific environmental review. Each project is or will be subject to applicable local regulations.

8. Land and Shoreline Use:

a. What is the current use of the site and adjacent properties?

There are a variety of land uses within the Dieringer School District, including residential, commercial, industrial, institutional, utility, agricultural, forestry, open space, recreational, etc.

b. Has the site been used for agriculture? If so, describe.

This question will be addressed during site-specific, project-level environmental review.

c. Describe any structures on the site.

Structures located on proposed sites have been or will be identified and described during project-specific environmental review when appropriate.

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

Structures to be demolished, if any, will be identified as part of the project-specific environmental review process.

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

There are a variety of zoning classifications within the Dieringer School District. Site specific zoning information has been or will be identified during project-specific environmental review.

f. What is the current comprehensive plan designation of the site?

An inventory of comprehensive plan designations has been or will be completed during project-specific environmental review.

g. If applicable, what is the current shoreline master program designation of the site?

Any shoreline master program designations have been or will be identified during project-specific environmental review.

h. Has any part of the site been classified as an "environmentally sensitive"

area? If so, specify.

Environmentally sensitive areas, if any, will be identified during project-specific environmental review.

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

This information has been or will be provided at the time of project-specific environmental review.

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

It is not anticipated that proposed projects will displace any people. Displacement of people, if any, will be evaluated during project-specific environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to project specific environmental review and local approval at the time the project is formally proposed.

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

Compatibility of the proposal and specific projects with existing uses and plans have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review.

9. Housing

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

No housing units would be provided.

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

Any impact of project proposals on existing housing have been or would be evaluated during project-specific environmental review procedures.

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

Measures to reduce or control any housing impacts have been or will be addressed during site-specific, project-level environmental review.

10. Aesthetics:

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

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

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

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

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

Appropriate measures to reduce or control aesthetic impacts have been or will be determined at the time of project-specific environmental review.

11. Light and Glare:

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

Light or glare impacts have been or will be determined at the time of project-specific environmental review.

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

Light or glare impacts have been or will be determined at the time of the project-specific environmental review.

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

Off-site sources of light or glare have been or will be evaluated at the time of project specific environmental review.

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

Mitigation of light and glare impacts have been or will be addressed during project specific environmental review.

12. Recreation:

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

There are a variety of formal and informal recreational facilities within the Dieringer School District.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Recreational impacts have been or will be addressed during project specific environmental review. Projects in the Capital Facilities Plan may enhance recreational opportunities and uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Any adverse effects on recreation stemming from individual project proposals have been or will be subject to mitigation during the environmental review procedure. A school site usually provides recreational facilities to the community in the form of additional play fields and gymnasiums.

13. Historic and Cultural Preservation:

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The existence of historic and cultural resources will be determined at the time of project-specific environmental review.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

An inventory of historical sites has been or will be conducted as part of project specific environmental review.

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

Appropriate measures have been or will be proposed on a project-specific basis.

14. Transportation:

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Impact on public streets and highways has been or will be assessed during project specific environmental review.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The relationship between specific projects and public transit has been or will be assessed during project-specific environmental review.

c. How many parking spaces would the completed project have? How many would the project eliminate?

An inventory of parking spaces and the impacts of specific projects on parking spaces has been or will be conducted during project-specific environmental review.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The development of new schools may require new access roads or streets. This issue will be fully addressed during project-specific environmental review.

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

Use of water, rail or air transportation has been or will be addressed during site specific, project-level environmental review.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Each project proposal has been or will be separately evaluated as to traffic impacts.

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

Mitigation of impacts on transportation has been or will be addressed during project specific environmental review.

15. Public Services:

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the Capital Facilities Plan will substantially increase the need for other public services. Impacts have been or will be evaluated on a project-specific basis.

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

Schools are built with automatic security systems, fire alarms, smoke alarms, heat sensors and sprinkler systems.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utilities available at project sites have been or will be identified during project specific environmental review.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction needs will be identified during project-specific environmental review.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Michael Farmer

Date Submitted: June 2, 2023

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   To the extent this Plan makes it more likely that school facilities will be constructed, and/or renovated or remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads and playgrounds will increase storm water runoff, which could enter surface or ground water. Emissions to air could result from heating systems, emergency generators and other equipment, and from additional car and bus trips to and from the school for students and faculty. Any emissions resulting from this Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of storage of diesel fuel or gasoline for emergency generating equipment. Noise may result from additional traffic and from concentrating several hundred children at a new facility, especially before and after school and during recesses.

   To the extent this proposal allows additional residential development to occur, these impacts would also increase somewhat, but it is not possible to quantify those impacts at this time. The impacts would depend on the type, location and distribution of housing, for example, whether single or multiple family and the location of the school.

Proposed measures to avoid or reduce such increases are:

Facilities implementing the Plan have been or will be evaluated at the project specific level and impacts will be mitigated accordingly. Storm water detention and runoff will meet applicable County and/or City requirements and, depending on the date of actual construction, may be subject to a National Pollutant Discharge Elimination

System ("NPDES") permitting requirements. Discharges to air will be minimal, and will meet any applicable requirements of the Puget Sound Air Pollution Control Authority. Fuel oil will be stored according to local and state requirements.

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

The Plan itself will have no impact on these elements of the environment. Depending on the particular site, construction of facilities may require clearing sites of plants and loss of animal habitat. To the extent residential development is allowed, additional area may be cleared and eliminated as habitat for animals. There are not likely to be any impacts on fish or marine life, although some water quality degradation in streams and rivers could occur due to increased residential development. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

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

Individual projects will be evaluated and mitigated appropriately on a project-specific basis, but specific mitigation proposals cannot be identified at this time.

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

Any actual projects resulting from this Plan would consume heating fuel and electrical energy. Increased traffic resulting from the construction of additional facilities would consume petroleum based fuels. Reduced traffic resulting from construction of another neighborhood school may also reduce amounts of fuel consumed, but it is not possible to quantify such reduction in consumption at this time. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

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

Facilities would be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Plan and facilities constructed pursuant to the Plan should have no impact on these resources. It is not possible to predict whether other development made possible by this Plan would affect sensitive areas.

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

No specific measures are being proposed at this time. Appropriate measures have been or will be proposed during project-specific review. Annual updates of this Plan

will be coordinated with Pierce County, City of Auburn and City of Sumner as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the School District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Plan will not have any impact on land or shoreline use that is incompatible existing comprehensive plans, land use codes, or shoreline management plans.

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

None are proposed at this time. Actual facilities constructed to implement the Plan will be sited and constructed to avoid or reduce land use impacts.

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

This proposal should not create substantial new demands for transportation. The projects included in the Capital Facilities Plan may create an increase in traffic near new District facilities but also reduce traffic by creating the opportunity for more students to walk to a closer school. The construction of the facilities included in the Capital Facilities Plan may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer, and electric utilities. None of these impacts are likely to be significant. The impacts on transportation and public services and utilities of the projects included in the Capital Facilities Plan will be addressed during project-level review when appropriate.

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

No measures to reduce or respond to such demands are proposed at this time.

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

The Dieringer School District Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

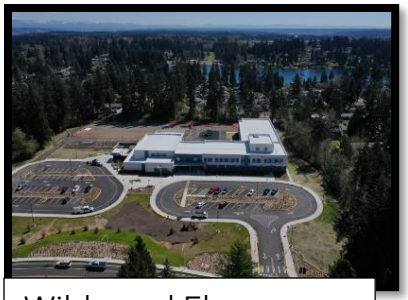
FEDERAL WAY
PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.



Lake Grove Elementary



Mirror Lake Elementary



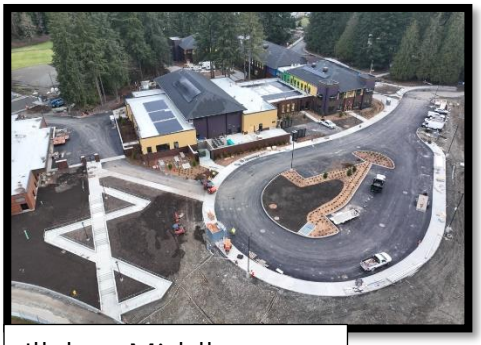
Wildwood Elementary



Star Lake Elementary/
Evergreen Middle School



Olympic View K-8



Illahee Middle



Thomas Jefferson High



Memorial Field Renovation

CAPITAL FACILITIES PLAN 2026

FEDERAL WAY PUBLIC SCHOOLS
2026
CAPITAL FACILITIES PLAN

May 12, 2025

BOARD OF EDUCATION

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Prepared by: Rob Bryant, Chief Finance & Operations Officer
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster

TABLE OF CONTENTS

	TABLE OF CONTENTS	1
	INTRODUCTION	2-3
SECTION 1	THE CAPITAL FACILITIES PLAN	
	Introduction	4
	Inventory of Educational Facilities	5
	Inventory of Non-Instructional Facilities	6
	Needs Forecast - Existing Facilities	7
	Needs Forecast - New Facilities	8
	Six Year Finance Plan	9
	Ten Year Bond/Capital Activity Summary	10
SECTION 2	MAPS	
	Introduction	11
	Map – City and County Jurisdictions	12
SECTION 3	SUPPORT DOCUMENTATION	
	Introduction	13
	Building Capacities	14-16
	Portable Locations	16-17
	Student Forecast	18-20
SECTION 4	KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT IMPACT FEE CALCULATIONS	
	Introduction	21
	Capacity Summaries	22-26
	Impact Fee Calculation	27-28
	Student Generation Rates	29
	Changes Summary from 2025 to 2026	30

INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.4278 effective June 2018, revised December 2021, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its Capital Facilities Plan as of May 2025.

This plan will be submitted for consideration to each of the jurisdictions located within the Federal Way Public Schools' service area: King County, the City of Kent, City of Federal Way, and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is requested to be included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school mitigation fees as part of the SEPA process. Discussions with the City of Milton to adopt an ordinance for school impact fees for parcels located within the Federal Way School District's service area is in process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently Federal Way Public Schools is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as authorized by the voters in 2017. Prior to the passage of the Phase 2 Bond the District formed a 100-member Facilities Planning Committee consisting of parents, community members and staff. This Committee was tasked with developing a recommendation to the Superintendent regarding Phase 2 of the District's plan for school construction, remodeling, and/or modernization for voter consideration in November 2017. The voters passed this $450M bond authorization with a 62% YES vote reflecting a commitment to invest in the modernization of our infrastructure. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary, Mirror Lake Elementary, Star Lake Elementary, Wildwood Elementary, Olympic View K-8 and Memorial Field. Illahee Middle School is currently about 95% complete and will be ready to move in once school is out in June 2025.

INTRODUCTION, continued

The rebuilding of the schools has and will continue to create additional capacity for students at the elementary and high school levels.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools, including new single-family and multi-family residential developments and any impacts due to the COVID-19. In accordance with the McCleary decision, the State has provided funding to reduce K-3 class size to 17 and 4-12 class size to 25. Beginning in 2019-20 the legislature expected compliance with this funding adding pressure to the need for elementary capacity. In response to this need the district has acquired a commercial building to renovate into classrooms to provide permanent additional capacity.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. However, the District's 2022-23 enrollment was higher than projected. We have seen similar growth in the 2023-2024 and 2024-2025 school years, although we have not yet reached our Pre-Covid enrollment numbers. We are anticipating continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the downtown core in conjunction with Sound Transit's Link Light Rail development.

The District has increased capacity at the elementary level over the past several years and shows no unhoused scholars based on the six-year enrollment projections (even with projected growth at that level). The 2026 Capital Facilities Plan shows fairly flat enrollment; however, we will monitor and adjust accordingly our projections yearly based on new housing developments currently being proposed to open in 2027 and beyond.

SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (K-5)			
Adelaide	1635 SW 304th St	Federal Way	98023
Brigadoon	3601 SW 336th St	Federal Way	98023
Camelot	4041 S 298th St	Auburn	98001
Enterprise	35101 5th Ave SW	Federal Way	98023
Green Gables	32607 47th Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308th St	Auburn	98001
Lake Grove	303 SW 308th St	Federal Way	98023
Lakeland	35827 32nd Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300th St	Auburn	98001
Mirror Lake	625 S 314th St	Federal Way	98003
Nautilus (K-8)	1000 S 289th St	Federal Way	98003
Olympic View (K-8)	2626 SW 327th St	Federal Way	98023
Panther Lake	34424 1st Ave S	Federal Way	98003
Rainier View	3015 S 368th St	Federal Way	98003
Sherwood Forest	34600 12th Ave SW	Federal Way	98023
Silver Lake	1310 SW 325th Pl	Federal Way	98023
Star Lake	26812 40th Ave S, Bldg.B	Kent	98032
Sunnycrest	24629 42nd Ave S	Kent	98032
Twin Lakes	4400 SW 320th St	Federal Way	98023
Valhalla	27847 42nd Ave S	Auburn	98001
Wildwood	2405 S 300th St	Federal Way	98003
Woodmont (K-8)	26454 16th Ave S	Des Moines	98198
MIDDLE SCHOOLS (6-8)			
Federal Way Public Academy (6-10)	34620 9th Ave S	Federal Way	98003
Illahee	36001 1st Ave S	Federal Way	98003
Kilo	4400 S 308th St	Auburn	98001
Lakota	1415 SW 314th St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Sequoyah	3450 S 360th ST	Auburn	98001
Evergreen	26812 40th Ave S, Bldg.A	Kent	98032
TAF @ Saghalie (6-12)	33914 19th Ave SW	Federal Way	98023
HIGH SCHOOLS (9-12)			
Decatur	2800 SW 320th St	Federal Way	98023
Federal Way	30611 16th Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288th St	Auburn	98001
Todd Beamer	35999 16th Ave S	Federal Way	98003
Career Academy at Truman	31455 28th Ave S	Federal Way	98003
ADDITIONAL SCHOOLS			
Internet Academy (K-12)	31455 28th Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21st Ave SW	Federal Way	98023
Federal Way Open Doors	31455 28th Ave S	Federal Way	98003
ES24 (Former DeVry Property) (K-8)	3600 S 344th Way	Federal Way	98001
ECEAP (Former Headstart Bldg)	31457 28th Ave S	Federal Way	98003

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

Central Kitchen	1214 S 332nd St	Federal Way	98003
Federal Way Memorial Field	1300 S 308th St	Federal Way	98003
Educational Services Center	33330 8th Ave S	Federal Way	98003
Support Services Center	1211 S 332nd St	Federal Way	98003

Leased Property

Early Learning Center at Uptown Square	1066 S 320th St	Federal Way	98003

Undeveloped Property

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335th Streets - 10.04 Acres
73	N of SW 320th and east of 45th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1st Way S and S 342nd St – Minimal acreage
96	S 308th St and 14th Ave S – .36 Acres

Notes:

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

NEEDS FORECAST - EXISTING FACILITIES

PHASE	EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
As needed	Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
II	Thomas Jefferson High School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Illahee Middle School	Replace Existing Building	Voter Approved Capital bond
II	Evergreen Middle School	Replaced Existing Building	Voter Approved Capital bond
II	Lake Grove Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Mirror Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Olympic View K-8 School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Star Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Wildwood Elementary	Replaced Existing Building, Increase Capacity	Voter Approved Capital bond
II	Memorial Stadium	Replaced Existing Facility	Voter Approved Capital bond
II	ES24 (DeVry Property)	Temp Swing School Increase Capacity	SCAP and K-3 Class size reduction funding
III	Mark Twain Elementary	Replace Existing Building, Increase Capacity	TBD
III	Decatur High School	Replace Existing Building, Increase Capacity	TBD
III	Kilo Middle School	Replace Existing Building	TBD
III	Sacajawea Middle School	Replace Existing Building	TBD
III	Adelaide Elementary	Replace Existing Building, Increase Capacity	TBD
III	Brigadoon Elementary	Replace Existing Building, Increase Capacity	TBD
III	Camelot Elementary	Replace Existing Building, Increase Capacity	TBD
III	Lake Dolloff Elementary	Replace Existing Building, Increase Capacity	TBD
III	Nautilus K-8 School	Replace Existing Building, Increase Capacity	TBD
III	Twin Lakes Elementary	Replace Existing Building, Increase Capacity	TBD
III	Woodmont K-8 School	Replace Existing Building, Increase Capacity	TBD

NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS

FWPS has leased a portion of the Truman Campus property to Region X and Puget Sound Education Service District. Region X and PSESD built a Head Start building on this property which has served Federal Way 3- and 4-year-olds for the last twenty years. In the recent re-competition, the federal funding for a Head Start program at this location was lost. Subsequently the District has been using this facility for a state-funded Early Childhood Education (ECEAP) program and has secured the title to the building. The building will only be available for preschool activities.

SIX YEAR FINANCE PLAN

Secured Funding

Sources	
Impact Fees (1)	$196,285
Land Sale Funds (2)	$6,114,000
Bond or Levy Funds (3)	$11,014,000
K3-Class Size Reduction (4)	$5,064,000
School Construction Assistance Program (SCAP) (5)	$25,533,000
TOTAL	**$47,921,285**

Projected Revenue

Sources	
School Construction Assistance Program (SCAP) (6)	$18,827,000
K-3 Class Size Reduction (7)	$0
Bond Funds (8)	$0
Land Fund Sales (9)	$0
Impact Fees (10)	$0
TOTAL	**$18,827,000**

Total Secured Funding and Projected Revenue	**$66,748,285**

Actual and Planned Expenditures

NEW SCHOOLS	Estimated and Prior Years	Budget 2025-2026	2026 2026-2027	2027 2027-2028	2028 2028-2029	2029 2029-2030	2030 2030-2031	2031 2031-2032	Total 2025-2032	Total Cost
MODERNIZATION AND EXPANSION										
Lake Grove Elementary (11)	**$39,780,000**								$0	**$39,780,000**
Mirror Lake Elementary (11)	**$42,200,000**								$0	**$42,200,000**
Star Lake Elementary (11)	**$39,623,000**								$0	**$39,623,000**
Wildwood Elementary (11)	**$41,290,000**								$0	**$41,290,000**
Olympic View K-8 School (11)	**$46,350,000**								$0	**$46,350,000**
Thomas Jefferson High School (11)	**$122,938,000**	$1,790,000							$1,790,000	**$124,728,000**
Evergreen Middle School (11)	**$65,688,000**								$0	**$65,688,000**
Illahee Middle School (11)	**$69,022,000**	$19,851,000							$19,851,000	**$88,873,000**
Memorial Stadium (11)	**$29,772,000**	$178,000							$178,000	**$29,950,000**
									$0	**$0**
									$0	**$0**
SITE ACQUISITION										
Former DeVry/ES 24 (12)	**$30,314,000**	$1,422,000	$1,424,000	$1,422,000	$1,423,000				$5,691,000	**$36,005,000**
TEMPORARY FACILITIES										
Portables (13)	**$3,500,000**	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$3,500,000	**$7,000,000**
TOTAL	**$530,477,000**	**$23,741,000**	**$1,924,000**	**$1,922,000**	**$1,923,000**	**$500,000**	**$500,000**	**$500,000**	**$31,010,000**	**$561,487,000**

NOTES:

1. These fees are currently being held in a King County, City of Federal Way, City of Auburn, and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/24.
2. This is year end balance on 12/31/24.
3. This is the 12/31/24 balance of bond funds and capital levy funds. This figure includes interest earnings.
4. This represents the K3-CSR revnue received but not spent as of 12/31/2024.
5. This represents the balance of SCAP funding but no spent as of 12/31/2024.
6. This is anticipated SCAP for the future projects authorized by the voters in 2017.
7. This is the remaining K-3 Class size reduction grant revenue.
8. In November 2017, the District passed a $450M bond measure. All bonds authorized have been issued.
9. There are no projected sale of surplus properties.
10. In this current plan, there are no projected impact fees.
11. Project budgets are updated as of December 2024.
12. A former private university campus located in Federal Way was purchased in 2019 to provide up to 43 additional permanent elementary classrooms. Prior to creating new permanent capcity this location will be used as a temporary housing. These costs are excluded from impact fee calculations.
13. These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.

TEN-YEAR BOND/CAPTIAL ACTIVITY SUMMARY

Year	Dollars Budgeted	Items Budgeted
2024	$78,050,000.00	Illahee MS, Thomas Jefferson HS, Memorial Stadium, Former DeVry/ES24, Portables
2023	$55,743,000.00	Illahee MS, Memorial Stadium, Former DeVry/ES24, Portables
2022	$87,237,500.00	Olympic View K-8, Thomas Jefferson HS, Illahee MS, Former DeVry/ES 24, Portables
2021	$69,823,750.00	Star Lake ES, Olympic View K-8, Thomas Jefferson HS, Evergreen MS, Illahee MS, Former DeVry ES/ES24, Portables
2020	$132,038,500.00	Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Thomas Jefferson HS, Evergreen MS, Former DeVry/ES24
2019	$116,740,000.00	Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Thomas Jefferson HS, Evergreen MS, Former DeVry/ES24, Norman Center, Portables
2018	$11,935,000.00	Lake Grove ES, Mirror Lake ES, Wildwood ES, Thomas Jefferson HS, Norman Center, Portables
2017	$75,625,000.00	Federal Way HS, Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Norman Center, Portables
2016	$30,420,000.00	Federal Way HS, Norman Center, Portables
2015	$47,815,000.00	Federal Way HS, Norman Center, Portables

SECTION 2 - MAPS

As of September 2024, Federal Way Public Schools has twenty elementary schools (grades K-5), three schools with a K-8 grade configuration, six middle school schools (grades 6-8), four high schools (grades 9-12) and four small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The programs at Open Doors and Career Academy at Truman High School serve students in grades 9-12. In addition to these programs, TAF@Saghalie serves students in grades 6-12 who reside within the service area and the Employment and Transition Program (ETP) at the Norman Center serves 18–21-year-old scholars.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new developments have major impacts on the facilities immediately adjacent to that development. School districts are different. If the district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

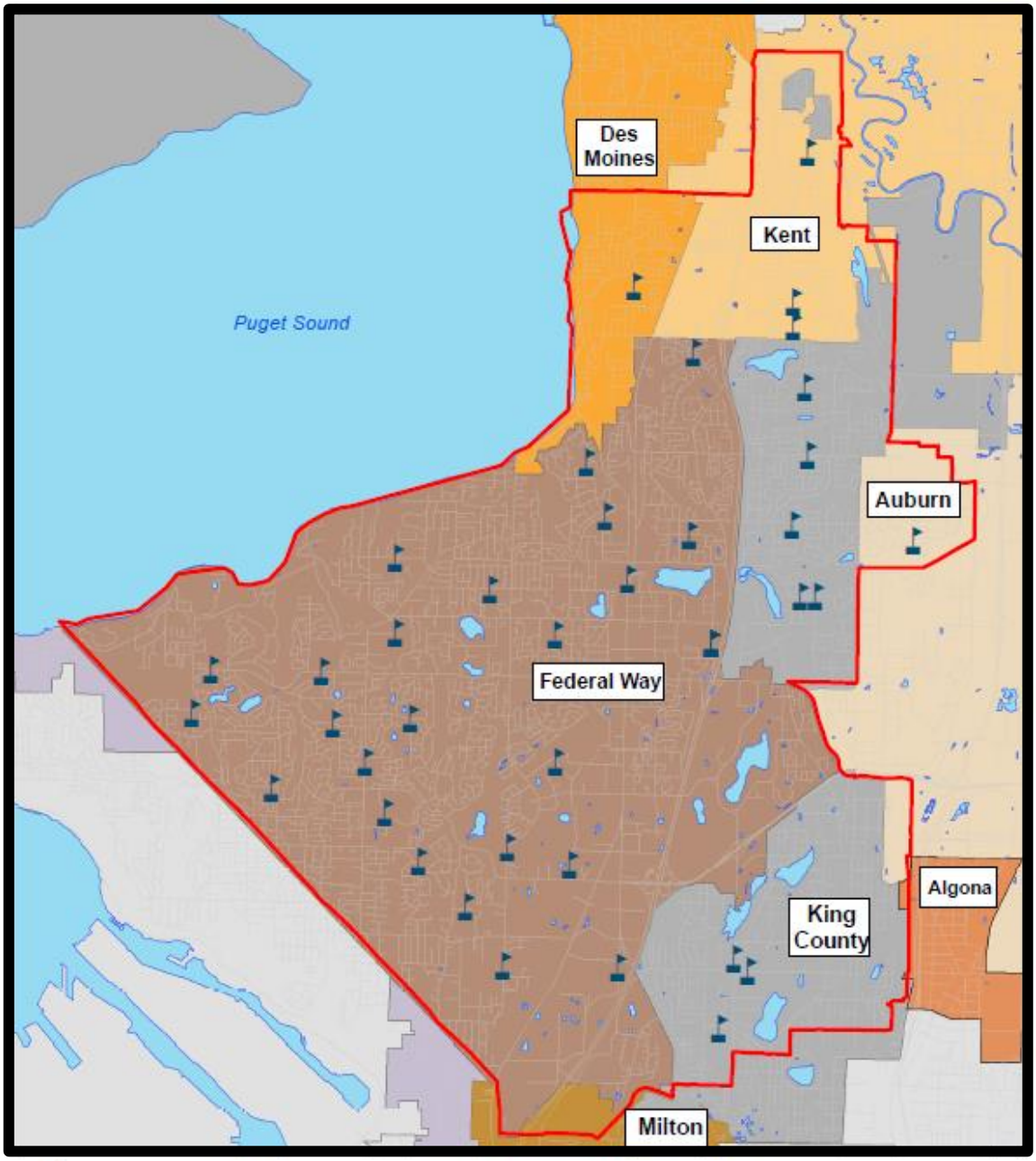
Adjusting boundaries requires careful consideration by the district and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

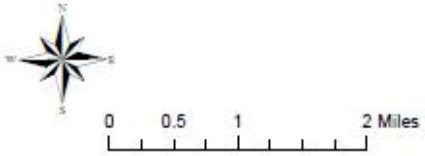
The final map included represents the city and county boundaries which overlap with the district's service areas.

- City of Algona
- City of Auburn
- City of Des Moines
- City of Federal Way
- City of Kent
- City of Milton
- Unincorporated King County

MAP – CITY AND COUNTY JURISDICTIONS

FEDERAL WAY PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.





City and County Jurisdictions

FWPS boundaries is 100% Urban Growth Area

SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2026 through 2032

BUILDING CAPACITIES

This Capital Facilities Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District's current target class size provides that the average class size for a standard classroom for grades K through 3 should be 17 students to comply with current legislation. In grades 4-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Historically, the District has used the OSPI square footage calculation as a baseline for capacity calculation and made adjustments for specific program needs. The District will continue to use this calculation for determining capacity at our middle and high schools. However, for elementary school capacity will be calculated based on the number of classroom spaces and the number of students assigned to each classroom.

Class Size Guidelines	FWPS Historical "Standard of Service"	HB2661/SHB2776 Enacted Law	Square Footage Guideline
Kindergarten	18.9	17	25-28
Grades 1-2	18.9	17	25-28
Grade 3	18.9	17	28
Grades 4-5	25	25	28
Grades 6-12	26	26	28

For the purposes of determining student capacity at individual schools, the following list clarifies adjustments to classroom spaces and the OSPI calculation.

Special Education Resource Rooms:
Each middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

English as a Second Language Programs:
Each middle school and high school require the use of a standard classroom for students learning English as a second language.

Middle School Computer Labs:
Each middle school has computer labs, except Evergreen Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

BUILDING CAPACITIES, continued

High School Career Development and Learning Center (Resource) Room:

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

Preschool/ECEAP:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have the ECEAP program at 10 sites (6 elementary schools, 3 high schools, and 1 commercial site). These programs decrease capacity at those schools.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

1418 Youth Reengagement:

Federal Way offers students the opportunity to participate in 1418 Youth Reengagement Open Doors program. These students are housed at the Truman campus but are not currently included in the capacity calculation of unhoused students.

BUILDING CAPACITIES, continued

ELEMENTARY BUILDING PROGRAM CAPACITY

School Name	Headcount	[1]Preschool
Adelaide	**392**	**30**
Brigadoon	**408**	**30**
Camelot	**378**	**30**
Enterprise	**524**	**15**
Green Gables	**439**	
Lake Dolloff	**535**	
Lake Grove	**558**	**30**
Lakeland	**455**	
Mark Twain	**515**	
Meredith Hill	**606**	**15**
Mirror Lake	**514**	**30**
Nautilus (K-8)	**512**	
Olympic View (K-8)	**429**	
Panther Lake	**501**	**15**
Rainier View	**607**	**30**
Sherwood Forest	**451**	**6**
Silver Lake	**476**	
Star Lake	**544**	**30**
Sunnycrest	**636**	
Twin Lakes	**413**	**30**
Valhalla	**598**	
Wildwood	**597**	**30**
Woodmont (K-8)	**474**	
TOTAL	**11,562**	**321**

Elementary Average	**503**	

MIDDLE SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Illahee	**855**
Kilo	**779**
Lakota	**786**
Sacajawea	**694**
Sequoyah	**585**
Evergreen	**795**
TAF @ Saghalie	**598**
Federal Way Public Academy	**183**
TOTAL	**5,275**

***Middle School Average**	**727**

HIGH SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Decatur	**1243**
Federal Way	**1684**
Thomas Jefferson	**1600**
Todd Beamer	**1085**
TAF @ Saghalie	**155**
Career Academy at Truman	**159**
Federal Way Public Academy	**116**
Employment Transition Program	**48**
TOTAL	**6,090**

[2]High School Average	**1,403**

Notes:

[1]Preschool enrollment reduces capacity for K-5 students. 15 preschool students in one classroom.

[2]Federal Way Public Academy, Career Academy at Truman High School, and Employment Transition Program and TAF @ Saghalie for the high school school grade span (9-12) are non-boundary schools. These schools are not used in the calculated averages.

PORTABLE LOCATIONS

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or childcare programs or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables.

With the school expansion projects funded through the 2017 Bond, new capacity has been created within the new schools and portables have been eliminated from these campuses.

The following page provides a list of the location of the portable facilities used for educational facilities by Federal Way Public Schools.

PORTABLE LOCATIONS, continued

PORTABLES LOCATED AT ELEMENTARY SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL*
Adelaide	**1**	**2**
Brigadoon	**1**	
Camelot	**1**	
Enterprise	**3**	
Green Gables	**1**	
Lake Dolloff	**5**	**1**
Lake Grove		
Lakeland		
Mark Twain	**3**	
Meredith Hill	**3**	
Mirror Lake		
Nautilus	**3**	
Olympic View		
Panther Lake	**4**	
Rainier View	**5**	
Sherwood Forest	**2**	**2**
Silver Lake	**1**	**3**
Star Lake		
Sunnycrest	**6**	
Twin Lakes	**1**	**2**
Valhalla	**4**	
Wildwood		
Woodmont	**3**	
TOTAL	**47**	**10**

PORTABLES LOCATED AT HIGH SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	**8**	
Federal Way		
Thomas Jefferson		
Todd Beamer	**8**	
TOTAL	**16**	

PORTABLES LOCATED AT SUPPORT FACILITIES

MOT	
TDC	**9**
Former TAFA	
TOTAL	**9**

DISTRICT PORTABLES IN USE FOR ECEAP AND/OR HEADSTART

Sherwood Forest	**2**
Evergreen	
Total	**2**

PORTABLES LOCATED AT MIDDLE SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee		
Kilo	**1**	**6**
Lakota		
Sacajawea	**5**	
Sequoyah		**2**
Evergreen		
TAF@ Saghalie	**4**	
TOTAL	**10**	**8**

STUDENT FORECAST

Student enrollment projections are a basic component of budget development and facility need. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made based on projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

In February 2025, the District contracted a demographer to develop projections for the Federal Way School District. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County.

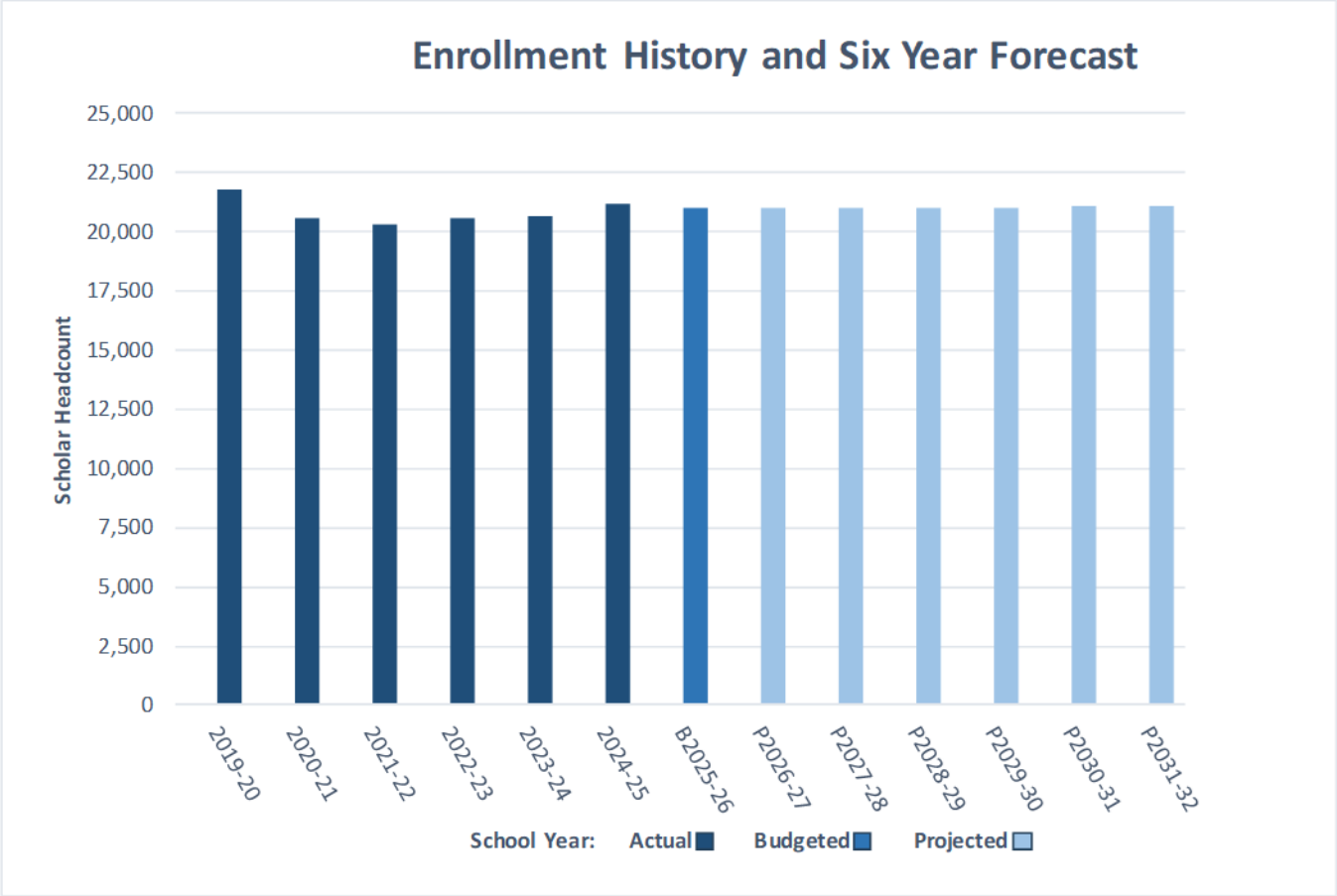
The difference between projected enrollment and actual for Fall 2024 was less than 1% in the positive with 20,690 projected and 21,148 actual.

STUDENT FORECAST, CON'T

October 1 Head Count Enrollment History and Projections

Calendar Yr	School Year	Elementary	Middle School	High School	Total K -12	*Percent Change*
2019	2019-20	9,953	5,309	6,516	21,778	
2020	2020-21	9,192	4,990	6,385	20,567	-5.6%
2021	2021-22	9,062	4,850	6,393	20,305	-1.3%
2022	2022-23	9,317	4,719	6,532	20,568	1.3%
2023	2023-24	9,461	4,714	6,521	20,696	0.6%
2024	2024-25	9,612	4,893	6,643	21,148	2.2%
2025	***B2025-26***	***9,618***	***4,794***	***6,558***	***20,970***	*-0.8%*
2026	***P2026-27***	***9,628***	***4,799***	***6,565***	***20,991***	0.1%
2027	***P2027-28***	***9,637***	***4,804***	***6,571***	***21,012***	0.1%
2028	***P2028-29***	***9,647***	***4,808***	***6,578***	***21,033***	0.1%
2029	***P2029-30***	***9,657***	***4,813***	***6,584***	***21,054***	0.2%
2030	***P2030-31***	***9,666***	***4,818***	***6,591***	***21,075***	0.3%
2031	***P2031-32***	***9,676***	***4,823***	***6,597***	***21,096***	0.3%
		Elementary K-5	***Middle School 6-8***	***High School 9-12***		

Includes Open Doors and Internet Academy / Excludes Preschool and Full-time Running Start



STUDENT FORECAST, continued

Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2034. This model produces a projection that is between 20,933 to 23,730 when applied to the low, medium, and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. As we move farther away from the effects of COVID-19, we hope to see continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the down-town core in conjunction with Sound Transit's Link Light Rail development.

SECTION 4 – KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT IMPACT FEE CALCULATIONS

Capacity Summaries

Site & Construction Costs Allocations

Student Generation Rates

Impact Fee Calculations

Reference to Impact Fee Calculations

CAPACITY SUMMARIES

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information, Portable Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The District has recently adjusted its capacity calculation method for Elementary schools to better show capacity needed to comply with the K-3 Class Size Reduction. This adjustment is also shown in the portable capacity calculation. In order to allow for flexibility in portable usage the District will use an average class size calculation of 21 for each Elementary portable and an average class size of 25 for each Middle and High School portable.

The information is organized with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

CAPACITY SUMMARIES, Continued

Capacity Summary – All Grades

		Actual	Budget	-- Projected --					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
CAPACITY	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEADCOUNT CAPACITY		22,927	22,927	22,927	22,927	22,927	22,927	23,539	23,539
Add Capacity		0	0	0	0	0	612	0	0
Adjusted Program Headcount Capacity		22,927	22,927	22,927	22,927	22,927	23,539	23,539	23,539
ENROLLMENT									
Basic Headcount Enrollment		21,148	20,853	20,903	20,924	20,944	20,752	20,773	20,789
Internet Academy Headcount Enrollment[1]		(255)	(255)	(255)	(255)	(255)	(255)	(255)	(255)
Basic FTE Enrollment without Internet Academy		20,893	20,598	20,648	20,669	20,689	20,497	20,518	20,534
SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY		**2,034**	**2,329**	**2,279**	**2,258**	**2,238**	**3,042**	**3,021**	**3,005**
RELOCATABLE CAPACITY									
Current Portable Capacity		1,685	1,593	1,593	1,645	1,697	1,749	1,801	1,853
Add/Subtract Portable Capacity		(92)	0	52	52	52	52	52	0
Adjusted Portable Capacity		1,593	1,593	1,645	1,697	1,749	1,801	1,853	1,853
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**3,627**	**3,922**	**3,924**	**3,955**	**3,987**	**4,843**	**4,874**	**4,858**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

CAPACITY SUMMARIES, Continued

Capacity Summary – Elementary Schools

		Actual	Budget	-- Projected --					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
CAPACITY	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEAD COUNT CAPACITY		11,562	11,562	11,562	11,562	11,562	11,562	12,174	12,174
Add/Subtract capacity total		**0**	**0**	**0**	**0**	**0**	**612**	**0**	**0**
Add capacity at[1]:									
De Vry							*612*		
Adjusted Program Headcount Capacity		11,562	11,562	11,562	11,562	11,562	12,174	12,174	12,174
ENROLLMENT									
Basic Headcount Enrollment		9,612	9,618	9,628	9,637	9,647	9,443	9,453	9,462
Internet Academy Headcount[2]		(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)
Basic Headcount Enrollment without Internet Academy		9,592	9,598	9,608	9,617	9,627	9,423	9,433	9,442
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**1,970**	**1,964**	**1,954**	**1,945**	**1,935**	**2,751**	**2,741**	**2,732**
RELOCATABLE CAPACITY[3]									
Current Portable Capacity		931	889	889	889	889	889	889	889
Add/Subtract portable capacity		**(42)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add portable capacity at:									
Subtract portable capacity at:									
Olympic View K-8		*(42)*							
Adjusted Portable Capacity		889	889	889	889	889	889	889	889
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**2,859**	**2,853**	**2,843**	**2,834**	**2,824**	**3,640**	**3,630**	**3,621**

NOTES:

1 Capacity increases are projected based on a design to accommodate 525 students. Increased capacity is currently stated as the difference between current calculated capacity and the projected design. In order to reduce elementary class size, Devry capacity is calculated at 17 scholars per classroom.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 21. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – Middle Schools

		Actual	Budget	- - Projected - -					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
CAPACITY	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEADCOUNT CAPACITY		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add capacity at:									
Illahee [1]									
Adjusted Program Headcount Capacity		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
ENROLLMENT									
Basic Headcount Enrollment		4,893	4,714	4,749	4,754	4,759	4,763	4,768	4,768
Internet Academy [2]		(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)
Basic Enrollment without Internet Academy		4,838	4,659	4,694	4,699	4,704	4,708	4,713	4,713
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**437**	**616**	**581**	**576**	**571**	**567**	**562**	**562**
RELOCATABLE CAPACITY [3]									
Current Portable Capacity		338	288	288	288	288	288	288	288
Add/Subtract portable capacity		**(50)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Illahee Middle School		*(50)*							
Adjusted Portable Capacity		288	288	288	288	288	288	288	288
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**725**	**904**	**869**	**864**	**859**	**855**	**850**	**850**

NOTES:

1 Illahee Middle Schools currently have capacity for 850 students, so no new capacity is anticipated with the rebuild of these older buildings.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – High Schools

		Actual	Budget	- - Projected - -					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
CAPACITY	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEADCOUNT CAPACITY		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Thomas Jefferson High School									
Adjusted Program Headcount Capacity		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
ENROLLMENT									
Basic Headcount Enrollment		6,643	6,521	6,526	6,533	6,539	6,546	6,552	6,559
Internet Academy[1]		(180)	(180)	(180)	(180)	(180)	(180)	(180)	(180)
Basic Ed without Internet Academy		6,463	6,341	6,346	6,353	6,359	6,366	6,372	6,379
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**(373)**	**(251)**	**(256)**	**(263)**	**(269)**	**(276)**	**(282)**	**(289)**
RELOCATABLE CAPACITY[2]									
Current Portable Capacity		416	416	416	520	624	728	832	936
Add/Subtract portable capacity		**0**	**0**	**52**	**52**	**52**	**52**	**52**	**0**
As Needed on High School Campuses				***52***	***52***	***52***	***52***	***52***	
Adjusted Portable Capacity		416	416	520	624	728	832	936	936
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY[3]		**43**	**165**	**264**	**361**	**459**	**556**	**654**	**647**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

2 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

3 Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.

IMPACT FEE CALCULATIONS

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.
To determine a proportionate share of the costs of growth-related facilities, the District uses a formula first adopted by King County. The formula uses growth related facilities costs, and provides credits for any anticipated State School Construction Assistance Program funds related to the project, and a credit for the anticipated property taxes that would be assessed against the unit for the costs of the same improvement. The final unfunded need is then discounted by 50% based on the code requirement. This formula can be found in King County Code 21A and was substantially adopted by the City of Auburn, Federal Way, and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

Impact Fee Calculation

When applicable, the CFP includes variables for the calculation of the Impact Fee for single family and multi-family units based on King County Code 21A and the Growth Management Act.

	Plan Year 2025	**Plan Year 2026**
Single Family Units	$0	**$0**
Multi-Family Units	$0	**$0**

IMPACT FEE CALCULATION, CON'T

SCHOOL CONSTRUCTION COST

FACILITIES CAPACITY

Permanent Facility Capacity:

Changes to the Building Program Capacities calculation are found on page 15.

Capacity Summaries:

The changes in the Capacity Summary reflect the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 22-26.

Student Generation Factor Analysis:

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2026 Capital Facilities Plan were derived using actual generation factors from single-family units and multi-family units that were constructed in the District in the last five (5) years and can be found on the next page.

Temporary Facility Cost:

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on pages 16 and 17.

STUDENT GENERATION RATES

New Construction 2020-2024

Single family - Year Built	Homes	KG	1st	2nd	3rd	4th	5th	ES Total	6th	7th	8th	MS Total	9th	10th	11th	12th	HS Total	Total
2020	45	7	10	7	7	5	9	**45**	2	7	3	**12**	3	5	3	4	**15**	**72**
2021	27	3	10	5	2	4	3	**27**	2	4	2	**8**	3	1	2	2	**8**	**43**
2022	15	1	0	1	4	1	2	**9**	1	5	1	**7**	3	3	1	2	**9**	**25**
2023	18	2	5	2	1	3	2	**15**	2	2	5	**9**	1	1	1	3	**6**	**30**
2024	10	3	1	2	1	3	1	**11**	0	0	0	**0**	2	1	0	1	**4**	**15**
Total	115	16	26	17	15	16	17	**107**	7	18	11	**36**	12	11	7	12	**42**	**185**

Multi family	Units	KG	1st	2nd	3rd	4th	5th	ES Total	6th	7th	8th	MS Total	9th	10th	11th	12th	HS Total	Total
21-Watermark (650)	221	30	23	31	25	24	26	**159**	23	27	28	**78**	22	30	25	26	**103**	**340**
24-Trouve (450)	233	4	4	2	5	1		**16**	1		2	**3**	1	3		4	**8**	**27**
24-Redondo Heights (2310)	202	17	19	19	18	16	18	**107**	9	9	7	**25**	6	4	1	1	**12**	**144**
Total	656	51	46	52	48	41	44	**282**	33	36	37	**106**	29	37	26	31	**123**	**511**

Single family	Homes	ES	MS	HS	Total	ES SGR	MS SGR	HS SGR	Total SGR
2020	45	45	12	15	72	1.0000	0.2667	0.3333	**1.6000**
2021	27	27	8	8	43	1.0000	0.2963	0.2963	**1.5926**
2022	15	9	7	9	25	0.6000	0.4667	0.6000	**1.6667**
2023	18	15	9	6	30	0.8333	0.5000	0.3333	**1.6667**
2024	10	11	0	4	15	1.1000	0.0000	0.4000	**1.5000**
Total	115	107	36	42	185	0.9304	0.3130	0.3652	**1.6087**

Multi family	Units	ES	MS	HS	Total	ES SGR	MS SGR	HS SGR	Total SGR
21-Watermark (650)	221	159	78	103	340	0.7195	0.3529	0.4661	**1.5385**
24-Trouve (450)	233	16	3	8	27	0.0687	0.1875	2.6667	**0.1159**
24-Redondo Heights (2310)	202	107	25	12	144	0.5297	0.2336	0.4800	**0.7129**
Total	656	282	106	123	511	0.4299	0.1616	0.1875	**0.7790**

IMPACT FEE CALCULATION CHANGES FROM 2025 to 2026

Item	From/To	Comment
Percent of Permanent Facilities	97.68% to **97.62%**	Report #3 OSPI
Percent Temporary Facilities	2.32% to **2.38%**	Updated portable inventory
Average Cost of Portable Classrooms	$231,523 to $400,000	Cost of last portable purchased.
Construction Cost Allocation	$271.61 to **$375.00**	Change effective July 2024
State Match	63.86% to **67.34%**	Change effective February 2024
Average Assessed Value		Per King County Assessor's Office
SFR-	$536,791 to **$593,412**	Single-family residences (taxable)
MFR-	$203,026 to **$197,757**	Apartments/Condos (taxable)
Capital Bond Interest Rate	3.48% to **4.15%**	Market Rate
Property Tax Levy Rate	$1.53 to **$1.06**	King County Treasury Division
Student Generation Factors		Updated Housing Inventory
Single-Family		*Note: Student generation factors for our single family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.9649 to **0.9304**	
Middle School	0.4035 to **0.3130**	
High School	0.4211 to **0.3652**	
Multi-Family		*Student generation factors for are multi-family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.3855 to **0.4299**	
Middle School	0.1740 to **0.1616**	
High School	0.2070 to **0.1875**	
Impact Fee[1]		
SFR-	$0 to $0	Single-Family Residential based on the updated calculation
MFR -	$0 to $0	Multi-Family Residential based on the updated calculation

[1]Each jurisdiction (King County, Cities of Federal Way, Auburn, Kent) through local ordinances may adopt lesser fees.

WAC 197-11-970 Determination of Nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Federal Way Public Schools' 2026 Capital Facilities Plan by the Federal Way Public Schools for the purposes of planning for the facilities needs of the District.
2. The amendment of the King County Comprehensive Plan by King County to include the Federal Way Public Schools' 2026 Capital Facilities Plan as part of the Capital Facilities Plan Element of the King County Comprehensive Plan.
3. The amendment of the Comprehensive Plans of the City of Federal Way, City of Kent and the City of Auburn to include the Federal Way Public Schools' 2026 Capital Facilities Plan as part of the Capital Facilities Plan Element of the City of Federal Way's, City of Kent's, and the City of Auburn's Comprehensive Plan.

Proponent: Federal Way Public Schools

Location of proposal, including street address, if any:

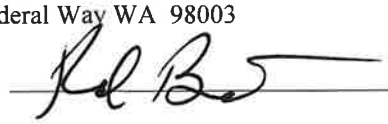
The Federal Way Public Schools District includes an area of approximately 35 square miles. Areas of the cities of Federal Way, Kent, Des Moines, Milton, Algona, and Auburn fall within the District's boundaries, as do parts of unincorporated King County.

Lead agency Federal Way Public Schools is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:00 p.m., May 30, 2025. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Mr. Rob Bryant
Chief Finance and Operations Officer
Federal Way Public Schools
Telephone: (253) 945-2042
Address: 33330 8th Avenue South
Federal Way WA 98003

Date 5/12/25 Signature 

You may appeal this determination in writing by 4:00 p.m., May 30, 2025, to Jennifer Thomas, Federal Way Public Schools, 33330 8th Avenue South, Federal Way, WA 98003, or jthomas@fwps.org

Date of Issue: May 12, 2025
Date Published: May 16, 2025 and May 23, 2025

KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2024-2025 through 2030-2031

June 2025

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7526

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Six-Year Capital Facilities Plan

Table of Contents

I - Executive Summary 1

II - Six - Year Enrollment Projection 4

III - Current Kent School District "Standard of Service" 7

Current Standards of Service for Elementary Students 7

Current District Standards of Service for Secondary Students 8

IV - Inventory and Capacity of Existing Schools 9

V - Six-Year Planning and Construction Plan 14

VI - Portable Classrooms 21

VII - Projected Six-Year Classroom Capacity 25

VIII - Finance Plan 30

IX - Summary of Changes to June 2024 Capital Facilities Plan 34

X - Appendices 35

I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2025 for the 2024-2025 school year. This annual update of the Plan reflects no new major capital projects.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all the District's needs. The District may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, considering a longer or shorter period, other factors and trends in the use of facilities, and other needs of the District as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn, and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to the cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee- implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Functional capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the interim capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI *(See Table 1)*.

The District's standard of service, enrollment history and projections, and use of interim facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the interim use of portables.

This Plan currently represents projects in progress funded primarily by the Kent School District's 2016 Bond, the 2018 Capital Levy, and our newly passed 2024 Capital and Tech Levy. Additional information about these projects can be found on the District's capital projects homepage (link). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website (link).

Based on revised student generation rates, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2025 Capital Facilities Plan).

KENT SCHOOL DISTRICT No. 415
ENROLLMENT HISTORY

King County Live Births

Description/Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
King County Live Births	24,630	25,032	24,910	25,348	25,487	26,011	25,274	24,337	24,090	23,638
Increase/(Decrease)		402	(122)	438	139	524	(737)	(937)	(247)	(452)
Kindergarten/Birth (%)	8.3%	8.0%	8.2%	7.8%	7.9%	6.5%	7.3%	7.7%	7.3%	7.7%

Source: https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/county-all-births-dashboard

Enrollment

Grade/Fiscal Year	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	2,045	2,013	2,037	1,989	2,010	1,703	1,836	1,874	1,761	1,811
1	2,131	2,067	2,056	2,061	2,036	1,882	1,768	1,945	1,931	1,793
2	2,163	2,163	2,077	2,008	2,091	1,980	1,818	1,840	1,965	1,958
3	2,176	2,195	2,143	2,043	1,995	2,001	1,938	1,887	1,878	1,970
4	2,089	2,195	2,218	2,118	2,038	1,912	1,924	1,953	1,924	1,945
5	1,958	2,103	2,189	2,170	2,120	1,937	1,872	1,953	1,973	1,924
6	2,058	1,952	2,119	2,184	2,164	2,024	1,893	1,962	1,948	1,928
7	1,974	2,021	1,922	2,044	2,166	2,010	1,925	1,906	1,949	1,951
8	2,100	2,021	2,043	1,882	2,073	2,086	1,937	1,956	1,922	1,936
9	2,093	2,105	2,006	2,003	1,888	2,001	2,042	2,010	1,955	1,922
10	2,165	2,099	2,080	1,946	2,034	1,811	1,959	2,048	2,000	1,947
11	1,818	1,865	1,823	1,732	1,663	1,743	1,584	1,679	1,729	1,782
12	1,742	1,730	1,810	1,653	1,634	1,453	1,655	1,467	1,500	1,565
Total Enrollment	**26,512**	**26,529**	**26,523**	**25,833**	**25,912**	**24,543**	**24,151**	**24,480**	**24,435**	**24,432**
Yearly Increase/ (Decrease)	(211)	17	(6)	(690)	79	(1,369)	(392)	329	(45)	(3)
Cumulative Increase/ (Decrease)	(211)	(194)	(200)	(890)	(811)	(2,180)	(2,572)	(2,243)	(2,288)	(2,291)

Source: https://ospi.k12.wa.us/policy-funding/school-apportionment/safs-report (1251H Headcount.pdf)

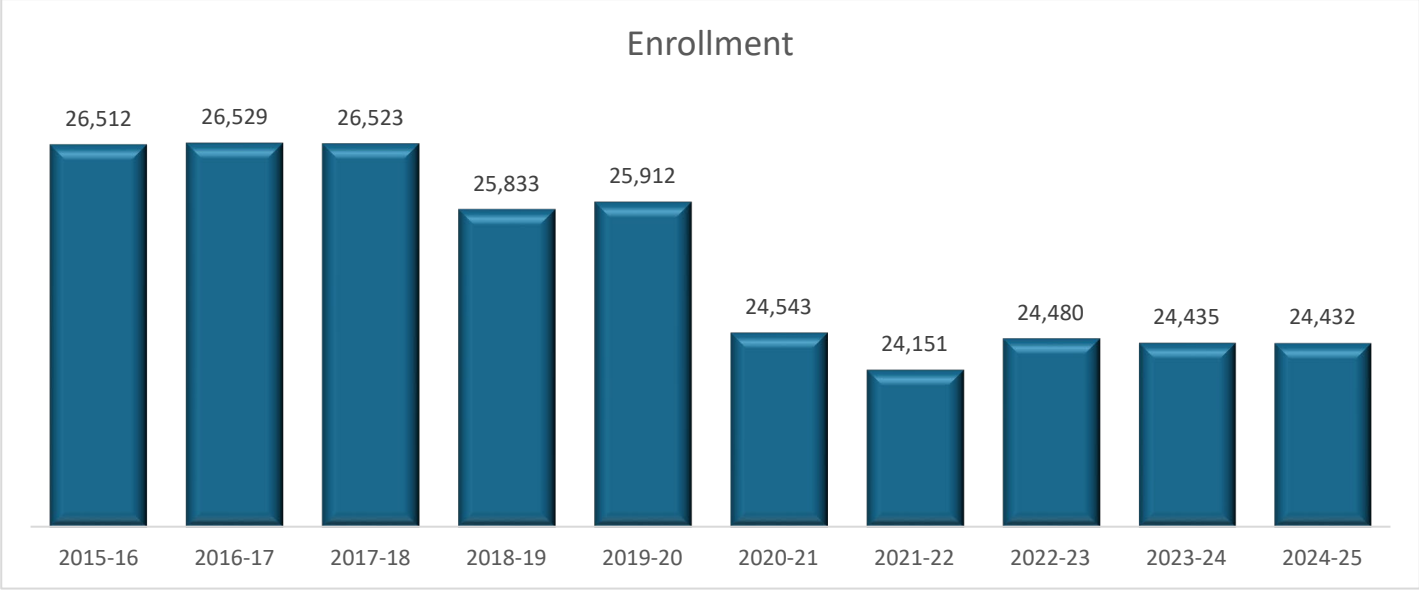


TABLE 1

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment projections are based on cohort survival and student yield from documented residential construction projected over the next six years *(See Table 2).* For this Plan, the District used data from OSPI Information and Condition of Schools (ICOS), Report 1049.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.5% of 23,390 King County live births in 2021 is projected for 1,755 students expected in Kindergarten for October 1, 2025. This is a decrease of 248 live births in King County over the previous year. The District's enrollment from 2025-26 to 2030-31 is projected to decrease by an average of 1.5% each year or a total of 2,089 students. The projected enrollment for 2030-31 is 22,343.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecasted and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact on schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

STUDENT GENERATION FACTOR

"Student Generation Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	0.222
	Middle	0.092
	High	0.116
	Total	**0.430**
Multi-Family	Elementary	0.075
	Middle	0.030
	High	0.032
	Total	**0.137**

The student generation factor is based on 1,927 new SFD (Single Family Detached) units built between 2018 and 2023. The student generation factor is based on 1,908 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,590 apartment units and 318 townhome units.

The District sees an average of 43 students for every 100 single family units that are built and an average of 14 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units.

The rate for apartments can vary, depending on the affordability of the units and the number of bedrooms per unit for specific buildings. Many of the apartment units built between 2018 and 2023 have market rate rents and they tend to have fewer bedrooms per unit than some of the buildings that were completed in 2016 and 2017. The multi-family rate is lower this year than it was in March 2024 because the date range used in the analysis includes fewer affordable units and fewer multiple bedroom units.

In preparing the 2024-2025 to 2030-2031 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendrick, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

KENT SCHOOL DISTRICT No. 415
ENROLLMENT PROJECTION

King County Live Births

Description/Year	2021	2022	2023	2024 (Proj)	2025 (Proj)	2026 (Proj)
King County Live Births	23,390	23,012	22,408	*22,236*	*22,065*	*21,896*
Increase/(Decrease)	(248)	(378)	(604)	*(172)*	*(171)*	*(169)*
Kindergarten/Birth (%)	7.5%	7.5%	7.6%	*7.6%*	*7.5%*	*7.5%*

Source: https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/county-all-births-dashboard

Enrollment Projection

Grade/Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	1,755	1,732	1,710	1,687	1,665	1,643
1	1,841	1,784	1,760	1,738	1,714	1,692
2	1,794	1,842	1,785	1,761	1,739	1,715
3	1,956	1,793	1,841	1,784	1,760	1,738
4	1,963	1,949	1,787	1,834	1,778	1,754
5	1,928	1,946	1,932	1,771	1,818	1,762
6	1,906	1,910	1,928	1,914	1,755	1,801
7	1,882	1,861	1,865	1,882	1,868	1,713
8	1,929	1,861	1,840	1,844	1,861	1,847
9	1,930	1,924	1,856	1,835	1,839	1,856
10	1,895	1,902	1,896	1,829	1,808	1,812
11	1,684	1,639	1,645	1,639	1,582	1,563
12	1,631	1,540	1,499	1,504	1,499	1,447
Total Enrollment	**24,094**	**23,683**	**23,344**	**23,022**	**22,686**	**22,343**
Yearly Increase/ (Decrease)	(338)	(411)	(339)	(322)	(336)	(343)
Cumulative Increase/ (Decrease)	(338)	(749)	(1,088)	(1,410)	(1,746)	(2,089)

Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

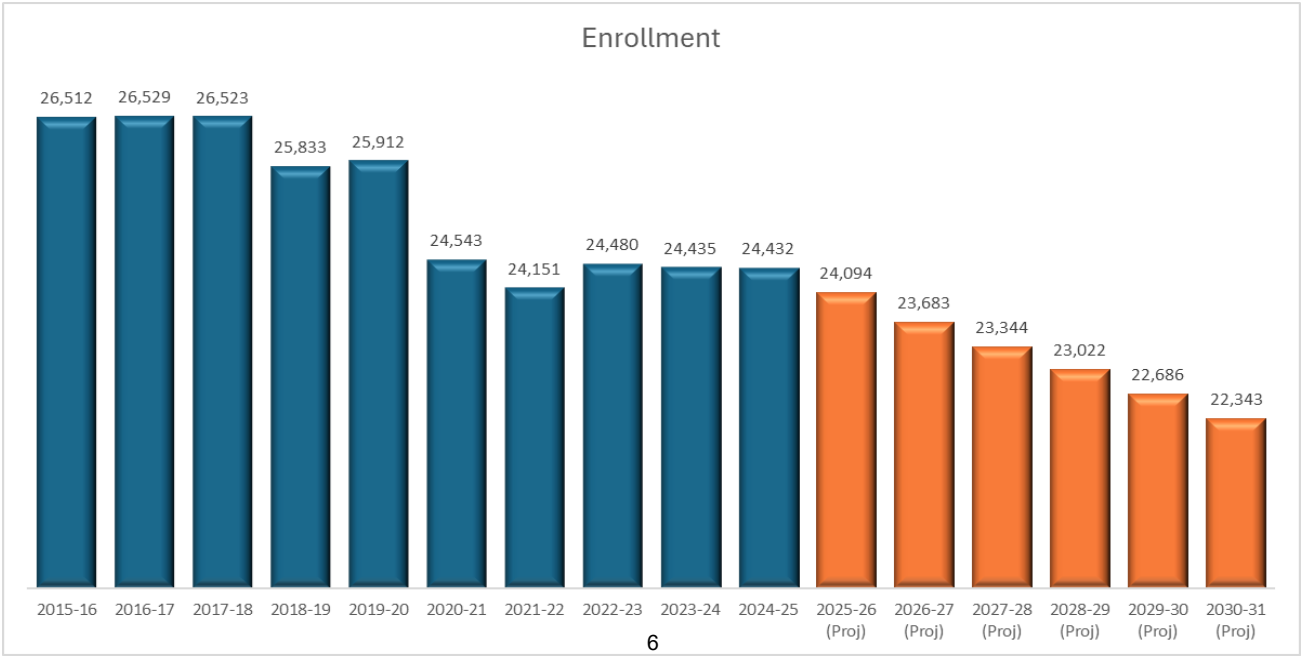


TABLE 2

III - Current Kent School District “Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references a "standard of service" that each school district must establish to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as “impact” schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 24 students per class, not to exceed 26.
- Class size ratio for grades 4 - 5 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided with music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

Career and Technical Education (CTE) – State Program
Closing Educational Achievement Gaps (Title I – Part A) - Federal Program
Highly Capable Students (HiCap) - State Program

Learning Assistance Program (LAP) – State Program
Multilingual Education (MLE) - State Program

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 6–8 is 28 students per class and 135 students per day, with a maximum daily class load/enrollment of 142 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 64% for secondary schools. Functional capacity at elementary schools reflects 56% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has a total functional capacity to house 39,705 students, which consists of a permanent functional capacity of 35,494 and interim (portable) capacity of 4,211. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 89% - 11%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the fall of 2024.

Calculations of Elementary, Middle School and High School capacities are set forth in Table 3. Maps of existing schools are included.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

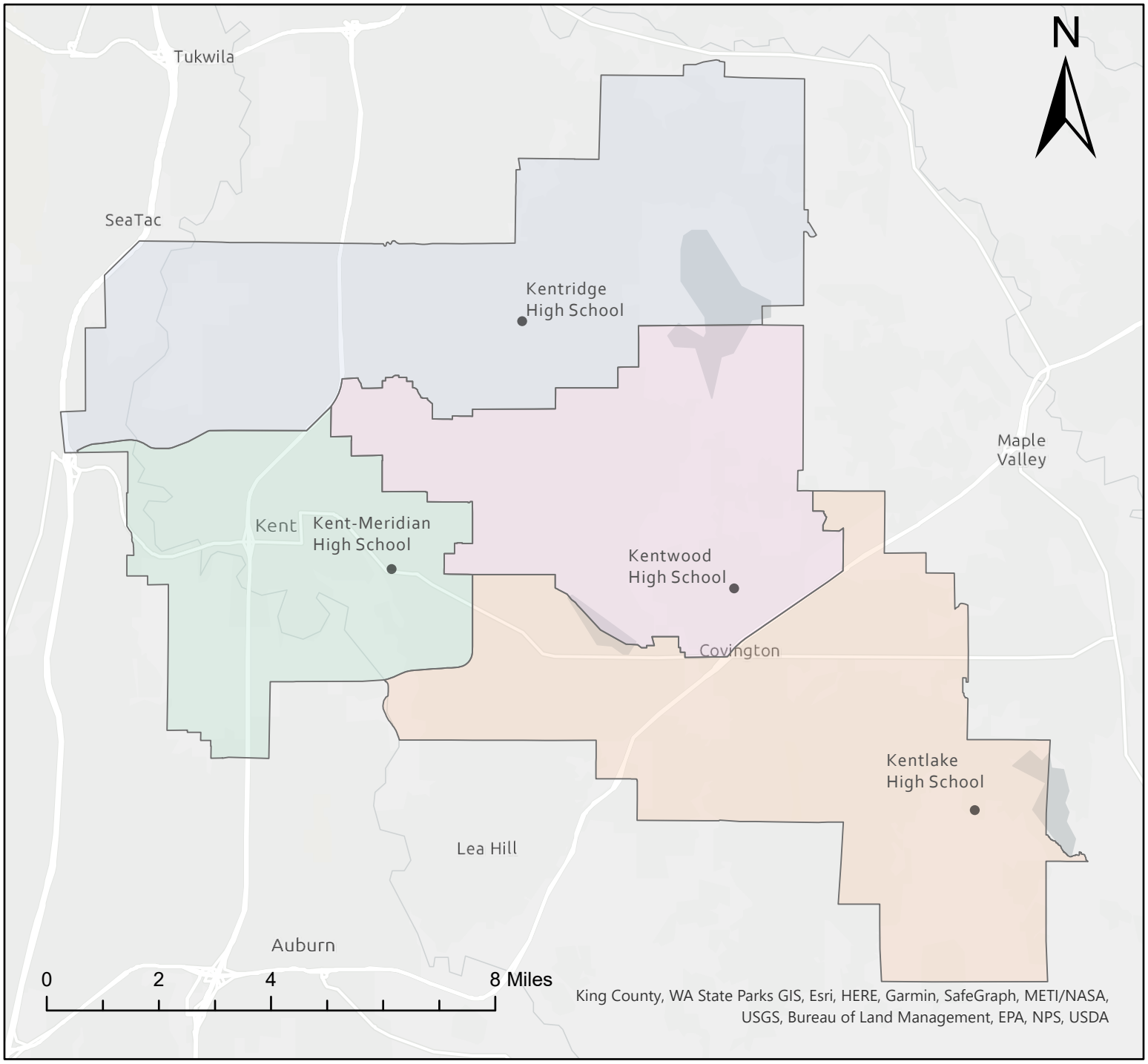
iGrad - Kent School District has developed the Individualized Graduation and Degree Program or “iGrad”. iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 340 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 167 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day includes a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

SCHOOL	Year Opened	ABR	ADDRESS	2024-2025 Functional
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	626
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	541
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	744
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	602
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	779
Emerald Park Elementary	1999	EP	11800 SE 216th Street, Kent 98031	653
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	528
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	640
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	591
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	595
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	634
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	641
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	760
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	725
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	768
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	706
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	793
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	688
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	864
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	744
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	728
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	732
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	661
River Ridge Elementary	2021	RR	22420 Military Rd. S., SeaTac, WA 98198	886
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	549
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	837
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	591
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	730
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	719
Elementary TOTAL				**20,055**
Canyon Ridge Middle	1966	CR	11000 SE 264th Street, Kent 98030	1,110
Cedar Heights Middle	1993	CH	19640 SE 272nd Street, Covington 98042	1,140
Mattson Middle	1981	MA	16400 SE 251st Street, Covington 98042	1,020
Meeker Middle	1970	MK	12600 SE 192nd Street, Renton 98058	1,230
Meridian Middle	1958	MM	23480 - 120th Avenue SE, Kent 98031	1,110
Mill Creek Middle	2005	MC	620 North Central Avenue, Kent 98032	1,200
Northwood Middle	1996	NW	17007 SE 184th Street, Renton 98058	1,140
Middle TOTAL				**7,950**
Kent-Meridian High	1951	KM	10020 SE 256th Street, Kent 98030	2,595
Kentlake High	1997	KL	21401 SE 300th Street, Kent 98042	2,714
Kentridge High	1968	KR	12430 SE 208th Street, Kent 98031	2,932
Kentwood High	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,917
High TOTAL				**11,158**
Kent Laboratory Academy	2021	KLA	105 SE 208th St., Kent, WA 98031	542
DISTRICT TOTAL				**39,705**

Table 3

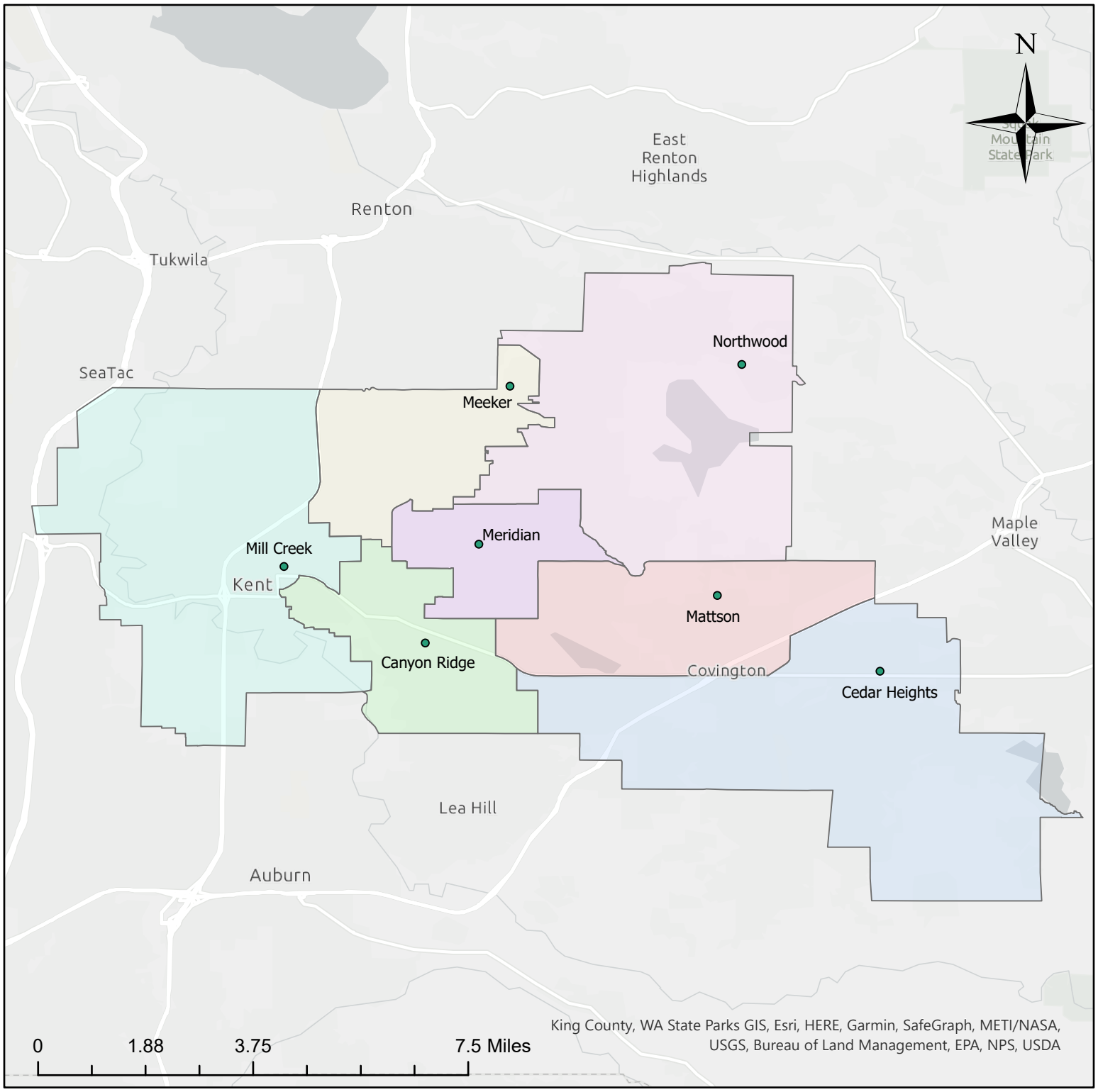
Kent School District 2024/2025 School Year
High School Boundaries



Legend

- High School Buildings
- Kentridge High School
- Kent-Meridian High School
- Kentwood High School
- Kentlake High School

Kent School District 2024/2025 School Year
Middle School Boundaries



Middle Schools

Cedar Heights Middle School

Canyon Ridge Middle School

Mattson Middle School

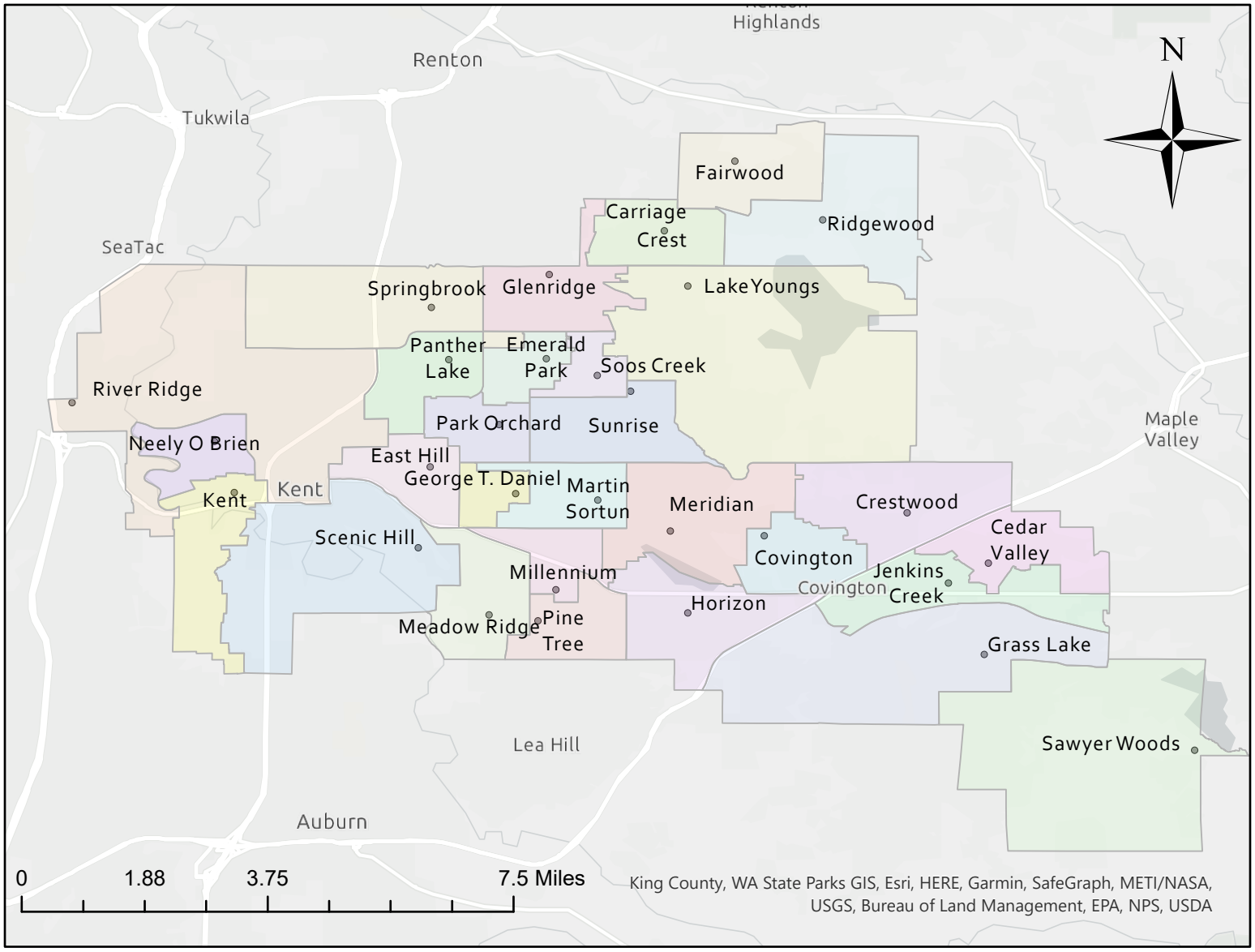
Meeker Middle School

Meridian Middle School

Mill Creek Middle School

Northwood Middle School

Kent School District 2024/2025 School Year Elementary School Boundaries



- Carriage Crest Elementary
- Cedar Valley Elementary
- Covington Elementary
- Crestwood Elementary
- Daniel Elementary
- East Hill Elementary
- Emerald Park Elementary
- Fairwood Elementary
- Glenridge Elementary
- Grass Lake Elementary
- Horizon Elementary
- Jenkins Creek Elementary
- Kent Elementary
- Lake Youngs Elementary
- Martin Sortun Elementary
- Meadow Ridge Elementary
- Meridian Elementary
- Millennium Elementary
- Neely O Brien Elementary
- Panther Lake Elementary
- Park Orchard Elementary
- Pine Tree Elementary
- Ridgewood Elementary
- River Ridge Elementary
- Sawyer Woods Elementary
- Scenic Hill Elementary
- Soos Creek Elementary
- Springbrook Elementary
- Sunrise Elementary
- Elementary Schools

V - Six-Year Planning and Construction Plan

In November 2016, the voters of the Kent School District approved a bond measure for $252 million. This bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in August 2021.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from schools and bus stops, as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future *(See Table 4 & Sitemap).*

Voter approved bond issues have included funding for the purchase of sites for future schools and district use; the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites but may also be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

The Kent School District continues to make improvements to the facilities through completion of the 2016 Bond, 2018 Levy, and the recent voter approved 2024 Levy. At this moment the standing of the current measures are as follows:

Measure	Complete	In Progress	Not Started
2016 Bond	85%	13%	2%
2018 Levy	72%	13%	15%
2024 Levy	0%	14%	86%

The Kent School District anticipates and is planning to run a Bond in 2028 for additional emergent needs, differed maintenance, tenant improvement projects, and possible facility replacement.

As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent, we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. The Alexian Gateway Project is located on the corner of Military Road

and Veterans Drive in Kent and began occupying its 283 units in 2023-2024.

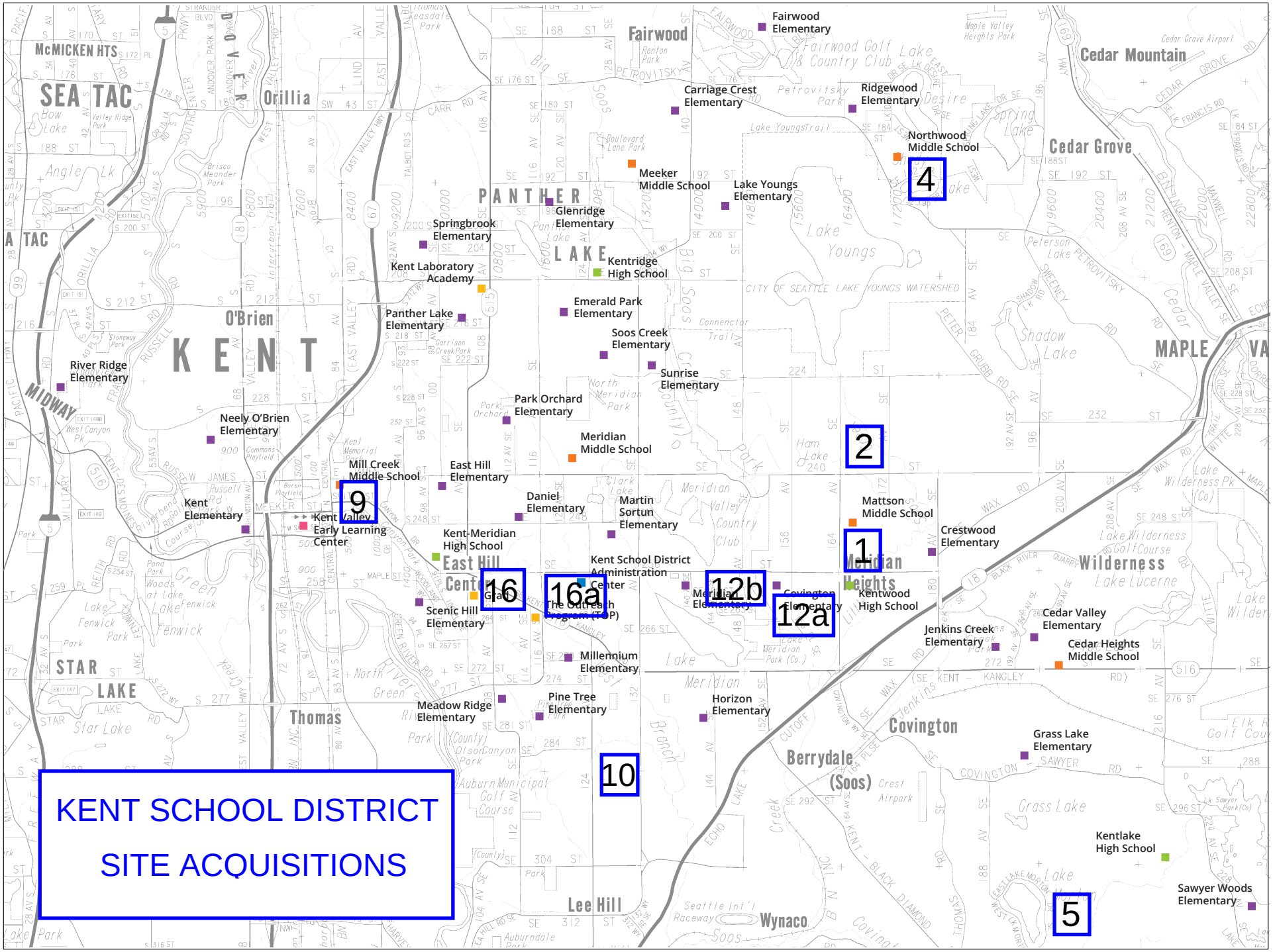
In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our enrollment boundary and proposed completion of Phase 4 is shown to be 2027.
Construction in the Kent School District boundaries have been steadily rising over the last five years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions and Projects Planned to Provide Additional Capacity

# on Map	SCHOOL / FACILITY / SITE	LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
						Approximate	Approximate
	ELEMENTARY						
	MIDDLE & HIGH						
	TEMPORARY FACILITIES					Additional Capacity	
# on Map	**2 OTHER SITES ACQUIRED**			Land Use Designation	Type	Land Use Jurisdiction	
16	White House - Kent	11027 SE Kent-Kangley Kent, WA 98030		**Commercial**	Purchased	King County	
16a	Green Building - Kent	11109 SE Kent-Kangley Kent, WA 98030		**Commercial**	Purchased	King County	

Notes:

None



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APARTMENT PROJECTS WITH MULTIPLE BUILDINGS SHALL HAVE MONUMENT SIGNS -------- SHOWING THE STREET ADDRESSES OF EACH BUILDING AT EACH VEHICLE ENTRANCE TO THE SITE. EACH ETHICAL ENTRANCE SHALL ALSO HAVE AN ILLUMINATED SITE PLAN AND / OR DIRECTLY SIGNS. THE SIGNS SHALL SHOW THE LOCATION OF THE SIGN (THE VIEWER'S CURRENT LOCATION) AND ALL BUILDING ADDRESSES. DWELLING NUMBERS SHALL BE INCLUDED. THE MONUMENT SIGNS SHALL HAVE A CONTRASTING BACKGROUND COLOR. ALL SITE SIGNAGE TO BE PER OWNERS SPECIFICATION AND DESIGN AND UNDER SEPARATE PERMIT.

* INDICATE APPROXIMATE LOCATION OF ILLUMINATED BUILDING ADDRESS SIGNAGE. SIGNAGE FOR BUILDINGS MUST INCLUDE THE ENTIRE BUILDING ADDRESS AND STREET NAME. THE BUILDING ADDRESS SHALL BE NO LESS THAN SIX (6) INCHES IN HEIGHT. THE BUILDING SIGN SHALL HAVE A CONTRASTING BACKGROUND COLOR.

OLD MILITARY ROAD SOUTH

VETERANS DRIVE

TRASH ENCLOSURES

MAINTENANCE SHED M001

AMENITY SPACE

LEGEND

- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- THREE BEDROOM UNITS
- TYPE A UNITS
- ----- NO UNIT - GARAGE ONLY
- * BUILDING SIGNAGE

1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK

NORTH

1 UNIT NUMBERING PLAN

SCALE: 3/64" = 1'-0"

KATERRA

542 1st AVE. SOUTH, FLOOR 4
SEATTLE, WASHINGTON 98104

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Consultant

Owner

TCR
TRAMMELL CROW RESIDENTIAL

Key plan

Professional Seal

5356 REGISTERED ARCHITECT CRAIG CURTIS STATE OF WASHINGTON

ALEXAN GATEWAY APARTMENTS

23000 MILITARY RD S,
KENT, WA 98032

Drawn By	RM
Project Manager	RM
Job Number	075-18001
Date Of Original	12/13/19

Revisions

Mark	Date	Description
0	06/12/2019	PERMIT SET
2	01/09/2020	REV.3 ITCD UPDATES
6	05/22/2020	PC1 CORRECTIONS

IFC SET
10/30/2020

UNIT NUMBERING/ ADDRESSING SHEET(1,2,3)

G.00.014

Phasing Legend 11

Phase 1A - Maple Hills Division 5

Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.

Phase 1B - Approximate Years 2019-2024

Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.

Phase 2 - Approximate Years 2020-2025

Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.

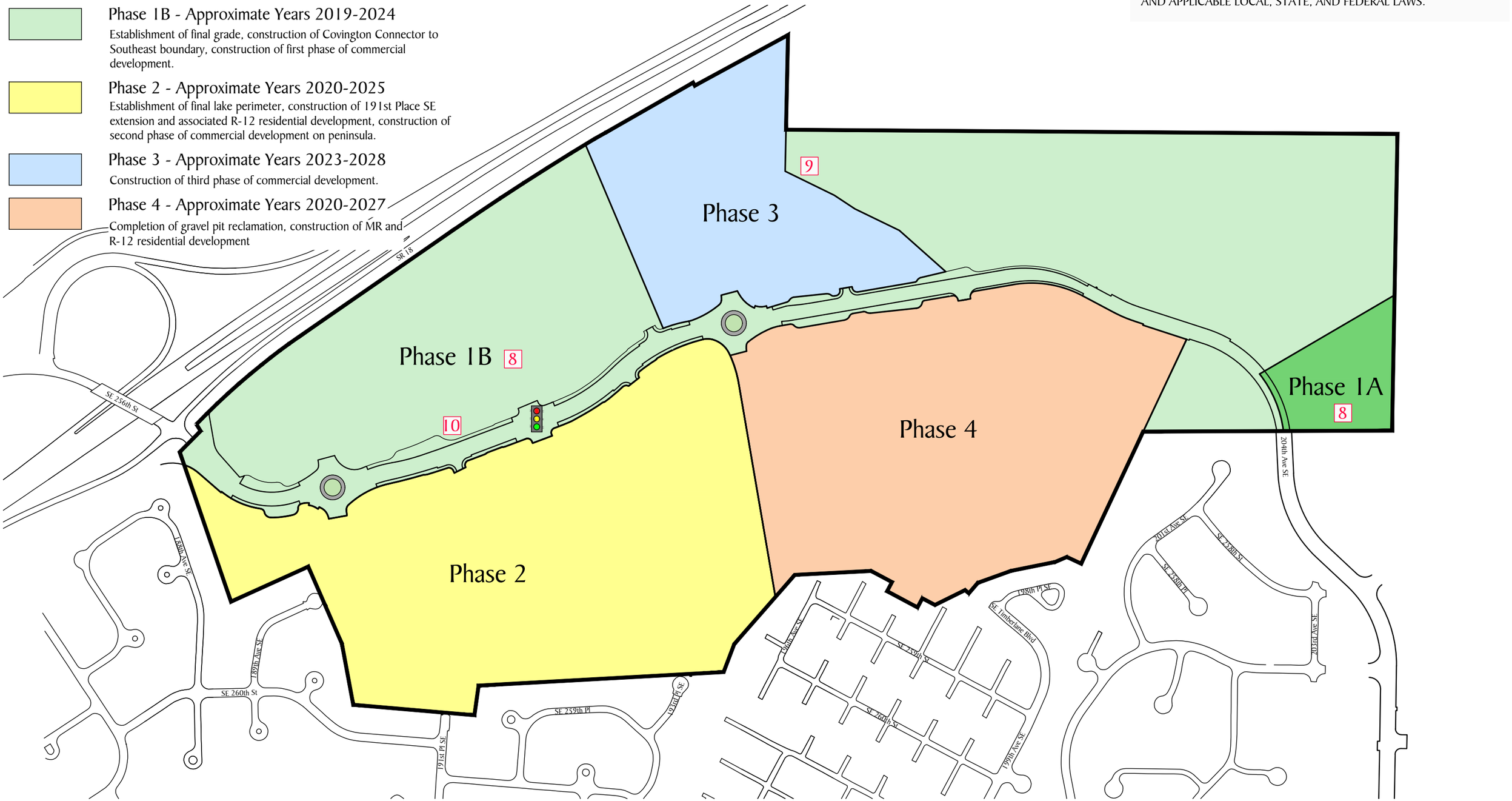
Phase 3 - Approximate Years 2023-2028

Construction of third phase of commercial development.

Phase 4 - Approximate Years 2020-2027

Completion of gravel pit reclamation, construction of MR and R-12 residential development

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDINGS ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THIER SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



Lakepointe Urban Village

OAKPOINTE

Phasing Map

N

0 100 200 400

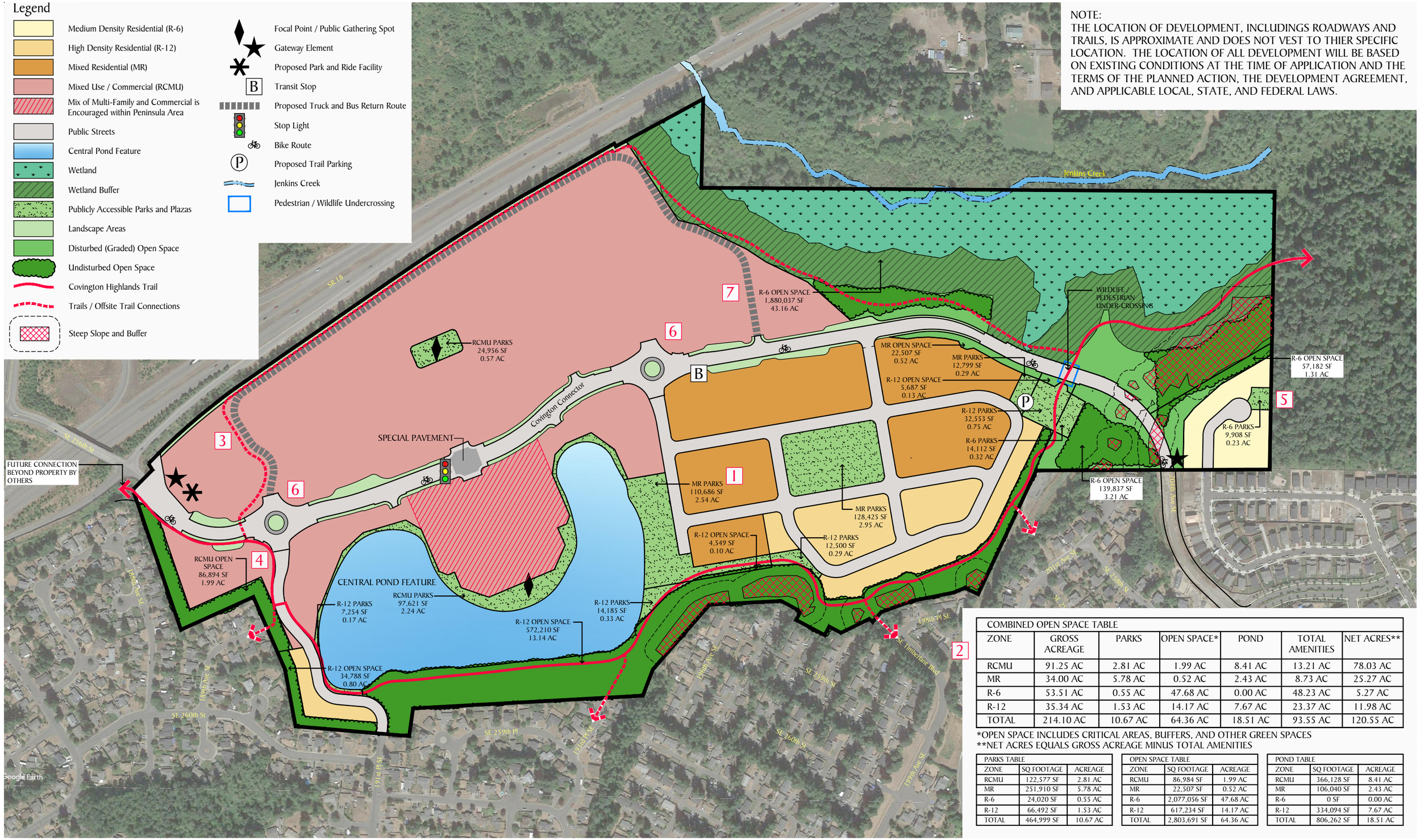
SCALE: 1" = 400'

January 30, 2017
Updated September 15, 2021

Legend

- Medium Density Residential (R-6)
- High Density Residential (R-12)
- Mixed Residential (MR)
- Mixed Use / Commercial (RCMU)
- Mix of Multi-Family and Commercial is Encouraged within Peninsula Area
- Public Streets
- Central Pond Feature
- Wetland
- Wetland Buffer
- Publicly Accessible Parks and Plazas
- Landscape Areas
- Disturbed (Graded) Open Space
- Undisturbed Open Space
- Covington Highlands Trail
- Trails / Offsite Trail Connections
- Steep Slope and Buffer
- Focal Point / Public Gathering Spot
- Gateway Element
- Proposed Park and Ride Facility
- Transit Stop
- Proposed Truck and Bus Return Route
- Stop Light
- Bike Route
- Proposed Trail Parking
- Jenkins Creek
- Pedestrian / Wildlife Undercrossing

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDINGS ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THIER SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



COMBINED OPEN SPACE TABLE						
ZONE	GROSS ACREAGE	PARKS	OPEN SPACE*	POND	TOTAL AMENITIES	NET ACRES**
RCMU	91.25 AC	2.81 AC	1.99 AC	8.41 AC	13.21 AC	78.03 AC
MR	34.00 AC	5.78 AC	0.52 AC	2.43 AC	8.73 AC	25.27 AC
R-6	53.51 AC	0.55 AC	47.68 AC	0.00 AC	48.23 AC	5.27 AC
R-12	35.34 AC	1.53 AC	14.17 AC	7.67 AC	23.37 AC	11.98 AC
TOTAL	214.10 AC	10.67 AC	64.36 AC	18.51 AC	93.55 AC	120.55 AC

*OPEN SPACE INCLUDES CRITICAL AREAS, BUFFERS, AND OTHER GREEN SPACES
**NET ACRES EQUALS GROSS ACREAGE MINUS TOTAL AMENITIES

PARKS TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	122,577 SF	2.81 AC
MR	251,910 SF	5.78 AC
R-6	24,020 SF	0.55 AC
R-12	66,492 SF	1.53 AC
TOTAL	464,999 SF	10.67 AC

OPEN SPACE TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	86,984 SF	1.99 AC
MR	22,507 SF	0.52 AC
R-6	2,077,056 SF	47.68 AC
R-12	617,234 SF	14.17 AC
TOTAL	2,803,691 SF	64.36 AC

POND TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	366,128 SF	8.41 AC
MR	106,040 SF	2.43 AC
R-6	0 SF	0.00 AC
R-12	334,094 SF	7.67 AC
TOTAL	806,262 SF	18.51 AC

Lakepointe Urban Village

OAKPOINTE

Master Development Plan

N

0 100 200 400

SCALE: 1" = 400'

January 30, 2017
Updated September 15, 2021

VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students in excess of functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C).*

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated and maintained. The District's goal is to reduce the number of portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors - Single Family

Elementary	(Grades K - 5)	0.222
Middle	(Grades 6- 8)	0.092
Senior High	(Grades 9 - 12)	0.116
	Total	**0.430**

Student Generation Factors - Multi-Family

Elementary	(Grades K - 5)	0.075
Middle	(Grades 6- 8)	0.030
Senior High	(Grades 9 - 12)	0.032
	Total	**0.137**

Projected Increased Student Capacity

Elementary	0
Middle	0
Senior High (Academy)	0

OSPI - Square Footage per Student

Elementary	110
Middle	134
Senior High	144
Special Education	153

Required Site Acreage per Facility

Elementary (required)	12
Middle (required)	25
Senior High (required)	40

Average Site Cost / Acre

Elementary	$161,678
Middle	$0
Senior High	$0

New Facility Construction Cost

Elementary	$68,000,000
Middle	$155,000,000
Senior High	$220,000,000

Temporary Facility Capacity & Cost

Elementary	@ 24	$315,000
Middle	@ 28	$315,000
Senior High	@ 32	$315,000

Temporary Facility Square Footage

Elementary		123,702
Middle		10,256
Senior High		21,296
Total	4.4%	155,254

State Funding Assistance Credit

District Funding Assistance Percentage	**54.31%**

Construction Cost Allocation

CCA - Cost/Sq, Ft.	**$375.00**

Permanent Facility Square Footage

Elementary		1,567,594
Middle		760,483
Senior High/Other		1,077,315
Total	95.6%	3,405,392

District Average Assessed Value

Single Family Residence	**$657,970**

Total Facilities Square Footage

Elementary	1,691,296
Middle	770,739
Senior High/Other	1,098,611
Total	3,560,646

District Average Assessed Value

Multi-Family Residence	**$320,116**

Bond Levy Tax Rate/$1,000 **$0.46**

Current Rate / 1,000 Tax Rate **0.0005**

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

General Obligation Bond Interest Rate

Current Bond Interest Rate **4.37%**

CPI Inflation Factor **5.80%**

Budget Preparations | OSPI (www.k12.wa.us)

* Reflects current facility construction

(APPENDIX A)

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Site Acquisition Cost per Single Family Residence

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	$161,678	0	0.222	
A 2 (Middle)	25	$0	0	0.092	
A 3 (Senior High)	40	$0	0	0.116	
Total	77	$161,678	0	0.430	
				A ⇨	$0.00

Permanent Facility Construction Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	$68,000,000	0	0.222	0.903	
B 2 (Middle)	$155,000,000	0	0.092	0.984	
B 3 (Senior High)	$220,000,000	0	0.116	0.998	
Total	$443,000,000	0	0.430	B ⇨	$0.00

Temporary Facility Cost per Single Family Residence (Portables)

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	$315,000	24	0.222	0.097	$282.63
C 2 (Middle)	$315,000	28	0.092	0.016	$15.99
C 3 (Senior High)	$315,000	32	0.116	0.020	$23.57
Total	$945,000	84	0.430	C ⇨	$322.20

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Construction Cost Allocati	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	$375.00	110	0.5431	0.222	$4,973.44
D 2 (Middle)	$375.00	134	0.5431	0.092	$2,510.75
D 3 (Senior High)	$375.00	144	0.5431	0.116	$3,401.98
				D ⇨	$10,886.17

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	**$657,970**
Net Present Value (per EQ) (NPV)	**8.32**
Current Debt Service Rate / 1,000 (r)	0.05%
(Below used to calculate NPV)	
Current Bond Interest Rate	4.37%
Years Amortized (10 Years)- Used in NPV Calculation	10

TC ⇨ $2,534.98

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇨ 0

Fee Recap **

A = Site Acquisition per SF Residence	$0.00	
B = Permanent Facility Cost per Residence	$0.00	
C = Temporary Facility Cost per Residence	$322.20	
Subtotal		$322.20
D = State Match Credit per Residence	$10,886.17	
TC = Tax Credit per Residence	$2,534.98	
Subtotal		$13,421.15

Total Unfunded Need	($13,098.95)	
50% Developer Fee Obligation		**($6,549)**
FC = Facility Credit (if applicable)		$0
District Adjustment		$6,549
Net Fee Obligation per Residence - **Single Family**		**$0.00**

(APPENDIX B)

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Site Acquisition Cost per Multi-Family Residence Unit

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor		
A 1 (Elementary)	12	$161,678	0	0.075		
A 2 (Middle)	25	$0	0	0.030		
A 3 (Senior High)	40	$0	0	0.032		
Total	77	$161,678	0	0.137		
			2		A ⇨	$0.00

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio		
B 1 (Elementary)	$68,000,000	0	0.075	0.903		
B 2 (Middle)	$155,000,000	0	0.030	0.984		
B 3 (Senior High)	$220,000,000	0	0.032	0.998		
Total	$443,000,000	0	0.137		B ⇨	$0.00

Temporary Facility Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio		
C 1 (Elementary)	$315,000	24	0.075	0.097		$95.48
C 2 (Middle)	$315,000	28	0.030	0.016		$5.21
C 3 (Senior High)	$315,000	32	0.032	0.020		$6.50
Total	$945,000	84	0.137		C ⇨	$107.20

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor		
D 1 (Elementary)	$375.00	110	0.5431	0.075		$1,680.22
D 2 (Middle)	$375.00	134	0.5431	0.030		$818.72
D 3 (Senior High)	$375.00	144	0.5431	0.032		$938.48
					D ⇨	$3,437.42

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	**$320,116**		
Net Present Value (per EQ) (NPV)	**8.32**		
Current Debt Service Rate / 1,000 (r)	0.05%	TC ⇨	$1,233.32
(Below used to calculate NPV)			
Current Bond Interest Rate	4.37%		
Years Amortized (10 Years)- Used in NPV Calcula	10		

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units		
0	0	FC ⇨	0

Fee Recap **

A = Site Acquisition per Multi-Family Unit	$0.00		
B = Permanent Facility Cost per MF Unit	$0.00		
C = Temporary Facility Cost per MF Unit	$107.20		
Subtotal		$107.20	
D = State Match Credit per MF Unit	$3,437.42		
TC = Tax Credit per MF Unit	$1,233.32		
Subtotal		$4,670.73	
Total Unfunded Need		($4,563.53)	
50% Developer Fee Obligation			**($2,282)**
FC = Facility Credit (if applicable)			0
District Adjustment			$2,282
Net Fee Obligation per Residential Unit - **Multi-family**			**$0.00**

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts *(See Tables 5 & 5 a-b-c).*

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment "snapshot in time" to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the State of Washington. The P-223 Headcount for October 2024 was 24,432, excluding ECSE and college-only Running Start students.

In October 2024, there were 1,159 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 629 attended classes only at the college ("college-only") and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the State.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy the required capacity through the interim use of portables *(See Table 5 and Tables 5 a-b-c).*

While the District currently shows available capacity to address projected need on a purely statistical basis, there are a variety of extenuating factors that need to be considered. The Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our interim capacity figures, and we do not count that as a permanent space solution. Kent School District is unusual in that it incorporates neighborhoods intersecting with 8 jurisdictions, including Kent, Covington, Auburn, Black Diamond, Maple Valley, Renton, unincorporated King County and SeaTac. The district covers 72 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the District's boundaries.

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY
TOTAL DISTRICT

SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P	R	O	J	E	C	T	E	D
Permanent Functional Capacity 1	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Changes to Permanent Capacity 1							
Capacity Increase (F)							
Additional Permanent Classrooms	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Interim Portable Capacity							
Elementary Portable Capacity Required	3,228	3,228	3,228	3,228	3,228	3,228	3,228
Middle School Portable Capacity Required	375	375	375	375	375	375	375
High School Portable Capacity Required	608	608	608	608	608	608	608
Interim Portable Capacity Total	4,211	4,211	4,211	4,211	4,211	4,211	4,211
TOTAL CAPACITY 1	**39,705**	**39,705**	**39,705**	**39,705**	**39,705**	**39,705**	**39,705**
Total Enrollment/Projection 2	24,432	24,094	23,683	23,344	23,022	22,686	22,343
DISTRICT AVAILABLE CAPACITY	**15,246**	**15,584**	**15,995**	**16,334**	**16,656**	**16,992**	**17,335**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY: Grades K - 5

	Elementary Grade K-5						
SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P	R	O	J	E	C	T	E	D
Elementary Permanent Capacity [1]	16,696	16,696	16,696	16,696	16,696	16,696	16,696
Additional Permanent Classrooms [2]	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	16,696	16,696	16,696	16,696	16,696	16,696	16,696
Interim Portable Capacity	3,228	3,228	3,228	3,228	3,228	3,228	3,228
TOTAL CAPACITY [1]	**19,924**	**19,924**	**19,924**	**19,924**	**19,924**	**19,924**	**19,924**
ENROLLMENT / PROJECTION 2	11,401	11,237	11,046	10,815	10,575	10,474	10,304
SURPLUS (DEFICIT) CAPACITY	**8,496**	**8,660**	**8,851**	**9,082**	**9,322**	**9,423**	**9,593**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

MIDDLE SCHOOL: Grades 6 - 8

	Middle School Grade 6-8						
SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P R O J E C T E D					
Middle School Permanent Capacity [1]	7,216	7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	7,216	7,216	7,216	7,216	7,216	7,216	7,216
Portable Interim Capacity [1]	375	375	375	375	375	375	375
TOTAL CAPACITY [1]	**7,591**	**7,591**	**7,591**	**7,591**	**7,591**	**7,591**	**7,591**
ENROLLMENT / PROJECTION [2]	5,815	5,717	5,632	5,633	5,640	5,484	5,361
SURPLUS (DEFICIT) CAPACITY	**1,776**	**1,874**	**1,959**	**1,958**	**1,951**	**2,107**	**2,230**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

HIGH SCHOOL: Grades 9 - 12

SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P	R	O	J	E	C	T	E	D
Senior High Permanent Capacity [1]	10,097	10,097	10,097	10,097	10,097	10,097	10,097
Changes to High School Capacity	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	10,097	10,097	10,097	10,097	10,097	10,097	10,097
Portables Interim Capacity 1	608	608	608	608	608	608	608
TOTAL CAPACITY [1]	**10,705**	**10,705**	**10,705**	**10,705**	**10,705**	**10,705**	**10,705**
ENROLLMENT / PROJECTION [2]	7,216	7,140	7,005	6,896	6,807	6,728	6,678
SURPLUS (DEFICIT) CAPACITY	**3,489**	**3,565**	**3,700**	**3,809**	**3,898**	**3,977**	**4,027**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2024-2025 through 2030-2031. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of $252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds ($80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. `Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, SeaTac, and Unincorporated King County).

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2024-2025 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams had come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed the District's needs. The initial plan revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District's Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval.

After the failure to pass the 2023 Bond, we re-evaluated needs as well as next steps. Surveys went out to the community to see what people would like to prioritize from the list of needed projects. A new list of projects was presented through the 2023 Levy in November. This levy did not pass. This list was again taken and revised to prioritize projects that are critical to operations and life safety within our buildings. In April we set forth our 2024 Levy to a vote, which also did not receive the needed support to pass. We once again reduced the Levy list to include only emergent needs to critical building operations, and the measure was approved by voters in November of 2024.

Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we have advanced opportunities to even out capacity at each site to accommodate our programs, district-wide site capacity, and student-based needs.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

Cost Basis Summary

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

Project	Projected Cost
New Elementary School	$68,000,000
New Middle School	$155,000,000
New High School	$220,000,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

KENT SCHOOL DISTRICT No. 415
SIX-YEAR FINANCE PLAN

SCHOOL FACILITIES	*	2022	2023	2024	2025	2026	2027	2028	TOTAL	Secured Local & State	Unsecured State [2] or Local [3] Estimated	Impact Fees [5] Estimated
PERMANENT FACILITIES												
No School Projects at this time.									$0			
TEMPORARY FACILITIES												
Additional portables [3 - 4]									$0			
OTHER												
N / A												
Totals		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

* F = Funded U = Unfunded

NOTES:

[2] The District anticipates receiving some State Funding Construction Assistance for some projects.

[3] Facility needs are pending review. Some of these projects may be funded with impact fees.

4 Cost of portables based on current cost and adjusted for inflation for future years.

5 Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary							
	No Acquisitions for Elemenary Schools			0.00	$0		
			Elementary Site Subtotal	0.00	$0		**~~$0~~ Elem site average**
Middle School							
	No Acquisitions for Middle Schools			0.00	$0		
			Middle School Site Subtotal	0.00	$0		**$0 Middle Schl Site Avg.**
Senior High							
	No Acquisitions for High Schools			0.00	$0	$0	
			Senior High Site Subtotal	0.00	$0		**$0 Sr Hi Site Average**

Note: All rural sites were purchased prior to adoption of Urban Growth Area.

Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17.

1 / Urban	Site - Covington area North (So of Mattson MS)	1984				
2 / Rural	Site - Ham Lake east (Pollard)	1992		**Total Acreage & Cost**		**Total Average Cost / Acre**
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995		**~~0.00~~**	**~~$0~~**	**~~#DIV/0!~~**
5 / Rural	Site - SE of Lake Morton area (West property)	1993		0	0	0
9 / Rural	Site - McMillan Assemblage (South of MC)	98 - 04				
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999				
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004				
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004				
16	Site - 11027 SE Kent-Kangley, WA 98030	2023	Site - 11027 SE Kent-Kangley, WA 98030	0.9	$1,382,696.90	Land included building
16a	Site - 11109 SE Kent-Kangley, WA 98030	2023	Site - 11109 SE Kent-Kangley, WA 98030	0.84	$1,744,009.52	Land included building

Table 7

IX - Summary of Changes to June 2025 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2024 Plan are summarized here.

Capacity changes continue to reflect fluctuations in class size ratio and program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The District worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

The District expects to receive some State Funding Assistance (formerly called “state matching funds”) for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility need will be reviewed in the future.

The impact fees for 2025 calendar year will result in no collection of impact fees for both Single-Family and Multi-Family due to the capacity study completed in spring 2025.

X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.229	0.222	-0.007	
Single Family (SF)	MS	0.087	0.092	0.005	
	SH	0.113	0.116	0.003	
	Total	0.429	0.430	0.001	
Student Generation Factor	Elem	0.109	0.075	-0.034	
Multi-Family (MF)	MS	0.037	0.030	-0.007	
	SH	0.054	0.032	-0.022	
	Total	0.200	0.137	-0.063	
State Funding Assistance Ratios ("State Match")		52.88%	54.31%	1.43%	Per OSPI Website
Area Cost Allowance		$375.00	$375.00	0.000	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	$594,679	$657,970	63,291	King County
AV - Average of Condominiums & Apts.	MF	$310,811	$320,116	9,305	King County
Debt Service Capital Levy Rate / $1000		$1.11	$0.46	($0.65)	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.48%	4.37%	0.89%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	$0.00	$0.00	$0.00	No Change
Impact Fee - Multi-Family	MF	$0.00	$0.00	$0.00	No Change

DETERMINATION OF NONSIGNIFICANCE

For

Kent School District No. 415

2024 Capital Facilities Plan

Issued with a 14-day comment and appeal period.

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Kent School District 2024 Six-Year Capital Facilities Plan by the Kent School District for the purposes of planning for the facilities needs of the District.

2. The amendment of the King County Comprehensive Plan to include the Kent School District 2024 Capital Facilities Plan as a part of the Capital Facilities Plan Element of the King County Comprehensive Plan.

3. The amendment of the Comprehensive Plan of the City of Kent to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Kent.

4. The amendment of the Comprehensive Plan of the City of Covington to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Covington.

5. The amendment of the Comprehensive Plan of the City of Renton to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Renton.

6. The amendment of the Comprehensive Plan of the City of Auburn to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Auburn.

7. This proposal may also involve amendment of Comprehensive Plans of the Cities of Black Diamond, Maple Valley, and/or SeaTac to incorporate the Kent School District 2024 Capital Facilities Plan into the Capital Facilities element of that jurisdiction's Comprehensive Plan.

Proponent: Kent School District No. 415

Location of the Proposal:

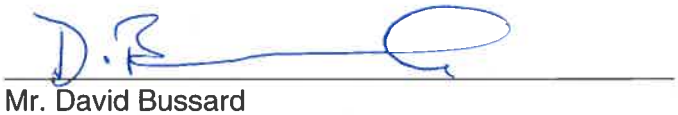
The Kent School District includes an area of approximately 70 square miles. The City of Covington and portions of the cities of Kent, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac fall within the District's boundaries, as do parts of unincorporated King County.

Lead Agency:

Kent School District No. 415 is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that the proposal does not pose a probable significant adverse impact to the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 3:00 p.m., June 3, 2024. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: 

Mr. David Bussard
Executive Director, Operations
Kent School District No. 415

Telephone: (253) 373-7526

Address: 12033 SE 256th Street, Bldg. B
Kent, Washington 98030-6643

Appeals of this determination are governed by Board Policy No. 6890, which can be obtained from Mr. David Bussard, Executive Director, Kent School District No. 415, 12033 SE 256th Street Bldg. B, Kent, Washington 98030-6643 and pursuant to WAC 197-11-680- and RCW 43.21C.075.

Date of Issue: 5/13/24

Date Published: 5/17/24

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Table 1. Housing Need by Income and County

County		Total Non-PSH	0-30%		>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
			PSH Non-PSH	PSH						
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
Total	Net New Need (2044)	12,112	1,557	~~892~~ 832	330	632	1,153	~~1,235~~ 1,305	6,302	2,300

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

Figure 34 – Housing Need by Income and County

County		Total	0-30%		>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
			Non-PSH	PSH						
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
Total	Net New Need (2044)	12,112	1,557	~~892~~ 832	330	632	1,153	~~1,235~~ 1,305	6,302	2,300

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

IMAGINE AUBURN

CITY OF AUBURN COMPREHENSIVE PLAN

CORE PLAN



ADOPTED DECEMBER 2015



Contents

Core Plan

Background & Summary C1-1

Community Profile & Characteristics C2-1

Community Vision & Values C3-1

Policy Elements C4-1

Graphs

Graph 1. Top Ten Employers – 2002 ..... C2-2

Graph 2. Top Ten Employers – 2011 ..... C2-3

Graph 3. Commute Inflows and Outflows C2-5

Tables

Table 1 – Job Distribution by Employment Category, 1995–2013 ..... C2-4

Table 2 – Gross and Adjusted Net Acres of Vacant and Redevelopable Land and Capacity by Aggregated Residential Zoning Type C2-6

Table 3 – Gross and Adjusted Net Acres and Capacity of Commercial and Industrial Land Supply (King County, 2012) C2-7

Table 4 – Gross and Adjusted Net Acres of Vacant and Redevelopable Land by Residential Zoning Type (Pierce County, 2012) C2-7

Table 5 – Gross and Adjusted Net Acres and Capacity of Commercial and Industrial Land Supply (Pierce County, 2012) C2-8

Table 6 – City of Auburn 2006–2030 and 2006–2031 Housing Unit and Employment Allocations (King and Pierce Counties) C2-8

Table 7 – Job Distribution by Employment Category, 2010–2040 ..... C2-9

Table 8 – Population and Housing Forecasts, 2010–2035 ..... C2-9

CORE PLAN

BACKGROUND & SUMMARY



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

BACKGROUND & SUMMARY

TABLE OF CONTENTS

Introduction and Background C1-1
Executive Summary C1-2
Regional Context C1-3
User's Guide C1-4

CORE PLAN
BACKGROUND & SUMMARY

Introduction and Background

Auburn is in the midst of an exciting stage in its evolution. From the 1850s until the mid-1990s, Auburn transitioned from a railroad and farming community to a small town. Since then, the dynamism brought about by the opportunities and challenges accompanying growth and progress has drastically changed the City. With its annexations during the late 1990s and early 2000s, its overall growth from that time to the present, and its anticipated growth over the next 20 years, Auburn has grown into a mature city of local and regional significance, and continues to grow with an operating budget in excess of a quarter-billion dollars annually. As a result of this ongoing maturation, Auburn has changed from a relatively insulated small town, nestled in the midst of many similar communities surrounding Seattle and Tacoma, into a city with its own complex identity and myriad of dreams and dilemmas. From the time of settlement and for 100 years thereafter, one would find it hard to imagine the Auburn of 2035, with a projected 100,000 residents.

Auburn's transition from a small town to a city of regional significance is far from complete. There is much work ahead of us. While we are fortunate to have many strengths and opportunities to build upon, we also know that we have work to do in many areas. We must prepare for those future challenges that we know we will face, as well as those that will be presented to us along the way. This Comprehensive Plan establishes a commitment to a future Auburn and lays the foundation for how we will navigate the next 20 years. It accomplishes this by expressing the following:

- Describing a *vision* for Auburn.
- Declaring our *commitment* to core *values*.
- Setting *policies* to achieve the vision.
- Outlining *actions* that adhere to core values.

A variety of sources shaped this Plan, but the single greatest influence was the people who live in, work in, and visit Auburn. The process for developing this Plan included input from more than 1,000 citizens, residents, and business owners who shared their opinions, criticisms, ideas, and concerns regarding where we are today and where we need to be in the future. The following are the key inputs that shaped this Plan:

- In 2014 the City conducted the "Imagine Auburn" visioning exercise, which yielded about 1,000 responses from citizens, residents, visitors, and business owners. This effort alone provided a major source of influence for the Plan.
- Substantial demographic data were analyzed in order to understand the profile of and identify trends in our community. These data provided significant information for formulating ideas and concepts.
- The Auburn Health Impact Assessment and Housing Inventory were focused studies conducted to provide enhanced information in important areas. These studies provided direct input on how to promote a healthy lifestyle in Auburn and how to manage the diverse housing stock in a city that is 124 years old.
- The Washington State Growth Management Act, King and Pierce Countywide planning policies, and the Puget Sound Regional Council VISION 2040 are laws and policies under which the City must plan. While these do not define our vision, they do establish the framework within which we must operate.

The Comprehensive Plan is a guidance document. At its nucleus are the City's collective vision and values, which provide a foundation for future direction. The policies and actions will help the mayor, city council, and staff follow the path to our vision, but we must remember that this path is wide and will likely meander a bit. The world around us is constantly changing, so being flexible and open-minded allows us to better face the future challenges that will confront us.

Executive Summary

The Auburn of 2035 will be an exciting, vibrant city where businesses want to locate, where people want to live, and that people want to visit. This document constitutes the plan that City leadership will utilize to achieve positive outcomes.

Reading through the plan may lead to questions about the City's aspirations and goals. In many ways, Auburn is a "diamond in the rough." The City's elected officials, staff members, citizens, and residents overwhelmingly believe that strong leadership with considered planning can lead to Auburn realizing its potential. With two major rivers, access to many parks and trails, a solid business core, a committed government, and a long list of other assets and traits, Auburn has all the right building blocks to achieve great things. We just need to put those building blocks together and commit to carrying out all the things we need to do to get there. We are eager to continue the good work that has already been done, but are even more excited to ascend to a much higher level.

You might also wonder how we got to a point of defining a vision or laying out the plan to get there. While many inputs helped guide this process, the vision and resultant plan starts with the people who live here, spend their time working here, and visit. Their feedback provided great insight into our strengths and weaknesses, perceptions, and concerns, as well as ideas for what Auburn should be in the future. The following list captures many of the thoughts that they shared:

1. Citizens, residents, and the business community of Auburn share a tremendous pride in community – this is perhaps the most important building block for successful implementation of the Comprehensive Plan.
2. We are a community that delights in our history, but this sometimes makes it hard to determine a way forward that embraces the new and unknown while honoring the past – we need to overcome this paradox that slows and could continue to slow our progress.
3. Auburn has an extensive inventory of parks, natural areas, and open spaces, as well as arts and recreation opportunities – these are essential components for a healthy community where people want to live, play, and work.
4. Most residents commute to jobs outside of Auburn, while most people who work in Auburn arrive from other locations. We need to explore ways to change this pattern.
5. Auburn has a robust collection of environmental resources. Through a combination of protection, preservation, and education, both people and wildlife can enjoy the healthy natural environment they deserve.
6. We are proud of and find strength in our social, cultural, and ethnic diversity – continuing to further celebrate and leverage our diversity is a necessity.
7. Auburn lacks comprehensive and complete nonmotorized connections to join residential areas with commercial centers, recreational opportunities, and other residential neighborhoods. Addressing this concern will create more opportunities for living a healthy lifestyle, using other modes of transport aside from cars, and building our sense of a connected community.
8. The presence of the Muckleshoot Indian Tribe ("MIT") offers a great opportunity for a partnership that would mutually enhance our economic, social, and cultural presence within the community and region. We need to continue to build our relationship with MIT to capitalize on these opportunities.
9. Historic downtown Auburn has maintained a main street that many communities have long since lost and are seeking to recreate – we need to continue our work to make downtown Auburn a destination to visit and a pedestrian-friendly, transit-oriented location in which to live.
10. Our physical location between Seattle and Tacoma, along the Sound Transit commuter line and at the intersection of SR-18 and SR-167, provides ideal conditions for ensuring the efficient movement of goods and people. We need to better exploit our locational advantage when working to attract businesses and residents.
11. There is a sentiment that Auburn could be safer – we need to overcome this perception

so that Auburn is a more desirable place in which to live, work, and play.

12. Our local school districts and Green River College have high levels of dedication, commitment, and excellence – we need to strengthen our partnerships with these institutions, which are equally passionate about elevating Auburn to a premier community.
13. Auburn has a diverse mix of housing types; however, that does not mean that housing types are appropriately distributed throughout the City. While we have achieved or exceeded our goals for providing a mix of housing, different housing types need to be better dispersed throughout the City while preserving the existing housing stock.
14. Auburn already has a robust and diverse base of businesses, but further diversification is necessary – we need more businesses that generate revenue and jobs that will lead to local spending.
15. Many of Auburn's streets are deteriorating due to their age, increased traffic volumes (especially from heavy trucks), or from design and construction standards that previous jurisdictions had in place prior to their annexations into the City – we need to sustain revenue streams and allocate resources in a manner that keeps our streets in good condition.
16. Access to healthy food and activities varies greatly throughout the City – this disparity should be equalized in order to ensure that our entire community has the ability to choose to live a healthy lifestyle.
17. We are passionate about the extensive level of social and human services that exists in Auburn, but we also believe that other communities need to follow our example rather than lean on us to provide for those in need. We struggle with how to provide local support within an overall balanced regional approach.
18. As a 124-year-old city, some buildings and areas of Auburn are tired in appearance and function – we need to find ways to help energize the appearance and feel of those areas.

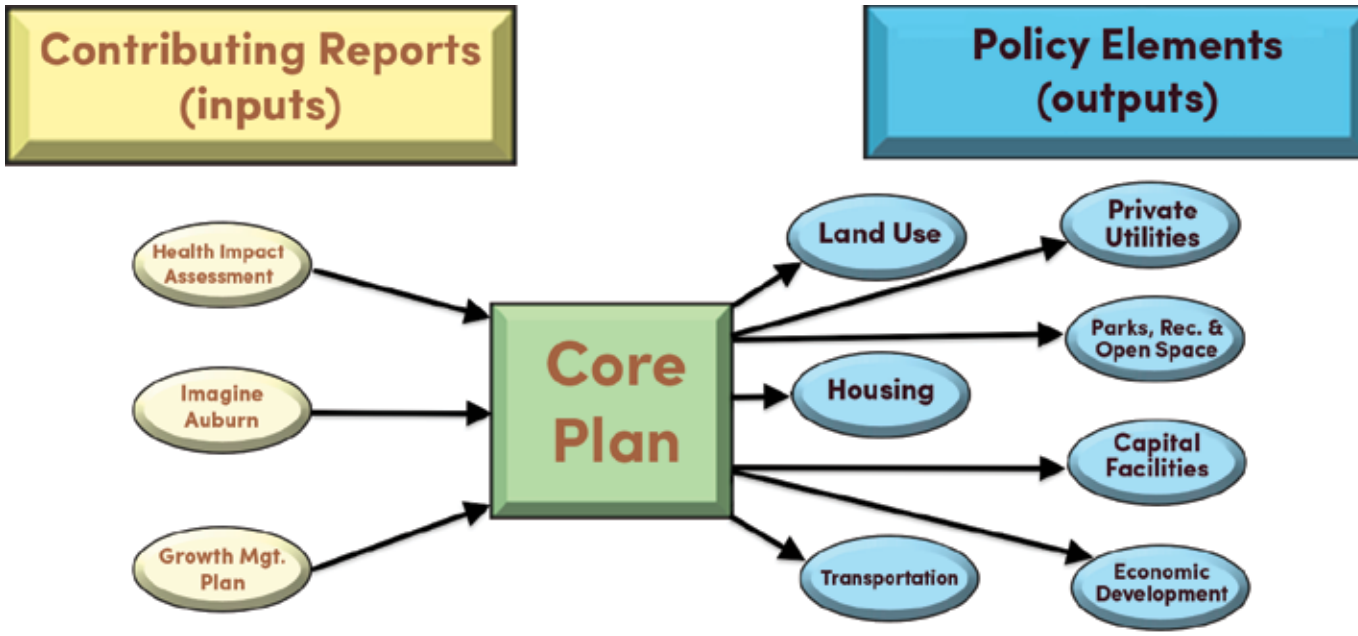
The Comprehensive Plan establishes a vision and series of values that are used to address the above themes, by outlining the goals, policies, and actions necessary to build upon our strengths and overcome our weaknesses.

Regional Context

Auburn's Comprehensive Plan advances a sustainable approach to growth and future development. We have incorporated a systems approach to planning and decision-making that is rooted in our stated values. These values seek to create a community with a healthy environment; a strong and diverse economy; a variety of transportation options; and safe, affordable, and healthy housing. And while we define the community we create, we do so within the contexts of our surrounding communities and the larger region.

VISION 2040 provides a broader vision for the Puget Sound region, emphasizing the need to plan, think, and act in a manner consistent with regional goals and objectives. Regional planning begins by establishing population and growth targets that are divided among various cities and counties. The growth targets outlined in Auburn's Plan are consistent with the VISION 2040 targets, and the land supply is adequate to meet the demand associated with those growth targets.

VISION 2040 also sets forth priorities for many areas that span the entire region and extend beyond a single jurisdiction. These include protecting the environment and ecosystems, providing adequate affordable housing to a variety of income levels and households, conserving water and addressing climate change, implementing sustainable development practices, reducing traffic congestion and protecting air quality, creating great communities, and promoting transit-oriented development. Auburn's Plan embraces the ideals of VISION 2040 and includes policies, directives, actions, and measures to ensure that we are doing our part to achieve these regional objectives.



User's Guide

The Comprehensive Plan comprises this Core Plan, a number of Contributing Reports (inputs), and a number of Policy Elements (outputs). The following is an overview of the types of documents included in the plan, how they are used, and their intended audiences:

Comprehensive Plan: The Comprehensive Plan serves as the principal planning and guidance document used by City leadership in its efforts to implement the Community's vision. It is a document intended to be used and consulted by city council and staff when evaluating city decisions, allocating city resources, reviewing Policy Elements, committing to new City endeavors, and making fiscal decisions. Every discussion and action by the City Council should start and end with the following: "Is this action true to our long-term City vision; does it align with our City values; and is it consistent with our adopted policies?"

Contributing Reports*:* Contributing Reports are "inputs" to the Comprehensive Plan. Contributing Reports provide statutory rules or background analysis and data that are used to help develop vision, values, policies, and priorities. Examples of Contributing Reports include the Buildable Lands Analysis, the Imagine Auburn community visioning report, the Growth Management Act, and the Health Impact Assessment. These reports are either prepared by City staff to better understand conditions within Auburn, or furnished by other government agencies that provide statewide or regional planning parameters.

Policy Elements: Policy Elements are "outputs" of the Comprehensive Plan. Policy Elements provide guidance in specific areas such as land use, housing, transportation, and parks. These elements establish how the city should manage systems and resources today and into the future. With support from City staff, Policy Elements are developed and adopted by the City Council. Once adopted, Policy Elements become a manual for City staff in their implementation efforts to design and construct capital projects, develop and maintain city programs, draft development regulations, pursue grant money, and carry out other typical tasks. Policy Elements are the principal planning and guidance documents for City staff.

Where conflict or ambiguity exists between a Policy Element and a City regulation, the specific Policy Element will prevail. Where there is conflict or ambiguity between Policy Elements, and the Policy Elements themselves do not provide enough guidance to resolve the conflict or ambiguity, the vision, values, and overarching policies of the Comprehensive Plan will be used to arrive at a final decision.

CORE PLAN

COMMUNITY PROFILE & CHARACTERISTICS



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

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COMMUNITY PROFILE & CHARACTERISTICS

TABLE OF CONTENTS

Population Growth C2-1

Racial and Ethnic Characteristics C2-1

Household and Income Characteristics C2-1

Age Characteristics C2-1

Resident Labor Force and Employment Characteristics C2-2

Daily Inflow and Outflow: The Auburn Commute C2-5

Auburn in the Future – Projections of Growth C2-6

CORE PLAN
COMMUNITY PROFILE & CHARACTERISTICS

Population Growth

As of 2014, Auburn ranked as the 14th-most-populated city within the state of Washington with a population of approximately 76,347. It is located within the two most populous counties in the state (King and Pierce) and is nearly equidistant from the state's two largest cities, Seattle and Tacoma. Proximity to both of these cities, and its central location within the Puget Sound region, has helped Auburn grow at a steady rate. Auburn's growth can be characterized as occurring during three eras. The 57-year settlement era of 1893 to 1950 saw the City grow in size to 6,500 residents. The 40-year absorption era of 1950 to 1990 saw substantial infill development, with the City's population increasing at a rate of about 6,500 residents per decade and growing to 33,000 residents. Since 1990, the City has been in an expansion era that has seen the significant annexations of three areas that have substantial development potential.

Racial and Ethnic Characteristics

Auburn has seen significant demographic changes over the last decade. According to the 2010 US Census, approximately 70.5% of Auburn's population is white/non-Hispanic; data from the 2000 Census reported the white population in Auburn at 79%. In 1990, the white population made up roughly 90% of the total. What this means is that Auburn grew significantly more diverse over that 25-year period. Estimates for 2014 place the overall white population at just under 50,000 (49,238). This means that approximately 68.5% of Auburn's population is white. If this trend continues, Auburn will continue to become increasingly racially diverse.

Household and Income Characteristics

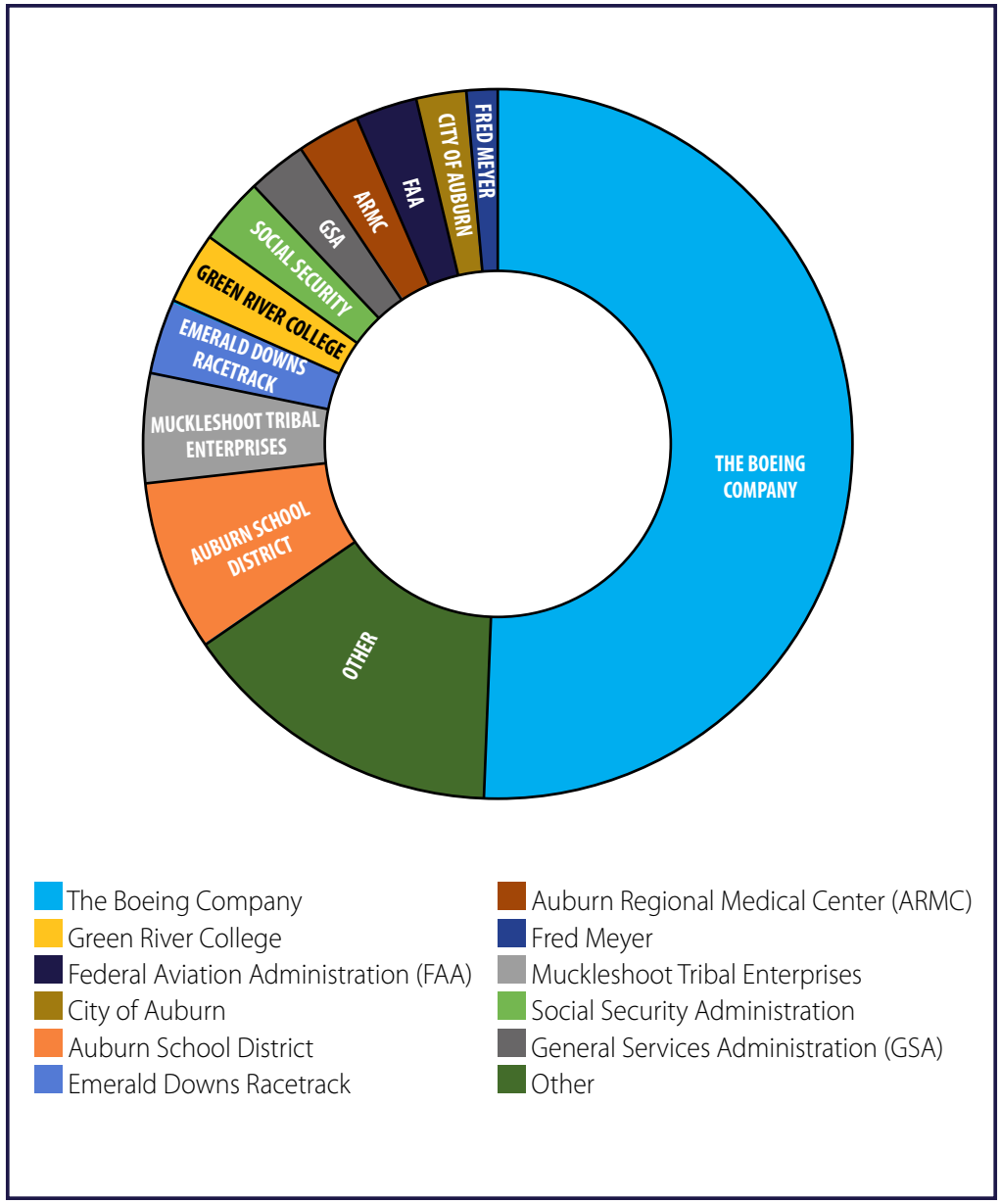
The year 2000 Census indicated that Auburn had 16,108 households, a number that has catapulted since then. The current number of households (based on 2013 figures) has increased to 27,427. This significant increase is due to substantial development activity over the past 15 or so years, as well as significant annexations. Homeownership in Auburn is just under 60 percent, about 3.5 points lower than the Washington state average. The lower percentage of homeownership corresponds to Auburn's other below-Washington averages in per capita income, median household income, and graduation rate, as well as its higher-than-average percentage of persons living under the poverty level. Auburn's median household income is $55,483, compared with the Washington average of $59,478, a nearly $4,000 difference indicating Auburn's relatively lower earning power.

Age Characteristics

Auburn is statistically younger than the state of Washington overall. The median age in Washington is 37 years, while the median age in Auburn is 35.5, up from 34.1 in 2000. While the median age has increased, the youth population remains significant. Of Auburn's total population, 7.4% are under 5 years of age and 25.9% are under the age of 18, and both percentages are significantly higher than state averages. The percentage of people over the age of 65 is 10.2%, similar to the state of Washington figure of 12.3%. Demographic data suggest a need for services and programming that address the needs of children and families, while continuing to focus on the needs of more mature adults and single people of all ages.

Resident Labor Force and Employment Characteristics

Since its population boom during the construction of railroad freight terminals at the start of the 20th century, Auburn has in many respects remained a "blue collar" community. This trend is declining, however, as local economies in Washington diversify. In 1990, one out of four Auburn residents worked in the manufacturing industry. Between 1990 and 2000, Auburn lost 1,000, or approximately one-fourth, of these manufacturing jobs. Such a loss of manufacturing jobs has been a nationwide trend as companies relocate to other cities and states based on tax savings, and many other companies increasingly outsource jobs overseas. In this ever-changing landscape,

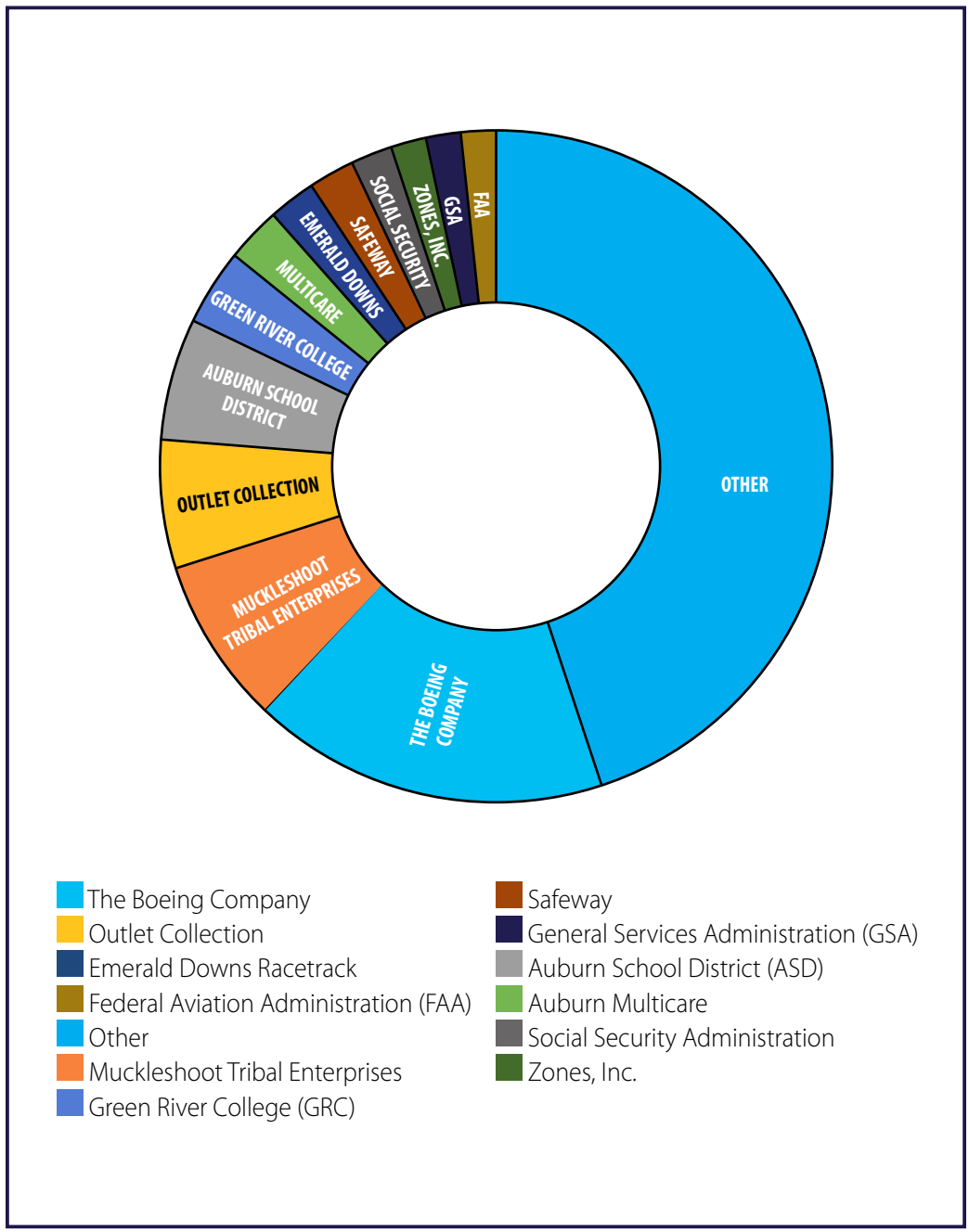


Graph 1. Top Ten Employers – 2002

CORE PLAN

jobs continue to migrate into different sectors. This slow shift is evidenced by the reduced impact of the largest employers in Auburn, which no longer dominate the job market because small- and medium-sized companies are creating more jobs. As provided in Auburn's 2011 Comprehensive Annual Financial Report, in 2002 the top ten employers accounted for nearly 85% of total city employment.

In 2011, these same employers, which remained in the top ten, accounted for just 55% of the total employment base. This illustrates that the total number of jobs has significantly increased, and that the number of job providers (employers) has also increased.



Graph 2. Top Ten Employers – 2011

Generally, workers are tasked with finding jobs having the most lucrative compensation. Education and specialized skills typically play large roles in procuring high-paying available jobs. An educated population encourages companies to relocate to Auburn based on the available local workforce. While Auburn's high school graduation rate of 87.5% is fairly close to the state average of 90%, the college graduation rate is more than 9 points lower than the state average. As mentioned previously, the median and per capita incomes are significantly lower than state averages. These data suggest that there may be an undermatching of skills between regional employer expectations and the available workforce in Auburn.

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According to the Puget Sound Regional Council and the US Department of Labor, approximately 41,000 jobs are located in Auburn. This number has grown steadily since 2010, but it is important to note that the number of jobs must be considered with an understanding of the massive manufacturing job losses and very slow national economic recovery since the economic downturn in 2008. Comparing the market sector distribution and number of jobs for the periods 1995, 2000, 2010, and 2013, Auburn's job market has experienced some changes over the last 20 years. The Auburn job market also reflects nationwide trends based on the overall health of the economy, the decline of manufacturing, and an increasing reliance on service job categories.

Table 1 – Job Distribution by Employment Category, 1995–2013

	1995	2000	2010	2013
Construction and Resources	1,693	3,051	2,148	2,636
Finance/Insurance/Real Estate	760	567	757	784
Manufacturing	11,530	12,241	7,521	8,680
Retail	3,275	5,152	4,705	5,392
Services	6,241	11,437	10,496	10,700
Trade/Transportation/Utilities	2,716	3,619	5,475	6,626
Government	1,166	1,332	3,457	3,166
Education	1,282	1,344	2,810	2,981
TOTAL	**28,663**	**38,742**	**37,370**	**40,964**

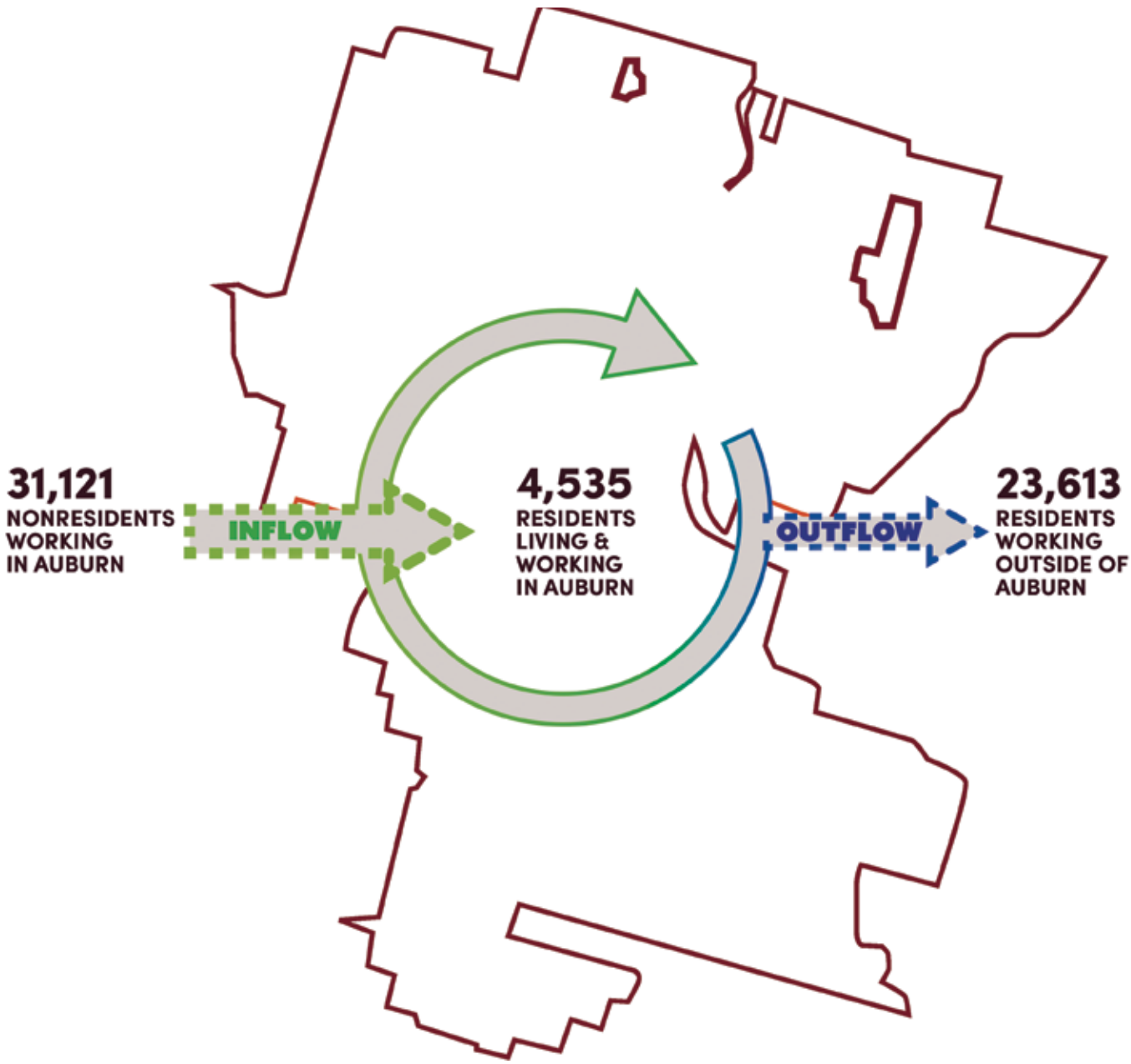
Some important notes can be made by category:

- Government and education have grown with the increasing population of Auburn, the need to provide increased and better services to residents, and the success of Green River College.
- The number of trade, transportation, and utilities jobs has more than doubled since 1995 as Auburn has grown.
- The construction sector has nearly doubled since 1995. This is due in large part to significant development in Auburn, such as Lakeland Hills. The dip in 2010 reflects the economic downturn that began in 2008.
- The retail and services sectors are significantly more important to Auburn's current job outlook than they were in 1995. Services has increased largely because of the national trend away from manufacturing and toward service-based jobs.
- Finance, insurance, and real estate employment has held steady over the last 20 years.

CORE PLAN

Daily Inflow and Outflow: The Auburn Commute

In 2013, the average daily commute from Auburn was 29 minutes, an increase since 2000. A more interesting issue than the length of the average commute is the number of people commuting from and to Auburn. Both numbers are far greater than the number of people who live and work in Auburn. The number of Auburn residents who also work in Auburn has remained virtually unchanged, at just over 4,000 residents, for the past decade. The most promising data from the inflow and outflow indicate that a significant increase in the number of people commuting to Auburn for work. This influx of nonresidents provides another pool of people who engage with the services, features,and resources in the City.



Graph 3. Commute Inflows and Outflows

Auburn in the Future – Projections of Growth

The Puget Sound Regional Council, King County, Pierce County, and the City of Auburn need to understand growth projections, patterns,and implications for a 20- to 30-year planning horizon. Based on various models and analyses, available developable land, population data, and expected economic trends, jurisdictions can better understand industrial, commercial, and residential land supply and capacity. This understanding can then be used to extrapolate future available housing units and employment growth.

The primary data tools for planning for future growth are county-prepared buildable lands analyses. These reports establish the parameters by which cities and counties jointly plan for both residential and job growth. As a two-county city, the City of Auburn coordinates with both King and Pierce Counties in determining growth projections, land supply, and the adequacy of urban services needed to serve future growth. The following description and data are taken from King County and Pierce County Buildable Lands analyses.

2014 King County Buildable Lands Analysis

After deducting for constraints, future rights-of- way, and public-purpose needs, and applying a market factor, the King County Buildable Lands Analysis shows that Auburn has approximately 2,150.5 adjusted net acres of vacant and redevelopable residentially zoned land available for the planning period through 2031. As seen in Table 2, the majority of available land for development is zoned for single-family residential purposes.

Based on the residential land supply analysis and historical densities, an estimate of housing unit capacity was developed. Table 2 identifies the estimated capacity (in housing units) in King County by aggregated zoning type. This estimate shows a capacity of approximately 14,597 housing units in the King County portion of the City through 2031.

Table 2 – Gross and Adjusted Net Acres of Vacant and Redevelopable Land and Capacity by Aggregated Residential Zoning Type

	Gross Acres	Adjusted Net Acres (1)	Net Capacity (Housing units)
Single-Family – Vacant	2,018.0	1,050.1	3,477
Single-Family – Redevelopable	1,507.0	871.1	3,108
Multifamily – Vacant	120	85.4	1,156
Multifamily – Redevelopable	50.0	36.3	460
Multifamily/ Mixed-Use – Vacant	16	12.9	1,822
Multifamily/ Mixed-Use – Redevelopable	117.2	94.7	4,574
TOTAL	**3,828.2**	**2,150.5**	**14,597**

1. "Adjusted Net Acres" represents land available for development after critical areas, anticipated rights-of-way and public purpose needs, and a market factor have been taken into account.

Commercial and industrial square footage availabilities were also estimated. The last column in Table 3 identifies the gross and adjusted net vacant and redevelopable land by commercial and industrial land use from the King County Buildable Lands Analysis. Employment capacity was developed by applying a floor-area-per-employee ratio.

Table 3 – Gross and Adjusted Net Acres and Capacity of Commercial and Industrial Land Supply (King County, 2012)

	Gross Acres	Adjusted Net Acres (1)	Net Capacity (Employment)
Commercial Vacant/Redevelopable	501.5	412.4	7,094
Mixed-Use Vacant/Redevelopable	133.2	107.6	2,525
Industrial Vacant/Redevelopable	533.0	354.9	9,417
TOTAL	1,167.7	874.9	19,036

1. "Adjusted Net Acres" represents land after critical areas, future anticipated streets, land for public purposes and market factor have been considered.

Pierce County Buildable Lands Analysis

Table 4 identifies the estimated capacity (in housing units) in Pierce County by the zoning type. This estimate shows a capacity of approximately 922 housing units in the Pierce County portion of the City exists to the year 2030.

Table 4 – Gross and Adjusted Net Acres of Vacant and Redevelopable Land by Residential Zoning Type (Pierce County, 2012)

	Gross Acres	Adjusted Net Acres (1)	Net Capacity (Housing units)
R5, Residential	39.24	30.38	323
TV, Terrace View	3.17	1.34	86
Lakeland Hills South PUD	52.94	N/A	513
TOTAL	**95.35**	**31.72**	**922**

1. "Adjusted Net Acres" represents land available for development after critical areas, anticipated rights-of-way, public-purpose land needs, and a market factor have been taken into account.

The Pierce County Buildable Lands analysis establishes an employment growth target of 239 additional jobs in 2030. This estimate was based on the likely employment generated by the commercial parcels located within Lakeland Hills South PUD and other vacant commercial land along A St. SE.

Table 5 – Gross and Adjusted Net Acres and Capacity of Commercial and Industrial Land Supply (Pierce County, 2012)

	Gross Acres	Adjusted Net Acres (1)	Net Capacity (Employment)
C-1	15.19	14.89	288
Planned Unit Development	3.76	3.69	306
TOTAL	**18.79**	**18.58**	**595**

1. "Adjusted Net Acres" represents land after critical areas, future anticipated streets, land for public purposes and market factor have been considered. Column totals may not equal the sum of row entries due to rounding.

Combined King County and Pierce County Projections and Allocations

Table 6 provides a citywide summary of housing unit and employment allocations. While the calculations and categories used previously to identify market sectors and job counts differ, Table 7 illustrates the tremendous job growth expected over the next 25 years. The total number of jobs in Auburn is projected to increase by 55% through 2040. The largest total gain will be in the construction sector. Other significant gains are in the FIRE/services, education, and retail/food services sectors.

Table 6 – City of Auburn 2006–2030 and 2006–2031 Housing Unit and Employment Allocations (King and Pierce Counties)

	Housing Units	Employment
King County	9,004	18,600
Pierce County	3,634	834
TOTAL	**12,638**	**19,434**

Table 7 – Job Distribution by Employment Category, 2010–2040

	2010	2020	2030	2040	2010–2040 Change
Construction and Resources	2,488	4,747	4,704	5,822	134%
FIRE/Services	12,398	15,935	18,734	22,213	79.2%
Manufacturing/Trade/Transportation/Utilities	13,366	13,661	14,512	15,731	17.7%
Retail/Food Services	7,218	9,084	10,396	12,323	70.7%
Government	2,243	1,812	1,841	1,883	-16.1%
Education	2,137	3,143	3,466	3,815	78.5%
TOTAL	**39,883**	**8,023**	**3,847**	**2,003**	**55.5%**

Table 8 illustrates that the City will have a housing stock of around 37,000 units by 2030–2031, nearly 10,000 more than in 2010. The addition of 20,000 more people would require this level of increase based on the buildable lands population target, current zoning, and expected densities. Auburn is more than prepared to accommodate this large influx of new housing. Auburn is also prepared to consider pathways to meet the housing demand with less land by using higher densities and reconsidering zoning implementation and rules.

Table 8 – Population and Housing Forecasts, 2010–2035

	Estimate	Forecast			
	2010	2025	2030	2031	2035
Housing Units	27,827	34,582	36,827	37,276	39,072
Total Households	26,051	33,031	35,351	35,815	37,671
Household Population	69,491	84,126	88,996	89,970	93,866
TOTAL POPULATION	**70,159**	**84,948**	**89,868**	**90,852**	**94,788**

CORE PLAN

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COMMUNITY VISION & VALUES



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COMMUNITY VISION
& VALUES

TABLE OF CONTENTS

Introduction and Background C3-1

Character C3-1

Wellness C3-2

Service C3-3

Economy C3-4

Celebration C3-5

Environment C3-5

Sustainability C3-6

CORE PLAN
COMMUNITY VISION & VALUES

Introduction and Background

The Auburn of 2035 is a city of connected and cherished places, from a vibrant downtown to quiet open spaces and everything in between, where a community of healthy, diverse, and engaged people live, work, visit, and thrive.

In 2014, substantial time and energy was dedicated to developing a vision for the Auburn of 2035. Discussions occurred in the community through the Imagine Auburn visioning process and also among City Council members. Many themes and messages surfaced about who we are and what we aspire to become. In the words of the City Council, Auburn in 2035 will be a "premier community with vibrant opportunities." Participants of Imagine Auburn added their ideas about what this meant to them. The vision that emerged is encapsulated in the following seven value statements:

1. **Character**: Developing and preserving attractive and interesting places where people want to be.
2. **Wellness**: Promoting community-wide health and safety wellness.
3. **Service**: Providing transparent government service.
4. **Economy**: Encouraging a diverse and thriving marketplace for consumers and businesses.
5. **Celebration**: Celebrating our diverse cultures, heritage, and community.
6. **Environment**: Stewarding our environment.
7. **Sustainability**: Creating a sustainable future for our community.

The Comprehensive Plan is rooted in these values, and they form a collective vision. But these values do not end with the adoption of this Plan. They form the context for discussing, debating, acting on, prioritizing, and leading our community to the vision we have created in this Plan.

Identifying values and creating a description of what each value looks like, what it means, and how it will happen establishes a basis for evaluating future City policies, regulations, actions, investments, budget priorities, grant-seeking priorities, and other community decisions. In addition, the seven values underscore the entirety of the Comprehensive Plan and its implementation, which includes the development of capital improvement, transportation, and parks, recreation, and open space plans, and the implementation of regulations and standards. These values are the core of how we make choices.



Character

We will create and maintain high-quality neighborhoods, places, and spaces.

What it will look like:

- Active gathering spaces such as parks, plazas, cafes, concert venues, festivals, and markets will be distributed throughout the City. These spaces will be engaging and filled with people interacting irrespective of culture, age, or income level.
- Buildings, landscaping, and outdoor spaces will be attractive, interesting, well designed, and well maintained.
- Buildings will be well maintained and rehabilitated, and new buildings will complement existing historic resources.

- Neighborhoods will be socially and physically connected and include features and development patterns that encourage us to interact.
- The community will have embraced the concept of "One Auburn" while capitalizing on the unique local needs and identities of individual neighborhoods and districts.

What it means:

- Auburn has a reputation for high-quality and engaging spaces, an array of performing arts programs, wonderful public arts, extensive retail and restaurant options, and a variety of community-led activities. Auburn is a destination locale where citizens and residents enjoy spending time, that visitors look forward to returning to, and where merchants want to stay.
- Community programs and physical connections bring the City together.
- Residents and visitors have a wide range of options for getting to and from Auburn, as well as travel alternatives within the City.

How it will happen:

- By implementing investments and branding strategies that recognize and reinforce individual identities for the City and each of its neighborhoods
- By looking for opportunities to keep Auburn attractive, safe, interesting, and fun
- By ensuring that all new construction and redevelopment projects incorporate amenities that promote human interaction, further connect the community, and create people-centric land uses. At the same time, property rights will be protected through due process, reasonable implementation of regulations, and careful consideration of the impacts on existing development

The City is committed to diversity and togetherness through innovative public space. Public space will support dynamic businesses and events by being walkable and connected. We believe that if we are forward-thinking, embracing of technology, supportive of arts, and advocates for safety, we will have places that are cohesive, accessible, and interesting.



Wellness

We will build and maintain an environment that promotes public safety and healthy lifestyle options.

What it will look like:

- Multiple recreation options and nearby trails, parks, activities, and events will be readily accessible to the entire community.
- A safe and inviting atmosphere for all will be provided throughout Auburn.
- A variety of healthy food options will be physically and economically accessible to all members of the Auburn community.
- Housing stock will be maintained and monitored to limit the presence of declining, unsafe neighborhoods.
- Risk to life and property from hazards will be minimized.
- Public infrastructure will be well maintained.

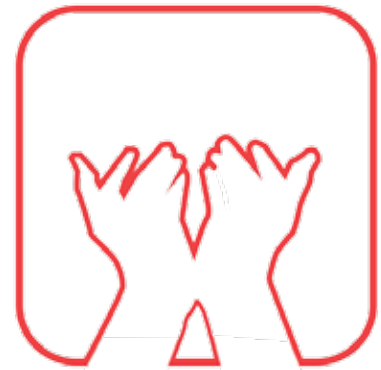
What it means:

- More outdoor private and public amenities should be offered to give people recreation options and safe passage throughout the community.
- Fresh, local, and healthy food options should be available to all members of the community.
- Housing, neighborhoods, and spaces are held to a high standard.
- More community health resources will be available in more places, for more people.
- The public perception and reality will be that Auburn is a safe place.

How it will happen:

- By applying sound environmental design, implementing housing and neighborhood maintenance standards, building and/or financing infrastructure that connects the community, and investing in recreational amenities and safety features
- By promoting and supporting programs at businesses, nonprofits, and public agencies that provide healthy food and lifestyle options
- By proactively planning and preparing the City for unanticipated natural events and by implementing regulatory requirements that mitigate exposure to natural hazards
- By proactively planning and preparing the City to mitigate for and adapt to climate change and its associated effects
- By developing programs that provide technical and/or financial assistance to ensure quality development and improve substandard housing, neighborhoods, and spaces
- By budgeting appropriately to maintain City services that provide direct benefits to public safety, housing, neighborhoods, and community health and wellness
- By connecting healthcare and health resource providers with all populations of the City

Enhanced quality of life through safe, walkable neighborhood design, lighting, and access to parks, grocery stores, schools, medical services, and community centers should be available to all Auburn residents. Implementation of strategic partnerships with the medical community and regional recreation entities should ensure opportunities for a healthy lifestyle for all people, whether youth or senior, rich or poor. As the City evolves and the community changes, police, fire, maintenance, and volunteer services will continue to be essential in ensuring that Auburn grows together.



Service

We will be an efficient, approachable, and responsive City government.

What it will look like:

- In the long-term interest of the City's taxpayers and ratepayers, the City will construct and operate high-quality infrastructure.
- The City will have a transparent, responsive, and competent government and staff that will be proactive, accessible, and approachable.
- Residents and businesses will have equal access to and be highly engaged with City officials and staff.
- Residents and businesses will be highly engaged through volunteer service.

What it means:

- Infrastructure assets that have long lives, require fiscally sound and environmentally appropriate upkeep, conform to uniform standards, and are in the best interests of taxpayers and ratepayers
- Multiple avenues of communication
- Government processes and services that are available to all segments of the population, through multiple mediums and convenient means

How it will happen:

- By continuing to refine and enforce standards that ensure that infrastructure assets added to the City system are of the highest quality
- By utilizing existing and emerging technologies to better communicate, interact with, and make available the full range of programs and services to all populations

- By developing and implementing new, and supporting existing, resident engagement methods including a resident civics academy, community and business roundtables, and enhanced social media communications
- By capitalizing on partnerships with the Muckleshoot Indian Tribe, businesses, developers, nonprofits, faith-based organizations, transit agencies, school districts, Green River College, and other governmental agencies
- By reflecting the City's ethnic and cultural diversity within City staff through proactive and inclusive hiring practices and retention policies

The City will be judicious with the resources given to it by its residents and businesses, and efficient in managing the budget and resulting services. In order to streamline our business practices, the City will be forward-thinking, resourceful, innovative, responsive, informed, aware, and considerate of long-term goals and results. The City, along with our engaged volunteer, philanthropic, and business communities, will strive to advance social, fiscal, technological, and infrastructural health.



CORE PLAN

Economy

We will provide a diverse and vibrant local economy with employment, retail, and entertainment opportunities for residents and a growing marketplace for local and regional businesses.

What it will look like:

- There will be a range of retail, industrial, manufacturing, and service businesses that start, grow, and expand in an environment conducive to success and corporate community participation.
- A wide complement of retail, service, and dining options will cater to local needs, attract visitors, and encourage consistent patronage of local businesses.
- There will be a robust marketplace where people can – and want to – live, work, and play in Auburn.

What it means:

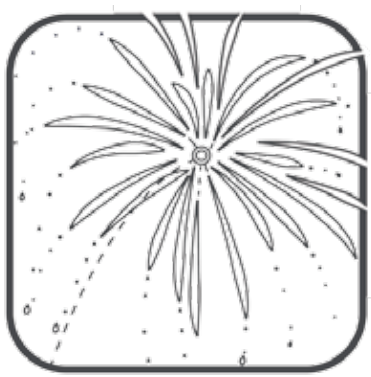
- Businesses will stay and grow in Auburn, while businesses from other cities, regions, and states will be attracted to locate and invest here.
- Investments in the physical amenities and environment that attract people to live here, which includes having attractive, resident-serving businesses.
- People and goods that move safely and efficiently throughout the City.
- Increases in sales tax and property tax revenues for the City through targeted economic development and recruitment efforts.
- Targeted employment recruitment to enhance workforce diversity.

How it will happen:

- By implementing economic development strategies that focus on investments in our community
- By developing and implementing an economic development strategic plan to guide policy-making and financial investment decisions
- By facilitating development and attracting businesses that capitalize on the City's regional economic amenities, including, but not limited to those of the Muckleshoot Indian Tribe
- By making purposeful and strategic investments in public infrastructure and amenities that further promote the City as an attractive place in which to invest and do business
- By maintaining a City quality of service that provides the business community with certainty, support, and proactive decision-making

The City will promote sustainable and diverse industries through multiple means of moving people and goods, and infrastructure that supports

that movement. The City will also develop policies that encourage the siting of businesses that share mutual benefits, a healthy local and regional marketplace, innovative industries, and environmentally responsible development patterns that foster a balanced, flexible, and resilient economy.



Celebration

We will celebrate diversity and come together to teach, learn, and have fun.

What it will look like:

- Auburn will have a thriving and expanding arts-and-culture community.
- There will be events, amenities, and attractions that draw people to congregate and socialize.
- The community is inclusive and proud of its history and the social, ethnic, economic, and cultural diversity in the people who live, work, and play in Auburn.

What it means:

- People from all parts of Auburn are engaging in both citywide and neighborhood initiatives.
- Auburn's future is shaped by a broader demographic cross section of its citizenry, residents, and business community.
- Event programming ensures opportunities for neighborhoods and cultures to celebrate their identities.

How it will happen:

- By developing physical and social infrastructure that encourages and enables more people to practice and showcase their art
- By finding ways to entice new and expanded participation through strategic event planning
- By utilizing technology to find new audiences and increase the amount and quality of information distributed
- By having a diverse cross section of property owners, business owners, nonprofits, governments (including tribal), faith-based organizations, and others who discuss Auburn's future and take actions to make it their premier community

One of the things that makes Auburn special is our diversity; different people have pride in their cultures, while respecting the differences in others. This variety adds strength and style to our places and spaces. These distinctive places, while often reverential of a specific culture, feel open and inviting because they provide room for everyone



Environment

We will protect the natural environment, preserve open space, and create safe and appropriate access.

What it will look like:

- Residents and visitors will enjoy open spaces and environmentally sensitive areas, while promoting the protection of these areas and appreciating their importance and beauty.
- The built environment will respect the natural landscape in a way that protects ecosystem function.
- Natural resource protection will be supported and celebrated by City leadership and the community.

What it means:

- Accessible open spaces allow people to connect with the natural environment.
- Impacts to natural resources from new development are managed, showing consideration for their sensitivity and importance.
- The City proactively implements fiscally prudent policies and procedures based on best practices and available science to mitigate and adapt to the present and projected future effects of climate change.
- Sensitive environmental sites are designated and managed as community environmental services.

How it will happen:

- By continuing the application of regulatory tools as an important part of environmental protection – in order to ensure that new development, redevelopment, land management, and property use do not degrade the environment
- By identifying particularly sensitive properties for protection through purchase, easement acquisition, or other means
- By seeking out opportunities on public and private property for the restoration or enhancement of existing sensitive areas
- By City leaders and staff placing significant emphasis on policies and financial investments that protect our natural resources
- By continued coordination with the Muckleshoot Indian Tribe for the identification and protection of sensitive areas and natural resources that are important to both the Tribe and the City
- The City will protect and preserve our environmental resources and heritage through responsible and balanced policies and partnerships. Auburn residents will benefit from environmental amenities such as parks and urban trails that enable walking and biking throughout our City. The City's policies will incorporate best practices and creative means to balance the current challenges of environmentally sensitive areas with property rights.



Sustainability

We will balance natural resource protections, economic prosperity, and cultural vibrancy in order to build a thriving and long-lasting community.

What it will look like:

- Natural resource protections, economic prosperity, and cultural vibrancy will be continuously and conscientiously balanced in City policy and financial decisions.
- The community will be educated, equitable, and prosperous.
- The City and community's collective actions will consider future residents and the healthy development of Auburn.
- Auburn is a resilient community. Its neighborhoods, infrastructure, and economy thrive and remain healthy in the face of global climate change and its associated effects.
- Cultural diversity will be supported and strengthened through the City's policies, financial practices, and policy implementation actions.

What it means:

- Citizens, residents, business owners, government, nonprofits, and a development community that promote and implement practices that contribute to an environmentally responsible Auburn.
- City leaders and staff who are committed to implementation of policies that consider both short-term and long-term economic, social, and environmental conditions and effects.

CORE PLAN

- The City will have developed and implemented action plans that identify and achieve sustainability and climate change goals and objectives.

How it will happen:

- By City leaders adopting sustainability in its broadest meaning as a core value and function of Auburn's delivery of local government services
- By City leaders continually and consciously creating policies, actions, and strategies that reflect the community's values
- By inviting citizens, residents, and businesses to participate in the development and implementation of Auburn's sustainability strategies, and challenging them to embrace sustainability in their individual and collective actions

To ensure a healthy Auburn for future generations, we must consider the long-lasting effects of our actions on community health, economic viability, the environment, and issues of equity. This means embracing change through inclusivity and the balancing of current and future needs.

CORE PLAN

POLICY ELEMENTS



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

POLICY ELEMENTS

TABLE OF CONTENTS

Introduction and Background C4-1

Land Use.....C4-1

Map 1.2: Districts, Special Planning Areas.....C4-4

Housing.....C4-7

Capital Facilities C4-10

Private Utilities C4-12

Transportation C4-14

Economic Development C4-16

Parks, Recreation & Open Space.....C4-17

CORE PLAN
POLICY ELEMENTS

Introduction and Background

Policy elements in the Comprehensive Plan provide a finer level of detail for different subject areas. Policy elements are an extension of the Core Plan and are designed to implement the broad goals, policies, and actions contained herein. Furthermore, the policy elements reflect the vision and values enumerated in the Core Plan. Specific policy elements are the following:

Land Use
Housing
Capital Facilities
Private Utilities
Transportation
Economic Development
Parks, Recreation & Open Space

In this section, each policy element is identified and described. The Core Plan provides the foundation upon which each policy element is built. Broad goals that relate to each value, and general policies and actions that will guide us to our vision of Auburn in 2035, are also included.

Land Use

Goals

1. ***Character***: Buildings and developments are planned and constructed using innovative architectural and site layout techniques that emphasize social interaction and safety.
2. ***Wellness***: Residential, commercial, and recreational areas of the City are joined by a system of trails and paths to lessen reliance upon the use of vehicles.
3. ***Service***: Residents are aware of the City's vision, have access to policies and information, and feel that they have a voice in the outcome of future land use proposals.
4. ***Economy***: A robust mix of uses and options makes living, working, and shopping in Auburn desirable.
5. ***Celebration***: Neighborhoods and districts have been identified and are distinguishable through the use of signs, marketing materials, and subarea plans.
6. ***Environment***: Our rivers, streams, wetlands, habitats, and other natural resources are identified, preserved, and protected for future generations.
7. ***Sustainability***: Land use activities and developments incorporate low-impact development, energy efficient buildings, crime prevention through environmental design and other sustainable development practices.

Description

The Land Use Element is the focal element of the Core Plan, and is supported by all other elements of the Plan. It illustrates where the community should or should not develop, the anticipated scale and intensity of development, and how various land uses relate to each other. The Land Use Element lays the foundation for what the community will look like, how it will change and grow, and where different types of land activities will be established.

Auburn's overall existing land use pattern is checkered, somewhat random, and disconnected. Much of this is due to the manner in which Auburn expanded over the last 20 years. The annexation of Lakeland Hills absorbed a community with wide landscaped thoroughfares, contemporary architecture, and a more affluent demographic. The West Hill and Lea Hill annexations brought relatively rural lands with a wide mix of residential densities and rural levels of infrastructure, whose residents feel a stronger attachment to the commercial centers located outside of Auburn. To the southeast, Auburn transitions into a community with an entirely different character. The area along Auburn Way South passes back and forth

between the City of Auburn and the Muckleshoot Reservation. To the southwest and north, Auburn is a mix of autocentric commercial corridors, light industrial/warehousing buildings, and aging single-family homes. Historic downtown Auburn has a more urban appearance with a traditional main street, regional transit center, and vast opportunity to become a vibrant and walkable city center.

The existing land use pattern is also greatly influenced by the presence of major highways, rail lines, physical land forms, and natural features. The Green River, White River, Highway 18, Highway 167, bluffs of West Hill, slopes of Lea Hill, and Burlington Northern and Union Pacific rail lines provide both opportunities and barriers. They serve as landmarks when identifying neighborhoods, obstacles for connecting the community, preservation corridors, and marketing features.

There are eight districts within the City, each of which has its own unique character and identity. Those districts are described below and depicted on the Districts Map (Map 1.2) on page C4-4.

Lea Hill: Lea Hill is bound by the Green River, Highway 18, S. 277th St., and Kent. Much of this area was annexed into Auburn in 2008. It includes Green River College, a relatively small commercial center, a golf course, several schools, and a mix of low-density rural uses intermixed with traditional suburban residential developments. During the Imagine Auburn visioning exercise, Lea Hill residents indicated that they desire more parks and trails, access to more neighborhood-scale businesses, and safer neighborhoods. Lea Hill residents have a stronger connection to Kent and Covington due to a perception and a reality that commercial services are more expansive and convenient at those locations. The Bridges subdivision is an island in the middle of Lea Hill that is within the incorporated city limits of Kent.

West Hill: West Hill is bound by West Valley Highway, 51st Ave S, and permanently protected agricultural lands. It comprises different scales of residential development and lacks commercial services. West Hill residents have a stronger connection to Federal Way due to the perception that commercial services are more expansive and convenient at that location.

Lakeland Hills: Lakeland Hills is partially within King County and partially within Pierce County. It is bound by West Valley Highway, Kersey Way, the White River, Lake Tapps, and Sumner. The majority of Lakeland Hills consists of a planned unit development with a commercial center and a mix of single-family homes, townhomes, and some apartments. Additional undeveloped areas of Lakeland Hills exist outside the PUD and consist of a mix of traditional residential subdivisions and rural lands. Lakeland Hills residents have a strong association with their own community as well as Bonney Lake and Sumner to the south. Internally, it is a well-connected community where residents have good access to trails and several parks. However, it is not well connected to areas outside of Lakeland Hills. Lakeland Hills has a very limited supply of affordable housing, senior housing, and multifamily housing.

Downtown Auburn: Downtown Auburn is characterized by a traditional main street bisected by major corridors such as M Street, Auburn Way, Auburn Avenue, Division Street, C Street, and the Interurban Trail. It comprises a mix of new and old commercial buildings and uses, several civic buildings and uses, a regional transit center, a regional medical center, and Auburn High School. Downtown Auburn is identified in VISION 2040 as a Regional Growth Center that includes a region-serving transit station. It is a goal of both VISION 2040 and this Plan to promote employment and population growth within downtown. Downtown Auburn offers immense opportunity for a walkable mixed-use center with easy access to Sound Transit. Several public spaces are interspersed throughout downtown and can be used for celebrations, events, and displays.

North Auburn: North Auburn is bound by S. 277th St., West Valley Highway, the Green River, and the Downtown Urban Center. The primary corridors of Auburn Way North, Harvey Road, and 15th Street NW/NE are primarily autocentric

commercial thoroughfares. West Valley Highway, A Street NE/B Street NW, and 37th Street NW/NE are the City's principal warehousing and light industrial corridors. I Street NE serves as an alternative north–south route for a number of residential communities. Significant features in this community include the Auburn Way North auto mall and the Auburn Environmental Park. Interspersed throughout North Auburn are a number of residential communities, most between 40 and 100 years of age, with a few recently developed subdivisions.

South Auburn: South Auburn is bound by the Downtown Urban Center, West Valley Highway, Algona, the White River, Auburn Way South, and M Street SE. The primary corridors of Auburn Way South, 15th Street SW, and A Street SE are primarily autocentric retail and service commercial thoroughfares. West Valley Highway and C Street SW are primarily light industrial and warehousing corridors. Significant features in this community are the Les Gove Community Park campus, the Outlet Collection, Game Farm Park, Boeing, Region 10 headquarters for the federal government's General Services and Social Security Administrations, BNSF's Rail Yard, as well as the interchange of Highway 18 and Highway 167. During Imagine Auburn, feedback focused primarily on the need to address crime and safety.

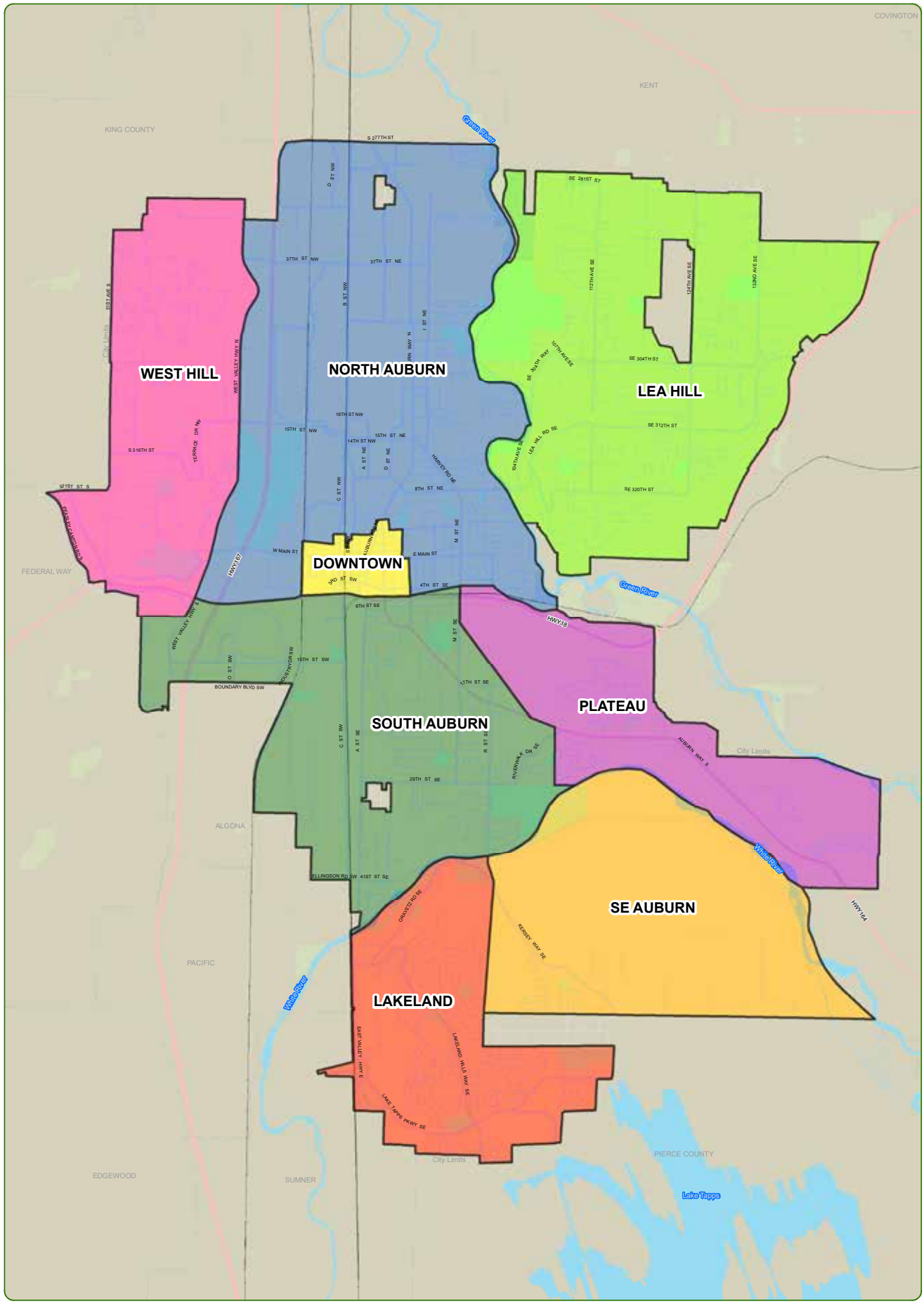
Plateau: Southeast Auburn begins at the base of the hill where Auburn Way South climbs to the Muckleshoot Casino and extends to the Auburn Values Academy. This area is bound by the White River to the south and the Green River and bluffs to the north. Auburn Way South is the primary corridor through this area, which weaves in and out of the Muckleshoot Indian Reservation. While the properties along Auburn Way South are primarily autocentric commercial uses, the corridor is flanked by a number of residential communities located immediately behind the businesses. During Imagine Auburn, residents expressed concern over the high volume of traffic through this corridor as visitors travel to the White River Amphitheater just outside of the City. There were additional concerns about traffic during commute hours as people travel south toward Enumclaw. Residents also expressed unease over the appearance of Auburn Way South.

Southeast Auburn: Southeast Auburn is defined on the north by the White River, to the east and south by the City limits, and to the west by Lakeland Hills. Most of Southeast Auburn is characterized by low-density residential development, surface mining activities, and open-space lands with moderate-density residential development to the west of Kersey Way SE.

Categories

Residential: The Residential land use category will include several residential zoning designations ranging from low-density areas with significant environmental constraints or lacking urban infrastructure, to high-density multifamily designations where the goal is to intensify and densify population. Residential land use designations will comprise a diverse arrangement of multiple densities where a pattern of mixed densities is preferred over a single density throughout the zone or neighborhood. This will be accomplished by allowing greater density in exchange for the incorporation of high-quality and innovative architectural designs, greater neighborhood connectivity, compatibility with the natural environment, installation of community amenities, crime prevention through environmental design, and techniques that ensure compatibility with other uses and communities.

Commercial: The Commercial land use category will include zoning designations that provide a wide range of retail, entertainment, and service uses and activities. Zoning designations within this category will range from autocentric corridors to pedestrian and transit-oriented mixed-use districts. When defining zoning boundaries and developing strategies, attention will be given to the appropriateness of the types of uses and activities, the bulk and scale of developments, compatibility with surrounding activities and the environment, accessibility and connectivity, and consistency with the City's economic development objectives.



Districts

Special Planning Areas
(Map 1.2)

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Printed Date: 3/16/2017
Map ID:

The information shown and/or distributed is for general reference purposes only and does not necessarily represent exact geographic or cartographic data.
The City of Auburn makes warranties as to its accuracy.

Industrial: The Industrial land use category will include zoning designations that provide an opportunity for warehousing, distribution, transportation, light industrial, storage, and manufacturing uses. Despite the traditional perception of how these types of uses look and function, zoning designations and development standards will reinforce that it is equally important for these areas to remain attractive in appearance and be connected by adequate motorized, nonmotorized, and multimodal transportation infrastructure.

Public/Institutional: The Public and Institutional land use category will include zoning designations for open space, public space, and preserved lands. Properties such as parks, environmentally protected areas, significant utility properties and corridors, and institutional uses will be located within the zoning designations of this land use category. Zoning designations will distinguish between active public parks where people are encouraged to congregate; passive areas intended to be left undisturbed, and uses such as schools and fire stations. Due to the nature of the uses and activities allowed within this category, zoning boundaries tend to be drawn around individual properties or a small collection of properties.

Special Planning Areas: Special Planning Areas are districts within the City where a Plan has been developed, adopted, and incorporated into the Comprehensive Plan. A Special Planning Area may function as an overlay that is supplemental to the underlying zoning designation or as a replacement of the underlying land use category and zoning designation. Special Planning Areas serve the purpose of seeking to enhance economic development opportunities, environmental protection, or master-planned developments.

Overlays: Overlays are supplemental to the underlying land use category and zoning designation. Overlays provide supplemental policy language for urban separators, impression corridors, gateways, and potential annexation areas. Overlays are delineated and assigned in extraordinary circumstances that warrant additional and specialized planning emphasis in a particular area of the City.

Policies

1. Require building design standards for multifamily, mixed-use, and nonresidential structures to ensure unique and high-quality architectural forms, shapes, and materials.
2. Require site design standards for multifamily, mixed-use, commercial, and residential development proposals that provide connectivity between and through sites, adequate public gathering spaces, sustainable development practices, and efficient provision of utilities and streets.
3. Engage in strategic planning of identified corridors and gateways that includes an emphasized level of planning, designing, improving, regulating, and maintaining those areas providing the most visible impression of Auburn.
4. Delineate neighborhoods and districts, and develop strategies for creating greater neighborhood identity that reinforces the concept of "One Auburn."
5. Identify commercial, residential, and recreational destinations that should be joined by paths and trails, with the overall goal of creating a citywide nonmotorized transportation network that is fully connected.
6. Develop downtown Auburn into a safe, walkable community with attractive public plazas and buildings and an engaging streetscape through planning, regulation, and capital improvements.
7. Support and promote efforts that create or expand population and employment opportunities within downtown Auburn.
8. Identify, protect, preserve, and restore Auburn's environment and natural resources.
9. Implement measures to promote buildings that conserve energy and water and reduce greenhouse gas emissions.

10. Develop vehicular gateways that provide access to Auburn into well-signed, attractive, and prominent entry points.
11. Establish sign controls that reduce sign clutter, and strive for a long-term outcome where attractive buildings, thoughtful sign design, and vegetation dominate the landscape rather than poorly placed and designed signs.
12. Establish parking standards that limit the overall number of spaces, allowing for landscaping and site layout to soften the visual impact of large parking lots.
13. Create incentives for good community design by allowing increased height, density, intensity, and other standards.
14. Ensure harmonious transition between land uses and zoning designations through the use of setbacks, vegetation, building orientation, and architectural design.
15. Employ "crime prevention through environmental design" when designing communities and development proposals.
16. Support efforts and programs such as neighborhood watch, national night out, and other activities that bring residents together.

Land Use Action Plan	Lead	Partners
Short Term (2016–2018)		
Update city zoning and development regulations to be consistent with the Core Plan and Land Use Policy Element.	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, City Attorney
Update the city zoning and development regulations to be consistent with National Pollution Discharge Elimination System requirements.	CDPW - Community Development CDPW - Public Works	City Council, Planning Commission, Mayor's Office, City Attorney
Implement the recommendations for the Main Street Urban Design Plan.	CDPW - Community Development	Mayor's Office, CDPW - Public Works, Downtown Association, Chamber of Commerce, Business and Property Owners
Prepare and Auburn Way South Corridor Improvement Plan.	CDPW - Community Development CDPW - Public Works	Mayor's Office, State Department of Transportation, Business, MIT, and Property Owners
Identify specific population and employment targets for downtown Auburn and its designation as a Regional Growth Center in VISION 2040.	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, CDPW - Public Works, City Attorney
Develop a connectivity strategy that lays the foundation for joining commercial, residential and recreational areas.	CDPW - Community Development CDPW - Public Works	Mayor's Office, Parks, Utility Providers
Update the City's Greenhouse Gas Inventory and Climate Action Plan	CDPW - Environmental Services	All City Departments
Develop a Sustainability Element of the Comprehensive Plan	CDPW - Environmental Services	All City Departments
Continue ongoing support to the City's Neighborhoods program and utilize the program to strengthen relationships between neighborhoods and the City.	Mayor's Office	All City Departments
Moderate Term (2019–2025)		

Identify neighborhoods and develop strategies for promoting awareness.	CDPW - Community Development	Mayor's Office
Develop and implement a citywide greenhouse gas reduction plan	CDPW - Environmental Services	All City Departments
In 2021, update Land Use Policy Element.	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, City Attorney
In 2022, update city zoning regulations to be consistent with update to Land Use Policy Element	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, City Attorney
Long Term (2026–2035)		
In 2028, update Land Use Policy Element.	CDPW - Community Development	City Council, Planing Commission, Mayor's Office, City Attorney
In 2029, update cit zoning regulations to be consistent with update to Land Use Policy Element	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, City Attorney

HOUSING

Goals

Character: Trails, public spaces, and outdoor amenities are available that promote social interaction, safety, and healthy lifestyles.

Wellness: Buildings and properties are managed to provide a healthy environment, and the surrounding landscape is maintained and feels safe.

Service: Social and human services that aid in the provision of housing for those in need are supported by the community and the City.

Economy: Residential communities are well designed and connected to nonmotorized paths and transit service so that residents can afford to shop and work close to home.

Celebration: Residents feel a sense of pride and neighborhood identity while promoting the idea of "One Auburn."

Environment: Housing is integrated into the natural environment and built to conserve energy and water.

Sustainability: Adequate and dispersed housing is provided to seniors, veterans, the disabled, those with low incomes, and all other individuals and families.

Description

A sustainable community offers a range of housing types by providing opportunities for people to choose and afford to live near jobs, shopping, and services. This type of outcome enables shorter trips, the use of alternative transportation, reduced traffic congestion, improved quality of life, and the economic benefit of residents choosing to spend their income in Auburn. Because we believe there is strength in diversity, it is a priority to support and enable a robust mix of housing types. Dispersed and extensive housing options enable all segments of society to make choices about where they want to live in Auburn rather than feeling forced to reside in other communities.

Creating the opportunity to establish or retain housing stock for seniors and populations who have social, health, and human service needs is particularly important. Housing data demonstrate that Auburn already has a wide range of housing types and housing costs. But as a significant portion of the population ages, there will

be increased demand for senior housing. While Auburn already has a wide range of this housing type, it is not dispersed throughout the City. Specifically, very few senior, affordable, or lower-income housing options exist in Lakeland Hills and West Hill, and very few senior options are available on Lea Hill, while senior and low-income options are concentrated in the Valley.

The preservation and renewal of older neighborhoods is an important consideration for retaining a mix of housing types, as is community character and history. Auburn's housing stock is older, and much of the rental housing stock is in fair to poor condition. While Auburn is not proactively seeking to eliminate affordable housing, some of this housing stock is realistically at or near the end of its life. There must be a conscious effort to understand and identify which properties are at the end of their useful life and which have renovation potential. Perhaps most importantly, the City must ensure that redevelopment and renovation does not result in the wholesale loss of affordable housing stock.

Auburn's average and median household sizes suggest the need to provide housing for both small and large households. Auburn's average household size is 2.67, compared with 2.40 and 2.59 in King and Pierce Counties, respectively, while our average family size is 3.22, compared with 3.05 and 3.09 in King and Pierce Counties. At the same time that these average figures are higher than for our neighbors, we also have a higher percentage of single parents with children. These data strengthen the conclusion that less-traditional housing is needed, including accessory dwelling units, cottage housing, townhouses, apartments, and condominiums. Housing data, national trends, and City experience also lead us to conclude that we will likely see increasing demand for larger houses that can accommodate multigenerational families living together.

CORE PLAN

Policies

1. Design and maintain residential neighborhoods and buildings that support safe and active living that is connected to multimodal transportation options.
2. Support efforts to retain and create more types of housing, with a broader mix of affordability, in all of Auburn's residential and mixed-use neighborhoods.
3. Promote and provide incentives for mixed-income residential communities.
4. Implement and promote measures that enhance public safety such as neighborhood watch, crime prevention through environmental design, and expanded access to law enforcement resources.
5. Organize actions that influence and create incentives for the retention and maintenance of the existing housing stock and their surrounding environs.
6. Implement strategies that lead to the adequate provision of dispersed affordable housing for moderate-, low-, and very-low-income households and residents in need.
7. Support efforts that are intended to connect human, health, and social services to residents in need.
8. Develop and support programs that help to inform residents of their options, available services, and their right to healthy and affordable housing.
9. Strengthen our partnerships with other agencies and communities to help bolster and steady the supply of housing options and supportive services so that greater equity is achieved in the region.
10. Monitor spatial and quantitative trends in housing supply, affordability, and diversity for Auburn and other King and Pierce County municipalities, and make appropriate policy, regulatory, and programmatic adjustments in response to data findings.
11. Participate in and support efforts to provide solutions for persons experiencing homelessness.

Housing Action Plan	LEAD	PARTNERS
Short Term (2016–2018)		
Develop a monitoring program that defines the tools and metrics that describe housing condition, supply, availability, location, crime rates, and housing type.	CDPW*	Police, King County, Pierce County
Evaluate city zoning regulations to ensure that accessory dwelling units, clustered housing, cottage housing, townhouses, etc. are allowed within appropriate residential and mixed-use zones.	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney
Utilize the existing city rental housing business license program and requirements to educate multifamily property owners about Auburn's goals, policies, and standards, and hold property owners and tenants accountable for adherence to its objectives.	CDPW	CDPW – Business and Budget, Police, Multifamily Property Owners
Continue the City's housing home repair program, and seek ways to expand its use.	Administration Neighborhood Services	CDPW
Moderate Term (2019–2025)		
By neighborhood, inventory housing opportunities for seniors, moderate-income, low-income, very-low-income, and persons with disabilities. Develop conclusions that can be used to identify areas in need of specific housing types.	CDPW	King County, Pierce County
Work with transit agencies to determine the multimodal transportation needs, routes, funding, and capital improvements necessary to serve priority areas.	CDPW – Public Works	Sound Transit, MIT**, Metro, Pierce Transit
Develop a joint Muckleshoot/Auburn housing inventory and needs assessment that is used to establish goals and strategies that combine our resources for mutual benefit.	CDPW, MIT	City Council, Tribal Council, King County, Pierce County
In 2021, update Housing Element based upon findings and data collected in the monitoring program.	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney
In 2022, update city zoning regulations to be consistent with update to Housing Element	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney
Long Term (2026–2035)		
In 2028, update Housing Element based upon findings and data collected in the monitoring program.	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney
In 2029, update city zoning regulations to be consistent with update to Housing Element	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney

* CDPW = Community Development and Public Works.
** MIT = Muckleshoot Indian Tribe.

Capital Facilities

Goals

Character: Our capital investments have been strategically deployed and have resulted in a targeted mix of streets, parks, amenities, and trails that serve the majority of communities.

Wellness: Capital facility planning, budgeting, design, and construction incorporate principles and concepts that promote a healthy lifestyle.

Service: Revenue sources and budget allocations have been identified that support the construction, provision, and ongoing high-quality maintenance of capital facilities and public services.

Economy: Our capital facilities are a marketing asset that causes businesses and residents to seek opportunities to locate here.

Celebration: We design, construct, and utilize our parks and streets so that we can gather on holidays, listen to music, attend parades, watch movies, view art, observe nature, and enjoy other community events.

Environment: Capital improvements are designed and constructed in a manner that employs a higher standard than the minimum required under the law.

Sustainability: We have fully implemented a capital investment philosophy that values the long-term outcome over the short-term expense.

Description

Capital facilities are those facilities owned and operated by the City. The Capital Facilities Element is made up of a collection of documents that include the City's 6-Year Capital Facilities Plan, the Comprehensive Water Plan, the Comprehensive Sewer Plan, the Comprehensive Stormwater Drainage Plan, and the Capital Facilities Plans for each school district and the Valley Regional Fire Authority. Additionally, although the Parks, Recreation, and Open Space Element and the Transportation Element are standalone documents, they too are a component of the Capital Facilities Plan because they include both short- and long-term investments in developing and maintaining City-owned facilities.

The provision and sizing of facilities such as utilities and streets can influence the rate, timing, and ability for growth and development that occurs within the City. Timed provision of facilities also ensures that new development can be assimilated into the existing community without serious disruptions or adverse impacts. This plan establishes policies to allow development only when and where all public facilities are adequate or can be made adequate, and only when and where such development can be adequately served by public facilities and services consistent with adopted level-of-service standards.

Public facilities include public utilities, streets, parks, municipal buildings, fire and police services, technology and communication systems, K–12 school systems, and waste and recycling services.

Policies

1. Development will only be permitted where it is determined that concurrency and level-of-service standards have been met. Levels of service shall be established within, or by way of, each capital facilities document and/or policy element.
2. Lands designated for urban growth shall have urban levels of public facilities prior to, or concurrent with, development. If adequate public facilities do not exist and public funds are not committed, proposed development activities must provide such facilities at their own expense.
3. 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.
4. The City will coordinate with other utility purveyors within the City of Auburn to ensure that adequate facilities exist or are planned in underserved areas. Other utility comprehensive plans are not incorporated into the Comprehensive Plan unless a specific City Council action is taken to accept and adopt.
5. The City will coordinate with solid waste providers and King County to ensure the provision of adequate and mandatory waste and recycling service throughout

Auburn. The City will continue to create, support, and implement efforts that expand recycling and reuse.

6. The City will coordinate with each school district and their capital facility planning efforts. A school district capital facility plan is not incorporated into the Comprehensive Plan unless a specific City Council action is taken to accept or adopt.
7. The City will coordinate with Valley Regional Fire Authority and their capital facility planning efforts. A fire capital facility plan is not incorporated into the Comprehensive Plan unless a specific City Council action is taken to accept or adopt.
8. The City will implement the adopted Auburn Airport Master Plan.
9. The City will seek opportunities to incorporate trails and public spaces as general funding for these allow in its capital facility projects.
10. Sustainable development practices will be incorporated into capital facility project design and construction. The City will support and implement efforts to promote climate action objectives by using low-impact development techniques, energy and water conservation measures, and reducing greenhouse gas emissions.
11. The siting, design, construction, and improvement of all public facilities shall be done in full compliance with the Americans with Disabilities Act.

Capital Facilities Action Plan	Lead	Partners
Short Term (2016-2018)		
Implement 6-year Capital Improvement Plans for water, sewer, and storm drainage.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Implement 6-year Capital Improvement Plans for Transportation.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Incorporate Low Impact Development (LID) into City Codes and Standards by 1/1/17.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Moderate Term (2019-2025)		
Implement 7 to 10 year Capital Improvement Plans for water, sewer, and storm drainage.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Implement longer term Capital Improvement Plans for Transportation.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2021, update Capital Facilities Element.	CDPW – Public Works, Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Capital Facilities Element	CDPW – Public Works, Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Long Term (2026–2035)		
Implement 10- to 20-year Capital Improvement Plans for water, sewer, and storm drainage.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2028, update Capital Facilities Element.	CDPW – Public Works, Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Capital Facilities Element	CDPW – Public Works, Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW

* CDPW = Community Development and Public Works.

Private Utilities

Goals

Character: Utility corridors serve multipurpose functions such as nonmotorized connectivity and recreational amenities.

Wellness: The extension and provision of utility service extends throughout the entire community who has access to safe and reliable utility service.

Service: Residents and businesses have access to all forms of reliable utility service including communication, water, sewer, and storm systems.

Economy: Through planning, franchise agreements and partnerships, capital improvements are occurring in conjunction with development and redevelopment.

Celebration: Technology and amenities are in place that support community events and enhance awareness and accessibility that results in broader participation.

Environment: Utility users are leaders in the region and have embraced and deployed alternative energy solutions and conservation measures.

Sustainability: New development fully pays for utility extensions and upgrades that are of a quality that is in the best long-term interest of the City and avoid ratepayer subsidies.

Description

The primary responsibility of planning for private utilities rests with the utility providers. Clearly, this planning cannot take place without open lines of communication between the City and the utility providers.

Puget Sound Energy provides electrical and natural gas service to most of the City of Auburn. PSE is an investor-owned private utility, which provides service to approximately 1.2 million customers in a service area that covers 6,000 square miles. With respect to electrical service, PSE builds, operates, and maintains an electrical system consisting of generation, transmission, and distribution facilities.

The Northwest Pipeline Corporation and Enumclaw Gas also have gas lines in the southeastern portion of the City. While the Northwest Pipeline Corporation does not serve any customers within the City, Enumclaw Gas has some residential customers in the area of the Auburn Adventist Academy.

Conventional local telephone service to the City is provided by CenturyLink. CenturyLink offers service to 25 million customers in 14 western states. The facilities in which calls are switched are call central offices. Typically, four main lines head out from each central office – one in each direction. Auburn's central office is located in downtown Auburn. Long-distance service is provided in the area by several carriers. These providers have underground fiber-optic cables passing through the City of Auburn.

Cellular telecommunications provide mobile telephone. Cellular communication companies offer digital voice, messaging and high-speed wireless data services to customers. Several cellular service providers have customers and facilities in the City of Auburn. Regulation of cellular providers is provided by the Federal Communications Commission.

Cable television service is provided by Comcast through a combination of aerial and underground cables. Several satellite dish companies also provide service within the City but facilities are limited to the satellite dishes affixed to homes. The City is currently negotiating with CenturyLink on a potential cable franchise.

Investor-owned utilities in the state of Washington are regulated by the Washington Utilities and Transportation Commission. State law regulates charges, services, facilities, and practices of utilities. Any changes in policies regarding these aspects of utility provision require WUTC approval.

Private utilities include electricity, telecommunications, natural gas, and non-city-owned sewer, and water.

Policies

1. Private utility companies should strive to provide utility services to all segments of the Auburn population and areas of the community.
2. All new utility and telecommunication lines shall be located underground within all new developments. The City will also work with utility companies to relocate existing distribution, service, and telecommunication lines underground as a part of system upgrades, urban revitalization, and city capital projects whenever it is economically and technologically feasible.
3. The visual impact of private utilities shall be mitigated through undergrounding, colocation, screening, or other mitigation techniques. Views from private property, rights-of-way, and the surrounding community shall be considered when mitigating visual impact.
4. When granting franchise agreements, right-of-way permits, and other city approvals to utility providers, evidence shall be provided that documents Sustainability development practices that will be incorporated into construction activities.

Private Utilities Action Plan	Lead	Partners
Short Term (2016–2018)		
Explore opportunities to enhance the use of franchise fees and taxes.	CDPW* – Public Works, Finance	Mayor's Office, City Attorney, IT
Review and update the City's Municipal Code for consistency with any regulatory changes as it relates to franchises.	CDPW – Public Works, City Attorney, Innovation and Technology	Mayor's Office, City Council, CDPW
Moderate Term (2019–2025)		
In 2021, update Private Utilities Element.		City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Private Utilities Element		City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Long Term (2026–2035)		
In 2028, update Private Utilities Element.		City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Private Utilities Element		City Council, Planning Commission, Mayor's Office, City Attorney, CDPW

* CDPW = Community Development and Public Works.

CORE PLAN

Transportation

Goals

Character: Investments in developing and maintaining our pedestrian, nonmotorized and street infrastructure have resulted in the creation of a community that is physically connected.

Wellness: Residents, visitors, and workers increase utilization of nonmotorized forms of transportation.

Service: Through partnership with other agencies, public transportation is an available option for navigating the City and connecting to other forms of transportation.

Economy: Street surfaces are in a state of good repair allowing people and goods to navigate into, through, and out of Auburn.

Celebration: As a result of improvements to the transportation infrastructure, combined with modern design techniques, we experience a decreasing frequency and severity of collisions.

Environment: Development of additional nonmotorized infrastructure will result in fewer vehicular trips per capita.

Sustainability: Adequate sustained sources of financing are available for long-term investment in our streets, sidewalks, public landscaping, and nonmotorized corridors.

Description

The transportation system is a vital component of Auburn's social, economic, and physical structure. The primary purpose of the transportation system is to support the movement of people and goods within the City and connect the City to the broader region. Secondarily, it influences patterns of growth, development, and economic activity by providing access to adjacent land uses. Planning for the development and maintenance of the transportation system is a critical activity promoting the efficient movement of people and goods, ensuring emergency access, and optimizing the role transportation plays in attaining other community objectives.

The Transportation Element, also known as the Transportation Comprehensive Plan, provides policy and technical direction for development of the City's transportation system through the year 2035. It updates and expands the 2009 Comprehensive Transportation Plan by recognizing network changes since the last plan, evaluating current needs, and identifying standards for future development and infrastructure improvements. The Plan underwent a major update in 2005 and a midterm update in 2009 to incorporate the Lea Hill and West Hill annexation areas into the Plan.

The Comprehensive Transportation Plan is the framework for transportation planning in Auburn. It functions as the overarching guide for changes to the transportation system. The Plan evaluates the existing system by identifying key assets and improvement needs. These findings are then incorporated into a needs assessment, which guides the future of the transportation system.

This Plan is multimodal, addressing multiple forms of transportation in Auburn including the street network, nonmotorized travel, and transit. Evaluating all modes enables the City to address its future transportation needs in a comprehensive and balanced manner.

Policies

1. Level-of-service and concurrency standards will be adopted and utilized when evaluating the transportation impacts and mitigation measures associated with development proposals. New development will pay for all system enhancements necessary to support the development.
2. Engage in coordinated regional transportation planning efforts with King County, Pierce County, Washington State Department of Transportation, Muckleshoot Indian Tribe, Sound Transit, and adjacent jurisdictions.
3. Pursue funding and actions that establish public transportation options to all areas of the City.

CORE PLAN

4. Incorporate low-impact development concepts and strategies into City-initiated transportation projects and privately initiated subdivision proposals.
5. Create a pedestrian and bicycle network linking neighborhoods, activity centers, and popular destinations, and promote walkable, bikeable connections to transit service.
6. Increase coordination and integration of land-use and transportation planning to reduce traffic congestion and emissions, and protect the natural environment.
7. Provide transportation alternatives that meet the needs of seniors, those who are unable to drive, and others who are transit-dependent by necessity or choice.
8. Inform the community of transportation improvements, capital projects, traffic disruptions, and alternative methods for avoiding delays.
9. Develop information about alternate modes of travel to encourage visitors and residents to walk and bike.

Transportation Action Plan	Lead	Partners
Short Term (2016–2018)		
Develop financial and capital programming standards that establish minimum budget targets for nonmotorized connection improvements.	CDPW* – Public Works	CDPW, Finance, Mayors' Office
Develop a Neighborhood Connectivity Element of the Comprehensive Plan.	CDPW – Public Works	CDPW
Develop a citywide wayfinding plan with strategies and actions directed at both nonmotorized and vehicle modes.	CDPW	CDPW – Public Works, CDPW – M&O
Implement the short-term actions outlined in the adopted Parking Management Plan	CDPW	
Identify and prioritize vehicular gateways into the City. Design and construct gateway entry points.	CDPW	
Moderate Term (2019–2025)		
Implement the long-term actions outlined in the adopted Parking Management Plan.	CDPW	
In 2021, update the Transportation Element.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Transportation Element	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Long Term (2026–2035)		
In 2028, update Transportation Element.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Transportation Element	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW

* CDPW = Community Development and Public Works.

Economic Development

Goals

Character: Our cultural diversity has been leveraged to bind our community, expand our market, and celebrate cultural traditions.

Wellness: We are a safe community with walkable commercial districts, where both the perception and the reality are that crime activity is low and public safety staffing meets or exceeds community expectations.

Service: Our economic development strategies focus on supporting the existing business community; as a result, recruitment is minimal because businesses desire to locate here.

Economy: We are able to measure and achieve defined targets for manufacturing, service, and retail jobs and revenues.

Celebration: We actively promote our local businesses and have been successful at making our residents more aware of what is available locally as well as attracting visitors from beyond our City.

Environment: Our economy is growing and diversifying because of our efforts to protect our rivers, streams, wetlands, and other environmental resources.

Sustainability: Residents are staying in Auburn to work and shop, and we are widely considered to be a regional dining, shopping, and entertainment destination.

Description

Auburn's economic base drives and shapes the community and region. Auburn's residents and the surrounding region benefit from the jobs and services Auburn's economic base offers. Through the payment of sales, property, and other taxes, the City of Auburn can fund and provide services and public facilities that Auburn residents require.

It is in the City's best interest to maintain and expand our economic base in unison with implementing all of the goals of the Comprehensive Plan. This section of the plan will help to define the City's goals and policies in this vital area.

Policies

1. Attract high-wage employment opportunities and sales tax generating businesses to diversify the City's economic base and generate positive secondary benefits for the community.
2. Assist business organizations in developing and implementing new or improved product development opportunities to increase sales tax revenue collections.
3. Dedicate resources to pursue an expanded economic development program for the City.
4. Develop a clear and elaborate City branding strategy.
5. Create an economic development toolbox comprising programs and incentives to reduce financial, regulatory, and operational constraints for existing or new business growth and expansion.
6. Prioritize the installation of key infrastructure at identified employment areas to facilitate development of these economic centers.

CORE PLAN

Economic Development Action Plan	Lead	Partners
Short Term (2016–2018)		
Adopt and implement a City 10-year Economic Development Strategic Plan	Mayor's Office	City Council, CDPW*, Finance
Moderate Term (2019–2025)		
In 2021, update Economic Development Policy Element.	Mayor's Office	City Council, Planning Commission, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Economic Development Element	Mayor's Office	City Council, Planning Commission, City Attorney, CDPW
Long Term (2026–2035)		
In 2028, update Economic Development Element.	Mayor's Office	City Council, Planning Commission, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Economic Development Policy Element	Mayor's Office	City Council, Planning Commission, City Attorney, CDPW

* CDPW = Community Development and Public Works.

Parks, Recreation & Open Space

Goals

Character: A mix of small urban parks, natural areas, sports complexes, and community buildings offers a full range of recreational services.

Wellness: Parks are well advertised, maintained, and are safe locations during all hours.

Service: Parks and park programming are accessible to all segments of the population.

Economy: Our parks and natural spaces are a major reason cited by businesses and residents for choosing to locate here and choosing to stay.

Celebration: A mix of large and small parks is being used for local, neighborhood, citywide, and regional events.

Environment: Parks, open spaces, and natural areas are designated, designed, and maintained in a manner that respects the environment and natural setting.

Sustainability: Park development and maintenance has an identified long-term funding source that ensures that the system grows and improves.

Description

Parks, arts, open space, and recreation facilities are an essential amenity to maintain a high quality of life in the community. As the population of Auburn grows, the demand for parks, recreational programs, arts and culture, and open space will continue to increase. To maintain Auburn's quality of life, the supply of parks and programs must keep pace with the demand associated with a growing population.

CORE PLAN

Policies

1. Provide and maintain a comprehensive system of parks and recreation programs that serves the needs and desires of the City's residents.
2. Protect and preserve open space and natural areas that incorporate appropriate opportunities for residents and citizens to view and learn about natural systems and habitats.
3. Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.
4. Provide a broad variety of recreational and cultural opportunities to all residents.
5. New development will contribute to the development of new parks at a level commensurate with their share of new facility needs.
6. Provide and support community events, festivals, and programs that offer a variety of opportunities for social interaction and contribute to a sense of community.
7. Diversify the funding sources that support the City Parks, Arts and Recreation Department to include public funding, earned revenues, development impact fees, and outside funding sources.
8. Establish regulations and incentives to incorporate parks and trails into subdivisions and other development projects.
9. Identify and implement measures that reduce emissions and conserve energy and water at all park facilities.
10. Support collaboration between agencies, organizations, and businesses on trails marketing, management, and maintenance in recognition of the value of trails to the community and the economy.

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Parks, Recreation & Open Space Action Plan	Lead	Partners
Short Term (2016–2018)		
Establish Level-of-service standards for parks, open space, arts, and service programs.	Parks	CDPW*
Establish a formal fee in lieu of program	Parks	CDPW, City Attorney, Mayor's Office
Acquire additional properties for inclusion in the Auburn Environmental Park and develop a comprehensive management plan.	CDPW – Environmental Services	Parks
Complete and activate the Auburn Youth and Community Center	CDPW – Public Works, Parks	CDPW, Police
Complete the Les Gove Community Campus Plan	Parks	City Council, Mayor's Office, Police, CDPW

CORE PLAN

Parks, Recreation & Open Space Action Plan (cont.)	Lead	Partners
Moderate Term (2019–2025)		
Begin identification of acquisition needs based on level of service.	Parks	
Develop criteria and strategies for identifying land that should be preserved as open space and funding mechanisms for acquiring priority lands.	Parks, CDPW – Environmental Services	CDPW
In 2021, update Parks, Recreation, and Open Space Element.	Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Parks, Recreation, and Open Space Element	Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Long Term (2026–2035)		
In 2028, update Parks, Recreation, and Open Space Element.	Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Parks, Recreation, and Open Space Element	Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW

* CDPW = Community Development and Public Works.

14.22.020 Comprehensive plan adopted.

The city of Auburn comprehensive plan, as amended in April 1995 to comply with the Growth Management Act and as may subsequently be amended thereafter, consisting of the following elements, is hereby adopted by reference:

A. *Chapters of the Comprehensive Plan.*

~~1. Core Comprehensive Plan.~~

~~2~~1. Land Use Element.

~~3~~2. Housing Element.

~~4~~3. Capital Facilities Element.

~~5~~4. Utilities Element.

~~6~~5. Transportation Element.

~~7~~6. Economic Development Element.

~~8~~7. Parks and Recreation Element.

~~9~~8. Historic Preservation Element.

~~10~~9. Climate Element.

~~11~~10. Comprehensive Plan Map.

Appendix A – Housing Needs and Characteristics Assessment.

Appendix B – Agency Checklists.

Appendix C – Public Participation Plan.

Appendix D – Airport Master Plan.

Appendix E.1 – King County Buildable Lands Analysis.

Appendix E.2 – Pierce County Buildable Lands Analysis.

Appendix F – Parks PROS Plan.

Appendix G – Comprehensive Transportation Plan.

Appendix H – Auburn Greenhouse Gas Inventory.

Appendix I – City of Auburn Ten-Year Economic Development Strategic Plan.

Appendix J – Auburn Community Vision Report.

Appendix K – Climate Change Framework.

B. *Additional Documents of the Comprehensive Plan That Are Incorporated by Reference.*

1. *Repealed by Ord. 6959.*
2. Capital Facilities Plan.
3. Shorelines Management Program.
4. Comprehensive Water Plan.
5. Comprehensive Sewer Plan.
6. Comprehensive Storm Drainage Plan.
7. Auburn Downtown Plan (May 2001).
8. Lakeland Hills Plan (1988).
9. Auburn Adventist Academy Plan (1991).
10. Auburn North Business Area Plan (1992).
11. Housing Action Plan. (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6612 § 1, 2016; Ord. 6329 § 1, 2010; Ord. 6172 § 1, 2008.)

The Auburn City Code is current through Ordinance 6977, passed June 16, 2025.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.auburnwa.gov

Hosted by General Code.

Implementing Zoning Designations

A. OS Open Space

Policies

LU-121 Active parks that provide sports field, activity and community centers, cemeteries, and public buildings should not be designated as open space.

LU-122 Open space lands are primarily designated to provide wildlife and aquatic habitat, flood detention, vegetation and soil preservation, and view shed protection. Land designated as open space may be used for public access to trails, interpretive centers, education opportunities, and other uses and facilities that support the purpose of their designation.

LU-123 Increase distribution of open space and increase access to open space amenities throughout Auburn.

LU-124 Enhance restoration, preservation and protection of natural resources and critical areas.

LU-125 Seek out opportunities to develop recreation and education opportunities on public lands or through public–private partnerships.

LU-126 Increase visibility of resources through public information campaigns. Continue to work with regional partners to develop and maintain trail systems that connect Auburn with regional destinations.

LU-127 Build on partnerships with school districts to expand public use of school facilities for recreation and exercise, and to improve public access to facilities for this purpose, as appropriate.

Overlays, Urban Growth Area, and Special Planning Land Use Designations

Character

These areas help control growth, protect the environment, and prevent urban sprawl conditions in our City. For a variety of reasons, specific areas exist within the City that require further specificity or focus of land use planning, policy, regulation, or investment. Overlays, urban growth areas, and special planning areas may be designated that help further enumerate a purpose. These areas are to be designated through the Comprehensive Plan and treated as a component of the Land Use Element of the Plan.

Values

Each area designated as an overlay, urban growth area, or special planning area shall reflect the values identified in the ~~Core~~ Comprehensive Plan.

subarea plan should address and include policies regarding the expected level of housing density (or residential growth targets) and employment growth targets.

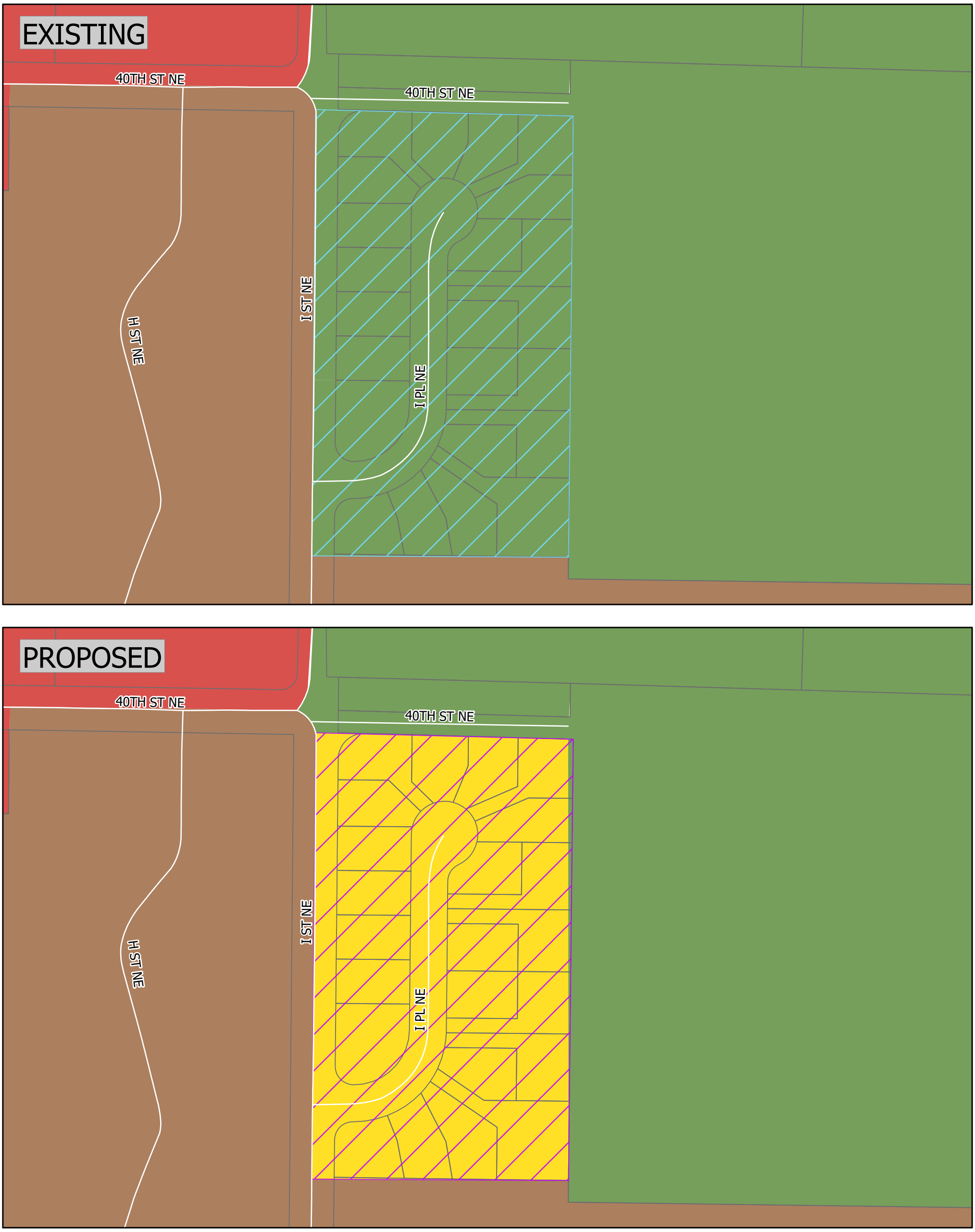
- Auburn Way South Corridor
- Auburn Way North Corridor
- NW Auburn Manufacturing Village
- 15th St. SW/C St. SW/W Valley Hwy. N
- A St. SE
- SE 312th St. /124th Ave SE
- M St. SE between Auburn Way N and Auburn Way S

Adopted Areas Policies

LU-151 Adoption or revision of a subarea plan will be treated as a comprehensive plan amendment and will comply with the Growth Management Act, Countywide planning policies, Vision 20 50, and the ~~Core~~ Comprehensive Plan.

LU-152 Adventist Academy - Adopted under Resolution No. 2254 on November 14, 1991. The Auburn Adventist Academy is 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. 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 lost to a fire in 1989 are the focal points of the current industrial development. In addition to institutional and industrial uses, the Academy also 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 predictability to planning, zoning, subdivision, and development decisions within the Special Planning Area (Adopted Area) made by the city.

Proposed Land Use Map Amendment (CPA25-0005)



CITY OF AUBURN WASHINGTON
MAYOR NANCY BACKUS
25 WEST MAIN STREET, AUBURN, WA 98001
253-931-3000
AUBURNWA.GOV

STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NON-SIGNIFICANCE (DNS)
City of Auburn Text Amendments to the Comprehensive Plan
City File Nos. SEP25-0013 & CPA25-0003

The City of Auburn is issuing a Determination of Non-Significance (DNS) for the following described project. The permit applications and listed studies may be reviewed at the Auburn Department of Community Development at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001 and by visiting www.auburnwa.gov/landuse.

Proposal:
The proposed annual amendments to the Comprehensive Plan refine several key elements to improve clarity and streamline processes. In the Capital Facilities Element (CFE-22), language referencing "the associated school impact fees" is removed to align with the Planning Commission's statutory authority—limited to reviewing capital facilities plans—and to eliminate unnecessary annual processing steps; this update also incorporates revised future-projects summaries for Auburn, Dieringer, and Federal Way school districts. In the Housing Element and Housing Needs Assessment, corrections are made in HE-11 (Table 1) and HNA-36 (Figure 34) to adjust the total net new housing need, permanent supportive housing totals, and the percentage category for units priced between 100% and 120% of area median income for the year 2044. Finally, the four school districts serving Auburn have adopted capital facilities plans and SEPA reviews and issued determinations of non-significance, which are available upon request. The school district's capital facilities plans are proposed to be adopted by reference to the capital facilities element of the comprehensive plan. All amendments are consolidated in Ordinance No. 6990.

Location:
City wide.

DNS Issuance:
August 11, 2025

Date of Public Hearing:
To be determined.

File Nos.
CPA25-0003 & SEP25-0013

Property Owner:
City of Auburn
25 W Main Street,
Auburn WA, 98001

Applicant's Representative:
Gabriel Clark, Planner II
1 E Main Street,
Auburn WA, 98001

Applicant:
City of Auburn Planning Services
1 E Main Street,
Auburn WA, 98001

Studies/Plans Submitted With Application:
SEPA Environmental Checklist, prepared by City of Auburn Planning Services, revision dated August 2025.
Capital Facilities Element, prepared by City of Auburn Planning Services, revision dated August 2025.
Housing Element, prepared by City of Auburn Planning Services, revision dated August 2025.
Housing Needs Assessment, prepared by Auburn Planning Services, revision dated August 2025.
Auburn School District Capital Facilities Plan 2025 & DNS, prepared by Auburn School District, dated June 9, 2025.
Dieringer School District Capital Facilities Plan 2025-2031 & DNS, prepared by Dieringer School District, dated July 28, 2025.
Federal Way Public Schools Capital Facilities Plan 2026 & DNS, Prepared by Federal Way Public Schools, dated May 12, 2025.
Kent School District Capital Facilities Plan 2024-2025 through 2030-2031 Capital Facilities Plan & DNS, Prepared by Kent School District, dated June 2025.

Other Permits, Plans, and Approvals Needed:
City Council

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.

Threshold Determination: The City of Auburn has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required

under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Public Comment Period: All persons are invited to comment. Comments must be in writing and submitted by **5:00 p.m. on August 25, 2025** to the mailing address of 25 W Main St., Auburn, WA, 98001 or emailed to the contact below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made. *The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS.* ***If the DNS is retained, it will be final after the expiration of the comment deadline.***

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001-4998 within 14 days of the close of the comment period, or by 5:00 p.m. on September 9, 2025.

For questions regarding this project, please contact Gabriel Clark, Planner II at planning@auburnwa.gov or 253-470-2147.

RESPONSIBLE SEPA OFFICIAL:
Alexandria D. Teague, Planning Services Manager

ADDRESS:
25 West Main St.
Auburn, WA 98001
253-931-3090

DATE ISSUED: August 6, 2025 SIGNATURE: Alexandria D. Teague

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

The Seattle Times

AFFIDAVIT OF PUBLICATION

Gabriel Clark
City of Auburn, Finance Dept
25 W Main St
Auburn WA 98001

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

08/11/2025

Agent Frankie Flight Signature Frankie Flight

Subscribed and sworn to before me on AUG 11, 2025

SharonSeligman Sharon Seligman

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost:	$327.25
Order No:	101739
Customer No:	184
PO #:	

SHARON BLANCHE SELIGMAN
Notary Public
State of Washington
Commission # 19110341
My Comm. Expires Nov 4, 2027

SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) City of Auburn Comprehensive Plan Updates CPA25-0003 & SEP25-0013 The City of Auburn is issuing a 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:** The proposed annual amendments to the Comprehensive Plan refine several key elements to improve clarity and streamline processes. In the Capital Facilities Element (CFE-22), language referencing "the associated school impact fees" is removed to align with the Planning Commission's statutory authority—limited to reviewing capital facilities plans—and to eliminate unnecessary annual processing steps; this update also incorporates revised future-projects summaries for Auburn, Dieringer, and Federal Way school districts. In the Housing Element and Housing Needs Assessment, corrections are made in HE-11 (Table 1) and HNA-36 (Figure 34) to adjust the total net new housing need, permanent supportive housing totals, and the percentage category for units priced between 100% and 120% of area median income for the year 2044. Finally, the four school districts serving Auburn have adopted capital facilities plans and SEPA reviews and issued determinations of non-significance, which are available upon request. The school district's capital facilities plans are proposed to be adopted by reference to the capital facilities element of the comprehensive plan. All amendments are consolidated in Ordinance No. 6990. **Location:** City wide. **Notice of Public Hearing:** October 7, 2025 **Notice of Application:** Not applicable **Notice of Complete:** Not applicable **Permit Application:** Not Applicable Application File Nos. CPA25-0003 SEP25-0013 **Applicant:** City of Auburn, Planning Services, 1 E Main Street, Auburn WA, 98001 **Property Owner:** City of Auburn 25 West Main Street, Auburn WA, 98001 Studies/Plans **Submitted With Application:** SEPA Environmental Checklist, Capital Facilities Element, Housing Element, Housing Needs Assessment, Auburn School District Capital Facilities Plan 2025 & DNS, Dieringer School District Capital Facilities Plan 2025-2031 & DNS, Federal Way Public Schools Capital Facilities Plan 2026 & DNS, Kent School District Capital Facilities Plan 2024-2025 through 2030-2031 Capital Facilities Plan & DNS **Other Approvals Needed:** City Council. **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:** All persons may comment on this application. This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date issued below. Comments must be in writing and submitted by 5:00 p.m. on **August 25, 2025** to the mailing address of 25 W Main St., Auburn, WA, 98001 or to the email address below. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made. Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 W Main St., Auburn, WA 98001-4998 within 14 days of the close of the comment period, or by 5:00 p.m. on **September 9, 2025. Public Hearing:** To be scheduled. For questions regarding this project, please contact Gabriel Clark, Planner II at planning@auburnwa.gov or 253-470-2147. Date of Notice: **August 11, 2025.**

Publication Cost:	$327.25
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STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NON-SIGNIFICANCE (DNS)
City of Auburn Map Amendments to the Comprehensive Plan
City File Nos. CPA25-0005 & SEP25-0013

The City of Auburn is issuing a Determination of Non-Significance (DNS) for the following described project. The permit applications and listed studies may be reviewed at the Auburn Department of Community Development at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001 and by visiting www.auburnwa.gov/landuse.

Proposal:
A mapping correction reclassifying 23 parcels that were inadvertently designated Public/Quasi-Public during the 2024 periodic update to Neighborhood Residential Two.

Location:
8892900220, 8892900210, 8892900200, 8892900190, 8892900180, 8892900170, 8892900160, 8892900150, 8892900140, 8892900130, 8892900120, 8892900110, 8892900100, 8892900090, 8892900080, 8892900070, 8892900060, 8892900050, 8892900040, 8892900030, 8892900020, 8892900010, and 8892900230.

DNS Issuance:
August 11, 2025

Date of Public Hearing:
To be determined.

File Nos.
CPA25-0005 & SEP25-0013

Property Owner:
Multiple owners

Applicant's Representative:
Gabriel Clark, Planner II
1 E Main Street,
Auburn WA, 98001

Applicant:
City of Auburn Planning Services
1 E Main Street,
Auburn WA, 98001

Studies/Plans Submitted With Application:
SEPA Environmental Checklist, prepared by City of Auburn Planning Services, revision dated August 2025.
Comprehensive Plan Map Amendment, prepared by Auburn GIS, dated July 2025.

Other Permits, Plans, and Approvals Needed:
City Council

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.

Threshold Determination: The City of Auburn has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Public Comment Period: All persons are invited to comment. Comments must be in writing and submitted by **5:00 p.m. on August 25, 2025** to the mailing address of 25 W Main St., Auburn, WA, 98001 or emailed to the contact below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made. *The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS.* ***If the DNS is retained, it will be final after the expiration of the comment deadline.***

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001-4998 within 14 days of the close of the comment period, or by 5:00 p.m. on September 9, 2025.

For questions regarding this project, please contact Gabriel Clark, Planner II at planning@auburnwa.gov or 253-470-2147.

RESPONSIBLE SEPA OFFICIAL:
Alexandria D. Teague, Planning Services Manager

ADDRESS:
25 West Main St.
Auburn, WA 98001
253-931-3090

DATE ISSUED: August 6, 2025 SIGNATURE: Alexandria D. Teague

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

The Seattle Times

AFFIDAVIT OF PUBLICATION

Gabriel Clark
City of Auburn, Finance Dept
25 W Main St
Auburn WA 98001

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

08/11/2025

Agent Frankie Flight Signature Frankie Flight

Subscribed and sworn to before me on Aug 11, 2025

SharonSeligman Sharon Seligman

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

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Customer No:	184
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SHARON BLANCHE SELIGMAN
Notary Public
State of Washington
Commission # 19110341
My Comm. Expires Nov 4, 2027

SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) City of Auburn Comprehensive Map Updates CPA25-0005 & SEP25-0013 The City of Auburn is issuing a 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:** A mapping correction reclassifies 23 parcels that were inadvertently designated Public/Quasi-Public during the 2024 periodic update (Ordinance No. 6960) to Neighborhood Residential Two. **Location:** 8892900220, 8892900210, 8892900200, 8892900190, 8892900180, 8892900170, 8892900160, 8892900150, 8892900140, 8892900130, 8892900120, 8892900110, 8892900100, 8892900090, 8892900080, 8892900070, 8892900060, 8892900050, 8892900040, 8892900030, 8892900020, 8892900010, and 8892900230. **Notice of Public Hearing:** October 7, 2025 **Notice of Application:** Not applicable **Notice of Complete:** Not applicable **Permit Application:** Not Applicable Application **File Nos.** CPA25-0005 & SEP25-0013 **Applicant:** City of Auburn, Planning Services, 1 E Main Street, Auburn WA, 98001 **Property Owner:** City of Auburn 25 West Main Street, Auburn WA, 98001 **Studies/Plans Submitted With Application:** SEPA Environmental Checklist, Comprehensive Plan Map Amendment. **Other Approvals Needed:** City Council. **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:** All persons may comment on this application. This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date issued below. Comments must be in writing and submitted by 5:00 p.m. on **August 25, 2025** to the mailing address of 25 W Main St., Auburn, WA, 98001 or to the email address below. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made. Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 W Main St., Auburn, WA 98001-4998 within 14 days of the close of the comment period, or by 5:00 p.m. on **September 9, 2025. Public Hearing:** To be scheduled. For questions regarding this project, please contact Gabriel Clark, Planner II at planning@auburnwa.gov or 253-470-2147. **Date of Notice: August 11, 2025.**

Publication Cost:	$244.75
Order No:	101741
Customer No:	184
PO #:	

PIN	OWNER NAME	OWNER ADDRESS	OWNER CITY
4000014	AUBURN SQUARE	1601 E VALLEY RD STE 180	RENTON
4000116	GUARDIAN REAL ESTATE HOLDIN	1400 W MAIN ST	AUBURN
4200001	AUBURN SCHOOL DIST #408	915 FOURTH STREET NE	AUBURN
4200010	LABRADOR VENTURES LLC	1931 VALLEY CENTER DR	HENDERSON
4200019	AUBURN SCHOOL DISTRICT NO 4	915 4TH ST NE	AUBURN
4200028	LABRADOR VENTURES LLC	1931 VALLEY CENTER DR	HENDERSON
621059002	THE RIVER	PO BOX 7	NAVATO
8892900010	ARKHIPCHUK PETR+LANA	3844 I PL NE	AUBURN
8892900020	JONES LAURIE ANN	PO BOX 1493	AUBURN
8892900030	SANTANA JESUS E	3840 I PL NE	AUBURN
8892900040	PEEL ROY M+PEGGY L	3838 I PL NE	AUBURN
8892900050	MACKEY JOSHUA+JESELYNN	1965 ADVANTAGE AVE	PORT ORCHARD
8892900060	SELES TAWEKE	18610 68TH ST E	BONNEY LAKE
8892900070	AFTS ACCT 8188	PO BOX 34108	SEATTLE
8892900080	STRELYUK ALEKSEY & YULIYA	3400 N RON LN	EAGLE
8892900090	SANBORN LOIS	3828 I PL NE	AUBURN
8892900100	TINGLEY BRYAN M	3826 I PL NE	AUBURN
8892900110	HATCH IAN L+MARIA D	3822 I PL NE	AUBURN
8892900120	ORTIZ MARIA+PEREZ MARCO A	3824 I PL NE	AUBURN
8892900130	DEVINE DAVID P	3820 I PL NE	AUBURN
8892900140	KUSTYUKOV VIKTOR A	3818 I PL NE	AUBURN
8892900150	KUSTYUKOV ALEKSANDR A	3816 I PL NE	AUBURN
8892900160	KUSTYUKOV MAXIM & DEANA	3814 I PL NE	AUBURN
8892900170	KUSTYUKOV PETR A+NATALIYA I	3812 I PL NE	AUBURN
8892900180	HIRAI MARC G	3810 I PL NE	AUBURN
8892900190	PNK HOMES LLC	15600 NE 8TH ST #B1-633	BELLEVUE
8892900200	FRICHITHAVONG ETH+SOUKSOMPH	3806 I PL NE	AUBURN
8892900210	NANTHAVONGSA LAMPHANH+SOURI	3804 I PL NE	AUBURN
8892900220	DUKHNOVSKIY NIKOLAY S+NINA	3802 I PL NE	AUBURN
8892900230	AUBURN CITY OF	25 W MAIN ST	AUBURN

OWNER STATE	OWNER ZIPCODE
WA	98002
WA	98002
WA	98002
NV	98002
WA	98002
NV	98002
CA	98002
WA	98002
WA	98002
WA	98002
WA	98002
WA	98002
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Gabriel Clark

From: Gabriel Clark
Sent: Monday, August 11, 2025 9:26 AM
To: Gabriel Clark
Subject: City of Auburn Annual Amendments to the Comprehensive Plan | Determination of Non-Significance (SEP25-0013)
Attachments: SEP25-0013 SEPA Checklist.pdf; CPA25-0005_SEP25-0013 DNS.pdf; CPA25-0003 _SEP25-0013 DNS.pdf

Good morning,

Please find attached the SEPA Determination of Non-Significance City of Auburn Annual Amendments to the Comprehensive Plan. The Public Notice and SEPA Checklist are attached.

If you have any questions regarding the decision or process, please contact Gabriel Clark, Planner II at planning@auburnwa.gov. Please include the project name and number if your email.

CODE QUESTIONS?
Book an online meeting: Virtual Permit Center - City of Auburn (auburnwa.gov)

Gabriel Clark, Planner II
Department of Community Development
City of Auburn | www.auburnwa.gov
Office 253-470-2147| gclark@auburnwa.gov
Mailing Address: 25 W Main Street, Auburn, WA 98001
Permit Center Address: 1 E Main Street, Auburn, WA 98002 (Click Here for Map)
Customer Service Survey | Application Forms | Zoning Maps

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

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

   Comprehensive Plan Annual Amendments

2. **Name of applicant:**

   Gabriel Clark, Planner II

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

   City of Auburn

   1 E Main Street,

   Auburn WA, 98001

   (253) 470-2147

   Planning@auburnwa.gov

4. **Date checklist prepared:**

   August 5, 2025

5. **Agency requesting checklist:**

   City of Auburn

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

   Based on the proposed schedule, planning staff will issue public notice of the changes to code to the Department of Commerce by end of July 2025 and issue a DNS to the public by August 2025. The public will have additional time to provide comment at scheduled Planning Commission meetings and Council meetings. Completion of the project is expected by late December 2025.

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

8. The proposed amendments to the City of Auburn's Capital Facilities Element (CFE), Housing Element (HE), and Housing Needs Assessment (HNA) are non-project actions intended to address housekeeping and clerical updates. At this time, there are no anticipated modifications or expansions to the ordinance beyond the scope of the proposed revisions.

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

   The City of Auburn is the SEPA lead agency and will complete SEPA Environmental Review Checklist under City File No. SEP25-0013.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The proposed amendments are part of the annual amendment cycle, which are non-project actions applicable to all areas of the City. Pending governmental approvals include Planning Commission recommendation, and council action..

11. List any government approvals or permits that will be needed for your proposal, if known.

Planning staff will submit a Comprehensive Plan Amendment (City File Nos. CPA25-0003 & CPA25-0005) and SEPA (SEP25-0013) permit application for review by staff. Administrative approval or denial will be forwarded to the Planning Commission. Staff will also notify the Department of Commerce for a 60-day comment period.

The City of Auburn Planning Commission will hold a regular meeting and public hearing to review the proposed updates to the CFE, HE, HNA, and the Comprehensive Land Use Map. The Planning Commission's recommendation will be forwarded to the City Council. Staff will present the findings and recommendations to Council at a Study Session meeting. At a regular Council Meeting, City Council will act on the ordinance based on the findings and recommendation from planning commission and information provided.

12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

13. The proposed annual amendments to the Comprehensive Plan refine several key elements to improve clarity and streamline processes. In the Capital Facilities Element (CFE-22), language referencing "the associated school impact fees" is removed to align with the Planning Commission's statutory authority—limited to reviewing capital facilities plans—and to eliminate unnecessary annual processing steps; this update also incorporates revised future-projects summaries for Auburn, Dieringer, and Federal Way school districts. In the Housing Element and Housing Needs Assessment, corrections are made in HE-11 (Table 1) and HNA-36 (Figure 34) to adjust the total net new housing need, permanent supportive housing totals, and the percentage category for units priced between 100% and 120% of area median income for the year 2044. A mapping correction reclassifies 23 parcels that were inadvertently designated Public/Quasi-Public during the 2024 periodic update (Ordinance No. 6960) back to Neighborhood Residential Two. Finally, the four school districts serving Auburn have adopted capital facilities plans and SEPA reviews and issued determinations of non-significance, which are available upon request. The school district's capital facilities plans are proposed to be adopted by reference to the capital facilities element of the comprehensive plan. All amendments are consolidated in Ordinance No. 6990.

14. 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 comprehensive plan does plans broadly for all areas of the City. As a result, the proposed annual amendments to the Capital Facilities Element, Housing Element, and the Housing Needs Assessment affects all aspects of development within its incorporated limits.

The proposed updates to the Comprehensive Land Use map will directly impact 23 properties located within the City's limits. The properties impacted are parcels: 8892900220, 8892900210, 8892900200, 8892900190, 8892900180, 8892900170, 8892900160, 8892900150, 8892900140, 8892900130, 8892900120, 8892900110, 8892900100, 8892900090, 8892900080, 8892900070, 8892900060, 8892900050, 8892900040, 8892900030, 8892900020, 8892900010, and 8892900230.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

The City of Auburn and its Potential Annexation Area (PAA) are characterized by a relatively flat central valley floor bordered by steep hillsides and upland plateaus to the west, east and southeast.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The slopes vary in areas of the city and the PAA, but in some location, slopes associated with the valley walls reach nearly 100%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The valley floor is made up primarily of soils of the Oridia, Renton, Snohomish, and Briscott series. These soils are generally poorly drained and formed in the alluvium (river sediments) associated with the White and Green Rivers. These are considered good agricultural soils, though in many areas, are not well-drained. There is no designated farmland within the City of Auburn.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

The hillsides and plateaus are made up of primarily Alderwood associated soils and a small amount of Everett associated soils (U.S. Department of Agriculture, 1973). Alderwood soils are moderately well drained gravelly sandy loams 20-40 inches deep. Beneath these soils is glacial till with low permeability. Roots penetrate easily to the hardpan layer. Runoff potential is slow to medium. Erosion and slippage hazard is moderate; ranging to severe on steeper slope phases. The Everett series consists of somewhat excessively drained soils that are underlain by very gravelly sand. These soils formed in very gravelly glacial outwash deposits under conifers. They are found on terraces and terrace fronts and are gently undulating to moderately steep.

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

Many factors affect slope stability including soil type, parent material, slope and drainage. These factors can be further affected by human intervention such as slope alteration, and vegetation removal. The City has identified categories of geologic hazard areas and inventoried these areas. Maps of the erosion, seismic, and landslide hazard areas are provided as maps that are part of the critical areas ordinance inventory.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Although the proposed comprehensive plan amendment is a non-project action that would not directly authorize any fill, excavation, or grading, Individual projects subject to the proposed comprehensive plan amendments could include fill, excavation, or grading. All such development projects would continue to be subject to existing development regulations related to stormwater management, impervious surfaces, critical areas, clearing and grading, and or landscaping. Unless exempt under State and County requirements, filling, excavation and grading is also subject to SEPA review.

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

Although the proposed comprehensive plan amendments would not direct any development activities, potential erosion can result from clearing, construction or use of land for development that is subject to the proposed ordinance. The proposed ordinance does not amend existing regulations on clearing, grading, or construction that could cause erosion.

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

The proposed ordinance would not directly impact impervious surface percentages. However, projects subject to the proposed comprehensive plan and map amendments would be subject to the impervious surface maximums of zones where the project is located in.

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

Because the proposed amendments to the comprehensive plan and map are non-project actions that would not have any direct impacts, reduce or control erosion, or other impacts to the earth. City of Auburn's existing regulations related to erosion and soils would apply to any development, unless exempt under state or county requirements.

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed comprehensive map and plan amendments are non-project actions that would not result in any direct admissions to the air. Projects subject within the City of Auburn's incorporated boundaries are subject to all applicable development standards of the City. These emissions would be subject to existing federal, state, and local regulations for these types of emissions. The proposed ordinance does not modify any federal, state, or local codes that would provide standards or controls for these types of emissions.

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

The proposed amendments to the comprehensive map and plan are non-project actions and would not produce off-site sources of emissions or odor, and no known off-site sources of emissions or odor are likely to impact implementation of the proposed ordinance.

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

The proposed amendments to the comprehensive map and plan are non-project actions and would not have any direct impacts to air emissions; activities approved by Auburn City Code would be subject to existing regulations regarding emissions and reporting requirements. Additional federal, state and local codes may provide standards and controls for these types of emissions and would not be modified by the proposed amendments.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Although the proposed amendments to the comprehensive plan are non-project actions with no specific site or location, numerous streams, lakes, ponds and wetlands and the Puget Sound are located within the city of Auburn. The City of Auburn maintains an inventory of water bodies within the city, which can be considered during development review.

The proposed amendments to the comprehensive map specify 24 parcels located on the valley floor at the intersection of I St. NE and I Pl. NE. The Green River and two man-made ponds are the nearest bodies of water to the properties. The properties are located outside of the 100-year floodplain.

The major bodies of water within Auburn are the Green River, the White (Stuck) River, Bowman Creek, Cobble Creek, Mill Creek, Lea Hill Creek, Olson Creek and White Lake. The City has conducted an inventory of wetlands and streams within the city limits. These are shown on City's critical area inventory maps. Shorelines of the State are reflected in Auburn's Shorelines Master Program adopted in May 2020 under Ordinance No. 6733 and the shoreline environment designations are shown within the Shoreline Management Program.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   The proposed annual amendments to the comprehensive map and plan are non-project actions that would not directly require any work over, in, or adjacent to the described waters. State and local shoreline regulations would apply to any development subject to the proposed ordinance that is within 200 feet of waters within the City of Auburn shoreline jurisdiction. Other development regulations, including critical areas regulations, concerning the protection of waterbodies may also apply depending on the proximity of any development to these waters.

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.**

   The proposed amendments to the comprehensive map and plan are non-project actions that would not directly authorize filling or dredging from surface water or wetlands. Individual projects subject to the development standards of Auburn City Code would also be subject to all state, local, and federal regulations, including mitigation requirements, concerning fill or dredge material placed in or removed from surface water or wetlands.

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

   The proposed amendments to the comprehensive map and plan are non-project actions that would not require surface water withdrawals or diversions. Individual projects subject to Auburn City Code would also be subject to existing regulations

concerning surface water diversions and withdrawals, including those regarding in-stream flows, if applicable.

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

   The proposed amendments to the comprehensive plan are non-project actions, with no specific site or location, several areas within Auburn lie within the 100-year floodplain of the Green or White Rivers and Mill Creek and Mullen Slough. Floodplain as well as flood hazard areas as defined by the City are shown on the City critical area maps and floodplain maps. The Riparian Habitat Zone, as a FEMA special flood hazard area is shown on the city's inventory and addressed in the city's regulations.

   The properties affected by the revisions to the comprehensive land use map are located outside of the 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   The proposed amendments to the comprehensive map and plan are non-project actions that would not directly involve any discharges of waste materials to surface waters. Individual projects subject to Auburn City Code would also be subject to existing regulations concerning state, local, and federal regulations concerning the protection of and discharge of waste materials to surface waters, including state regulations on water usage, wastewater disposal, and state antidegradation standards.

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   The proposed amendments to the comprehensive map and plan are non-project actions that would not directly involve pumping groundwater or discharge to ground water. Development projects subject to the proposed Auburn City Code that use groundwater or discharge to groundwater would be subject to all existing state, local, and federal regulations concerning groundwater removal.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number**

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposed amendments to the comprehensive map and plan are non-project actions that would not result in the discharge of waste material into the ground from septic tanks or other sources.

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.**

   The proposed amendments to the comprehensive map and plan are non-project actions that would not directly generate or affect water runoff. For specific applications which propose a new development, conformance to all applicable City standards including stormwater management would be required.

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

   The proposed amendments to the comprehensive map and plan are non-project actions that would not directly result in any waste material entering the ground or surface waters. Individual development projects subject to Auburn City Code which may result in waste matter that could enter ground or surface waters, but such projects would be subject to existing state, local, and federal regulations concerning the protection of surface and ground water which are unchanged by the proposed ordinance.

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

   The proposed amendments to the comprehensive map and plan are non-project actions what would not directly result in the alteration or impacts related to drainage patterns in the vicinity of a specific site. Development subject to Auburn City Code would also be subject to exciting state, local, and federal drainage regulations, which are unchanged by the subject ordinance.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposed amendments to the comprehensive map and plan are non-project actions that would not have any direct impacts to surface or ground water, runoff water, or drainage patterns. Existing state, local, and federal regulations related to surface water discharge and withdrawal, groundwater discharge and withdrawal, runoff water (stormwater), and drainage would apply to any development that would be subject to the proposed amendments.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☒ **pasture**

☒ **crop or grain**

☒ **orchards, vineyards, or other permanent crops.**

☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☒ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Although the proposed amendments to the comprehensive plan are non-project actions with no specific site or location, the City of Auburn includes a variety of vegetation types on the various lands that development projects subject to the proposed ordinance would apply to, including those listed above. Lands within the City of Auburn include one ecoregion, Puget Lowland Ecoregion.

The proposed amendment to the comprehensive map is a non-project action. Though this non-project action does have a site-specific location, the amendment to the comprehensive map does not directly authorize the alteration or removal vegetation. All development project proposing alteration or removal of vegetation are required to conform with adopted local, state, and federal standards.

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

The United States Fish and Wildlife Service lists the following endangered plant species in Washington State: golden paintbrush, Kincaid's Lupine, Marsh Sandwort, Nelson's Checker-Mallow, Showy Stickseed, Spalding's Catchfly, Umtanum Desert Buckwheat, Ute Ladies'-Tresses, Wenatchee Mountains Checkermallow, White Bluffs Bladderpod. The Wenatchee Mountains Checkermallow is known to be in eastern King County; none of these other plant species are known to be in King County.

The proposed amendment to the comprehensive plan are non-project actions with no specific site or location. Development activities subject to the proposed amendments will be required to meet all state, local, and federal regulations regarding endangered or threatened plant species.

The proposed amendment to the comprehensive map is a non-project action. Though this non-project action does have a site-specific location, it is unknown of any presence of threatened or endangered species at or near the sites. All development project are required to conform with adopted local, state, and federal standards.

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

Although the proposed ordinance is a non-project action with no specific site or location, landscaping, use of native plants, or other measures to preserve or enhance vegetation could be proposed for home occupations. As with any development in the City of Auburn, home occupations subject to the proposed ordinance would be subject to existing regulations governing landscaping, use of native plants, and vegetation preservation on their respective sites, as well as non-vegetated buffer discussed in section 4.b. above.

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

The King County Noxious Weed Program regulates invasive plant species, and requires eradication or control, or recommends control for over 150 plant species. Although the proposed ordinance is a non-project action with no specific site or location, a variety of noxious weeds and invasive species exist within King County. The proposed amendments do not change any obligations to control noxious weeds identified by the King County Noxious Weed Control Board.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

Birds: hawk, heron, eagle, songbirds, other: geese, ducks, crows, etc.

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other: urban animals such as cats, dogs, rabbits, raccoons, rodents, squirrels, opossums, etc. are also present in the city.

The proposed amendment to the comprehensive plan are non-project actions with no specific site or location, a variety of birds, mammals, and fish have been observed in King County. There are 221 bird species that are common, uncommon, or usually seen on an annual basis in King County. Bird species include hawks, herons, eagles, owls, woodpeckers, songbirds, waterfowl, and shorebirds. There are 70 mammal species that can be found in King County, including shrews, bats, beavers, elk, deer, bears, rabbits, wolves, seals, and whales. There are 50 species of freshwater fish in King County, including 20 introduced species. More information on birds and animals ground in King County can be found at https://kingcounty.gov/en/dept/dnrp/nature-recreation/environment-ecology-conservation/wildlife/biodiversity.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

The proposed amendment to the comprehensive land use map does have a specific location within the city. To restate above, there are 221 bird species that are common, uncommon, or usually seen on an annual basis in King County. Bird species include hawks, herons, eagles, owls, woodpeckers, songbirds, waterfowl, and shorebirds. There are 70 mammal species that can be found in King County, including shrews, bats, beavers, elk, deer, bears, rabbits, wolves, seals, and whales. There are 50 species of freshwater fish in King County, including 20 introduced species. More information on birds and animals ground in King County can be found at https://kingcounty.gov/en/dept/dnrp/nature-recreation/environment-ecology-conservation/wildlife/biodiversity.

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

Although the proposed amendments to the comprehensive plan are non-project actions with no specific site or location the proposed amendment to the comprehensive map does have a specific location within the city, there are a number of federally threatened and endangered species in King County according to the U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration. These species include the marbled murrelet, Northern spotted owl, Streaked horned lark, Yellow-billed cuckoo, Bull Trout, Taylor's Checkerspot, Canada Lynx, Gray Wolf, Blue Whale, Fin Whale, Humpback Whale, Southern Resident Killer Whale, Oregon Spotted Frog, Sei Whale, Sperm Whale, Bocaccio Rockfish, and Yelloweye Rockfish.

There are nesting/breeding sites of great blue herons and green backed herons within Auburn as shown on critical area inventory maps.

Wildlife

The Environmental Impact Statement for the NE Auburn/Robertson Properties Special area plan and addendum indicate the bald eagle was delisted as 'threatened' in 2008 and is now a federal 'species of concern'. There are several species that potentially occur within King County including: gray wolf (federally and state endangered), grizzly bear (federally threatened and state endangered), Canada lynx (federally and state threatened), marbled murrelet (federally and state threatened), and northern spotted owl (federally threatened and state endangered) (USFWS, 2007). Due to their limited range and specific habitat requirements, the gray wolf, grizzly bear, Canada lynx, marbled murrelet, and northern spotted owl would not be expected to occur within the urban areas of King County.

The 2004 EIS also identified several federal species of concern that may occur in King County. The list was updated in 2007 to include: tailed frog, Larch Mountain salamander, and northern sea otter (USFWS, 2007). The project area does not contain suitable habitat to support these species at this time. The 2004 EIS did not include the Oregon spotted frog or yellow-billed cuckoo, which are federal candidate species. Though given the current range and distribution of the species and the degraded conditions of on-site wetlands and stream, the likelihood of Oregon spotted frog occurring within the city is very low.

Yellow-billed cuckoos breed in large blocks of riparian habitats (particularly woodlands containing cottonwoods and willows) (Erhlich et al., 1988). This species may now be extirpated from Washington (66 Federal Register 210). There have been documented sightings of yellow-billed cuckoo in King County and the Green River riparian corridor may provide some limited foraging and breeding habitat; however, areas of Auburn are devoid of mature dense cottonwood stands of significant size to support the species and their presence is not anticipated.

Fish

The 2004 EIS identified the Puget Sound/Strait of Georgia Coho salmon as a candidate species; however, their current federal status has been downgraded to a species of concern. Other listing changes that have occurred since that time includes the 2007 listing of the Puget Sound Distinct Population Segment (DPS) steelhead as threatened under the ESA (72 Federal Register 91), and the 2005 listing of designated critical habitat for the Puget Sound Evolutionarily Significant Unit (ESU) Chinook salmon and Coastal-Puget Sound DPS bull trout in the Green River (70 Federal Register 170; 70 Federal Register 185).

Since the 2004 EIS, a Biological Opinion was issued by NMFS that determined the effects of certain elements of the National Flood Insurance Program (NFIP) throughout Puget Sound is likely to jeopardize the continued existence of the following species listed under the ESA: Puget Sound Chinook salmon, Puget Sound steelhead, Hood Canal summer-run chum salmon, and Southern Resident killer whales. The Biological Opinion also determined that NFIP is likely to adversely modify the following ESA designated critical habitats: Puget Sound Chinook salmon, Hood Canal summer-run chum salmon, and Southern Resident killer whale critical habitats. The biological opinion provides a reasonable and prudent alternative which can be implemented to avoid jeopardy and adverse modification of critical habitat. In response to the Biological Opinion, FEMA developed a model ordinance for NFIP participating communities, which includes the City of Auburn. The City of Auburn incorporated substantive terms of the model ordinance into their interim floodplain regulations (Ordinance No. 6295). By letter dated September 21, 2011, FEMA acknowledged that the city's ordinance complies with their model ordinance and as a result, the interim ordinance becomes permanent. The Biological Opinion originally established a 2010 timeline for compliance for all NFIP participating communities within the Puget Sound Basin (NMFS, 2008).

c. Is the site part of a migration route? If so, explain.

Although the proposed amendments to the comprehensive plan non-project actions with no identifiable "site," King County is within the Pacific Flyway migratory pathway for birds, and migratory birds use water bodies, shorelines, mudflats, and grassy areas within the City of Auburn. There are numerous streams and water bodies within the City identified in section 3.a.1 that serve as migration routes for anadromous fish. These water bodies could potentially be near or cross-through sites where home occupations are proposed that would be subject to the proposed ordinance. Elk, other mammals, and bird species migrate seasonally. Daily movements include animal species moving around to get their daily needs med, and this movement can be impacted by fences,

roads, culverts, and land use cover and change. Mammals, amphibians, and reptiles are most affected by barriers to movement.

The proposed amendment to the comprehensive map is a non-project action which comprises of a land use map change and does not directly permit or initiate development. The property is located within the Pacific Flyway migratory pathway but would not have a direct impact to the pathway.

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

The proposed amendments to the comprehensive plan and map are non-project actions and would not have any direct impacts to wildlife, so no measures to preserve wildlife are proposed. Any development that would be subject to proposed ordinance would also be subject to existing federal, state, and local wildlife regulations.

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

The Washington Invasive Species Council, established by the Washington State Legislature, has identified 16 animal species and 13 insect species that are considered invasive in Washington State. King County is known or suspected to have the following invasive animal and insect species: Apple Maggot, Brown Marmorated Stink Bugs, European Chafer, Gypsy Moth, Scarlet Lily Beetles, Spotted Winged Drosophila, African Clawed Frog, Bullfrog, Invasive Crayfish, Invasive Copepods, New Zealand Mud Snail, Northern Pike, Tunicate.

The proposed annual amendments to the comprehensive plan are non-project actions and do not have a specific site or location, numerous invasive animal species are known to exist in King County. The proposed annual amendment to the comprehensive map does not have any known invasive or animal species on or near the site. Invasive species may be located at a site that could be subject to the proposed amendments.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed amendments to the comprehensive map and plan are non-project actions that would not have direct energy needs.

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

Although the proposed amendments to the comprehensive map and plan are non-project actions that would not have any direct impacts to the use of solar energy, implementation of the proposed amendments in individual home occupations may

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

affect the potential use of solar energy by adjacent properties either positively or negatively.

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.

The proposed amendments to the comprehensive map and plan are non-project actions that would not have direct impacts to energy use.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

The proposed amendments to the comprehensive map and plan are non-project actions that would not directly cause any environmental health hazards.

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

The proposed amendments to the comprehensive plan non-project action with no specific site or location. The proposed amendment to the comprehensive map does have a specific site within the City, but it is not known if there contamination is present at the site.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The proposed amendments to the comprehensive plan are non-project actions with no specific site or location. The amendment to the comprehensive map does have a specific site within the City. Sites with hazardous chemicals/conditions exist within the City of Auburn and development could be proposed on that that is subject to these proposed amendments. Such development would be subject to existing federal, state, and local regulations regarding chemical hazards and liquid and gas transmission pipelines.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The proposed amendments to the comprehensive map and plan are non-project actions that would not include the storage, use, or production of any toxic or hazardous chemicals.

4. Describe special emergency services that might be required.

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

The proposed amendments to the comprehensive map and plan are non-project actions that would not have any direct impacts. Development activities permitted under the non-project actions should not require an emergency response greater than what is necessary for a standard residential fire.

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

   The proposed amendments to the comprehensive map and plan are non-project actions that would not have any direct impact on the environment nor create environmental health hazards.

b. Noise

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

   The proposed amendments to the comprehensive plan are non-project actions with no specific site or location that can be evaluated for existing noise levels. The proposed amendment to the comprehensive map would not impact noise levels that are customarily seen from residential neighborhoods as this is a correction of land use designations. Various types of noises exist in the areas where the proposed amendments could apply, including noise from traffic, operation of equipment, and more. These noise sources are not anticipated to affect the implementation of the proposed amendments.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   The proposed amendments to the comprehensive map and plan are non-project action that would not have any direct noise impacts.

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

   The proposed to amendments to the comprehensive map and plan are non-project actions that would not have any direct noise impacts.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The proposed amendments to the comprehensive plan are non-project actions with no specific site or location and would not have any direct impacts on current land uses on nearby or adjacent properties. The proposed amendment to the comprehensive map has a specific location within the City, but will not affect current land uses on nearby or adjacent properties. The City of Auburn is predominantly single unit detached housing with an industrial/commercial core in the valley. The proposed ordinance would not

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

change or impact current land use designations or zoning classifications in the City of Auburn.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The proposed amendments to the comprehensive map and plan are non-project actions and would not have any direct impacts to working farmlands or forestlands.

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?**

   The proposed amendments to the comprehensive map and plan are non-project actions that would not directly affect or be affected by the normal business operations of working farmland or forest land as mentioned above.

c. Describe any structures on the site.

Although the proposed amendments to the comprehensive plan are non-project actions with no specific site or location, various structures are located on parcels within the City of Auburn where the proposed ordinance would apply.

The proposed amendment to the comprehensive map does have a specific location, which contains a residential neighborhood of 23 single unit detached structures and 24 parcels.

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

Although the proposed amendments to the comprehensive map and plan are non-projects action that would not directly result in any demolition, existing structures could be demolished.

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

The proposed amendments to the comprehensive plan are non-project actions with no specific site or location. The proposed amendment to the comprehensive map does have a specific location, of which the sites are currently zoned R-2.

f. What is the current comprehensive plan designation of the site?

The proposed amendments to the comprehensive plan non-project actions with no specific site or location; development projects subject to the proposed ordinance would occur in the Commercial, Industrial, and Residential land use designations within the City. The proposed amendment to the comprehensive map does have a specific location in the City. The location currently has a land use classification of Public/Quasi-Public.

g. If applicable, what is the current shoreline master program designation of the site?

The proposed amendments to the comprehensive plan are non-project actions with no specific site or location. The proposed amendment to the comprehensive map does

have a specific location in the city, there are two shoreline master program designations within the City limits. Individual development projects subject to the proposed amendments that occurs within or approximate to the City's Shoreline jurisdiction would need to comply with the City's Shoreline Master Program.

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

No. Specifically, City of Auburn designates the following as critical areas: erosion hazard areas, channel migration zones, landslide hazard areas, seismic hazard areas, steep slope hazard areas, critical aquifer recharge areas, wetlands and wetland buffers, and wildlife habitat areas.

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

The proposed amendments to the comprehensive map and plan are non-project actions that would not directly impact the number of workers or residents within the city.

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

The proposed non-project action would not directly displace residents in the City.

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

Because the proposed non-project action is not anticipated to affect the likelihood of displacement under Auburn City Code, no measures to avoid or reduce displacement impacts are proposed. Projects would be subject to existing policies and regulations governing displacement and relocation and would be evaluated during the project-level permitting activities.

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

The proposed ordinance was drafted to be compatible with existing and projected land uses and plans.

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

The proposed amendments to the comprehensive map and plan are non-project actions. Impacts to agricultural and forestlands of long-term commercial significance are not measurable. Commercial agriculture and logging activities are regulated under other federal, state, and local policies.

9. Housing

Find help answering housing questions[12]

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

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

The proposed amendments to the comprehensive map and plan does not propose any new high-, middle-, or low-income housing.

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

The proposed amendments to the comprehensive map and plan do not propose any elimination of high-, middle-, or low-income housing.

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

The proposed amendments to the comprehensive map and plan does not proposed any measures to reduce or control housing impacts.

10. Aesthetics

Find help answering aesthetics questions[13]

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

The proposed amendments to the comprehensive map and plan are non-project actions which does not directly permit the construction of any structures. The maximum height of the zoning district the property is located at would apply if a structure is proposed under a separate building permit.

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

The proposed amendments to the comprehensive map and plan are non-project actions and would not directly authorize the construction of any structure that may obstruct views. Any development activities would not result in the alteration or obstruction of any views to a greater degree than any other development allowed under existing development regulations.

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

The proposed amendments to the comprehensive map and plan are non-project actions that would not have any direct impacts to views or aesthetics, and as such, no measures are proposed to reduce or control aesthetic impacts.

11. Light and glare

Find help answering light and glare questions[14]

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

The proposed amendments to the comprehensive map and plan are non-project actions that would not directly cause any light or glare.

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

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

The proposed amendments to the comprehensive map and plans are non-project actions that would not directly generate light or glare, causing a safety hazard or interfere with views.

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

The proposed amendments to the comprehensive map and plan are non-project actions that are not directly affected by off-site sources of light or glare.

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

The proposed amendments to the comprehensive map and plan are non-project actions that would not produce any direct glare or light impacts.

12. Recreation

Find help answering recreation questions

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

The proposed ordinance is a non-project action with no specific site or location. A variety of informal and designated recreational opportunities are available throughout the City.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed ordinance is a non-project action that would not directly displace any excising recreations uses. The ordinance would not result in a greater displacement of recreational uses than what may otherwise occur under current development standards.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed ordinance is a non-project action that would not have any direct impacts to recreation. No measures to reduce or control impacts on recreation are proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The proposed amendment to the comprehensive map and plan non-project actions. A variety of buildings, structures and sites within the City of Auburn are listed or eligible for listing in national, state or local preservation registers and are potentially on sites where development projects could be proposed at are subject to the proposed

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

ordinance. Such developments would be required to comply with all federal, state and local regulations related to historic and cultural resources.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The proposed amendments to the comprehensive map and plan are non-project actions. However, landmarks, features and other evidence of Indian or historic use or occupation exists throughout the City of Auburn and potentially on sites where the development projects could be proposed that are subject to the proposed ordinance. Such projects would continue to be required to comply with federal state and local rules related to historic and cultural resources.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The proposed amendments to the comprehensive map and plan are non-project actions that will not have any direct impacts to historic and cultural resources. Existing regulations related to cultural and historic resources would apply to any proposed development projects subject to the proposed ordinance. Such requirements could include a consultation with tribes and associated agencies, as well as use of archaeological surveys, GIS data, and historical maps to assess potential impacts to cultural and historic resources if needed. The Muckleshoot, Puyallup, Sammamish, Snoqualmie, Squaxin, Stillaguamish, and Tulalip tribes are regularly notified during the counties seep up process for proposed development projects and affected.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The proposed amendments to the comprehensive map and plan non-project action that will not have any direct impacts to cultural or historical resources. However, existing regulations related to avoidance, minimization of, or compensation for loss, changes to and disturbances to cultural and historic resources would apply to any development within the City.

14. Transportation

Find help with answering transportation questions[16]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The proposed amendments to the comprehensive map and plan are non-project actions that would not impact the existing street system.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The proposed amendments to the comprehensive map and plan are non-project actions. The City of Auburn is generally served by public transit. It is unknown how far the nearest transit stop would be for any future development proposals subject to the proposed ordinance.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposed amendments to the comprehensive map and plan are non-project actions. The proposals would not require any new or improvements to the existing transportation network.

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

The proposed amendments to the comprehensive map and plan are non-project actions that would not directly use water, rail, or air transportation.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed amendments to the comprehensive map and plan are non-project actions that would not directly generate vehicle trips.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposed amendment to the comprehensive map and plan are non-project actions that would not directly interfere, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

There are no proposals to reduce or control transportation impacts.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

   The proposed amendments to the comprehensive map and plan are non-project actions and would not directly result in an increased need for public services.

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

   The proposed amendments to the comprehensive map and plan are non-project actions and do not proposed any measures to reduce or control direct impacts on public services.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

   The proposed amendments to the comprehensive map and plan are non-project actions and would be implemented City-wide. Regional, local, community, and private utilities are found throughout the City.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

   The proposed amendments to the comprehensive map and plan are non-project actions and does not proposed any work to existing and future utilities within the City.

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

8/5/2025

X 

Signed by: Gabriel Clark

Type name of signee:

Position and agency/organization:

Date submitted:

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]
Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   As mentioned throughout this checklist, the proposed amendments to the comprehensive map and plan would not increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances or production of noise as these are non-project actions.

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

   As mentioned briefly in the checklist, the proposed amendments to the comprehensive map and plan are non-project actions which do not directly authorize the removal or alteration of plants, animals, fish, or marine life. All development that would impact fish and wildlife is required to comply with all applicable federal, state, and local regulations.

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

   As mentioned throughout this checklist, the proposed amendments to the comprehensive map and plan would not directly deplete energy or natural resources as these are non-project actions to revise policy from the periodic update.

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**

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed amendments to the comprehensive map and plan are non-project actions that would not directly impact environmentally, culturally, threatened, or endangered species, or historical areas of the City.

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 amendments to the comprehensive map and plan are non-project actions that would not directly impact land and shoreline. All applicable development within the City is subject to all federal, state, and local shoreline management programs.

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

   The proposed amendment to the comprehensive map and plan are non-project actions that would not directly increase demand on transportation or public services and utilities.

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

   The proposed amendment to the comprehensive map and plan does not aim to conflict any federal, state, or local requirements. Home occupations are required to comply with all federal, state, and local requirements.

PLANNING COMMISSION

2025 CITY-INITIATED ANNUAL AMENDMENTS

PRESENTED BY
GABRIEL CLARK, PLANNER II
SEPTEMBER 16, 2025

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

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

PROPOSED 2025 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

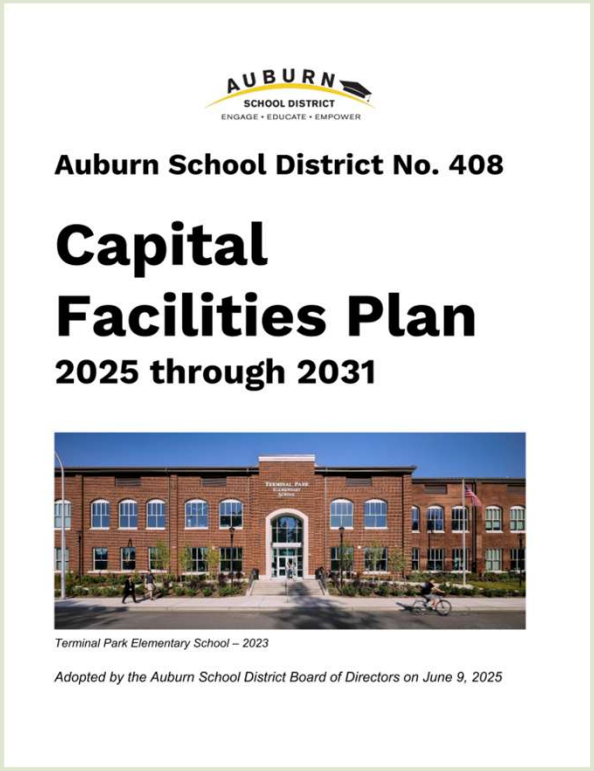
- The 2026 Comprehensive Plan Amendment packet includes seven proposed Policy/Text (P/T) amendments and one Land Use Map update (M)
- CPA25-0003:
  - P/T No. 1 Auburn School District
  - P/T No. 2 Dieringer School District
  - P/T No. 3 Kent School District
  - P/T No. 4 Federal Way Public Schools
  - P/T No. 5 Capital Facilities Element
  - P/T No. 6 Housing Element
  - P/T No. 7 Housing Needs Assessment and Housing Element
- CPA25-0006:
  - P/T No. 8 Removal of Core Plan
- CPA25-0005:
  - M No. 1 Comprehensive Plan Land Use Map Update

PROCEDURAL STEPS

- CPA25-0003:
  - Notification to Commerce Jul. 25, 2025
  - DNS issued Aug. 11, 2025,
- CPA25-0005:
  - Notification to Commerce Jul. 25, 2025
  - DNS issued Aug. 11, 2025
  - Mailers issued Aug. 11, 2025
- CPA25-0006:
  - Notification to Commerce Aug. 22, 2025
    - Comment period expires: Oct. 21, 2025.
  - DNS to be issued Sep. 22, 2025
    - Comment & Appeal period expires: Oct. 20, 2025
- Anticipated Public Hearing Date: October 21, 2025

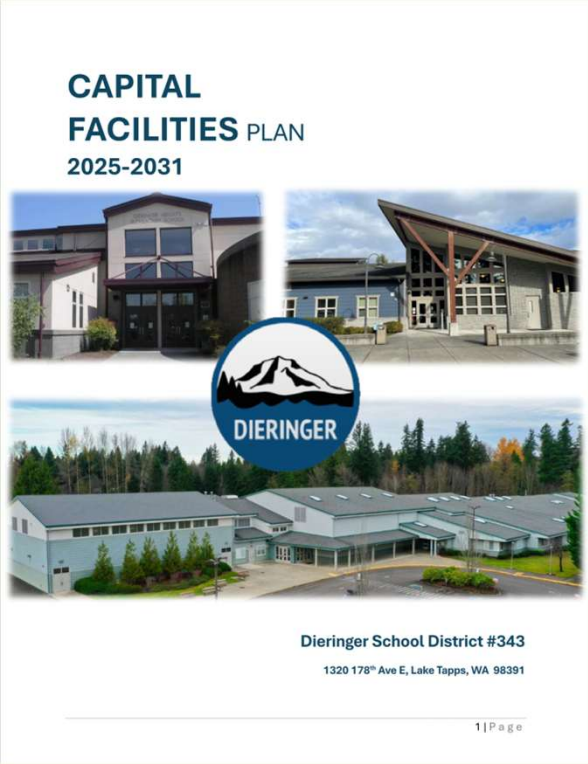
P/T NO. 1 AUBURN SCHOOL DISTRICT

- Student population is expected to grow around 6.1% in the next six years then stabilize during the following four years, with ten-year growth of 6.9%.
- 17,766 students were enrolled as of March 2025.
- The Auburn School District completed a 10-year Facilities Master Plan with a menu of projects within six to 13 years.



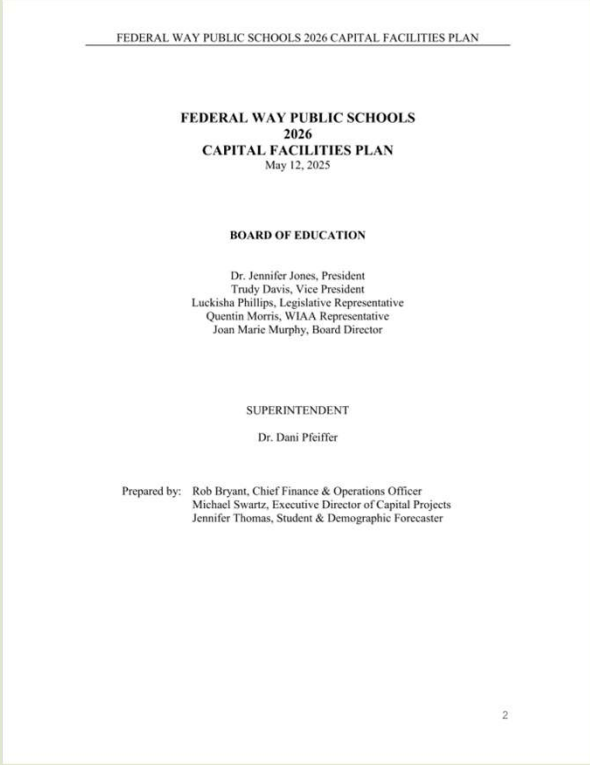
P/T NO. 2 DIERINGER SCHOOL DISTRICT

- The district is observing declining birth rates in unincorporated Pierce County.
- Current enrollment is 1,411 students and is expected to remain steady.
- District proposes a grade reconfiguration:
  - One elementary school hosts. Kindergarten to second grade.
  - One elementary school hosts third to fifth grade.
  - This aims to streamline student cohorts and grade progression.



P/T NO. 3 FEDERAL WAY PUBLIC SCHOOLS

- Nearing the end of Phase 2 Bond projects supporting school expansion and replacement authorized in 2017.
- Student enrollment remains flat.
- FWPS will continue to monitor future development surrounding the Link Light Rail station and the projects anticipated around the City Core.



FEDERAL WAY PUBLIC SCHOOLS 2026 CAPITAL FACILITIES PLAN

FEDERAL WAY PUBLIC SCHOOLS
2026
CAPITAL FACILITIES PLAN
May 12, 2025

BOARD OF EDUCATION

Dr. Jennifer Jones, President
Trudy Davis, Vice President
Luckisha Phillips, Legislative Representative
Quentin Morris, WIAA Representative
Joan Marie Murphy, Board Director

SUPERINTENDENT

Dr. Dani Pfeiffer

Prepared by: Rob Bryant, Chief Finance & Operations Officer
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster

2

P/T NO. 4 KENT SCHOOL DISTRICT

- The Kent School District Capital Facilities Plan represents projects in progress funded primarily by the Kent School District's 2016 Bond, the 2018 Capital Levy, and the newly passed 2024 Capital Tech Levy.
- Annual enrollment changes indicates slight decline of 1.5% each year for a total of 2,089 students.
- District will continue to track large planned communities over the planning horizon.



KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan
2024-2025 through 2030-2031

June 2025

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7526

BOARD of DIRECTORS

Ms. Meghin Margel, President
Mr. Donald Cook, Vice President
Mr. Tim Clark, Legislative Representative
Mr. Andy Song, Director
Ms. Teresa Gregory, Director

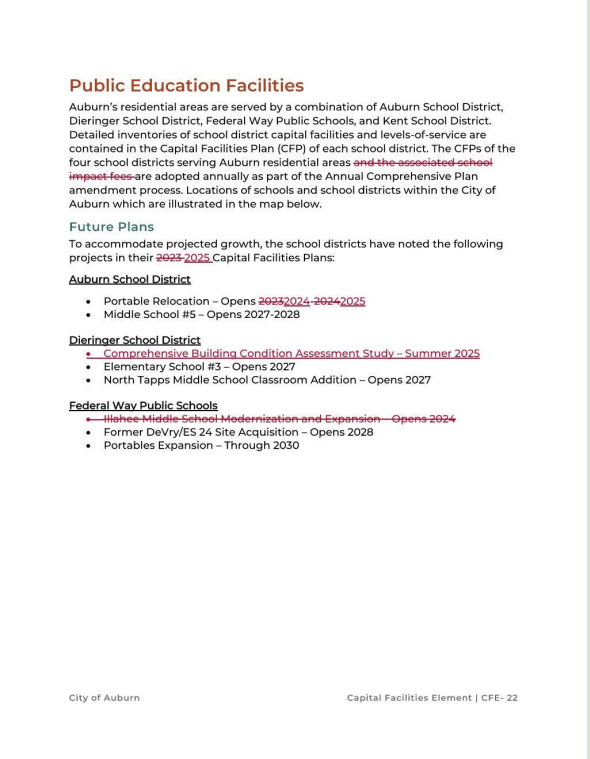
ADMINISTRATION

Israel Vela
Superintendent of Schools

Dr. Wade Barringer, Deputy Superintendent
Dave Bussard, Executive Director Operations
Raul Parungao, Executive Director of Finance
Gordon Cook, Director of Facilities
Brett Scribner, Assistant Director Capital Projects

P/T NO. 5 CAPITAL FACILITIES ELEMENT

- The proposed updates to the City's Capital Facilities Element are limited in scope and are reflected on page CFE-22.
  - Removal of the "and associated school impact fees."
  - Auburn School District.
  - Dieringer School District.
  - Federal Way Public Schools.



Public Education Facilities

Auburn's residential areas are served by a combination of Auburn School District, Dieringer School District, Federal Way Public Schools, and Kent School District. Detailed inventories of school district capital facilities and levels-of-service are contained in the Capital Facilities Plan (CFP) of each school district. The CFPs of the four school districts serving Auburn residential areas ~~and the associated school impact fees~~ are adopted annually as part of the Annual Comprehensive Plan amendment process. Locations of schools and school districts within the City of Auburn which are illustrated in the map below.

Future Plans

To accommodate projected growth, the school districts have noted the following projects in their ~~2023~~ 2025 Capital Facilities Plans:

Auburn School District

- Portable Relocation – Opens ~~2023~~2024 ~~2024~~2025
- Middle School #5 – Opens 2027-2028

Dieringer School District

- Comprehensive Building Condition Assessment Study – Summer 2025
- Elementary School #3 – Opens 2027
- North Tapps Middle School Classroom Addition – Opens 2027

Federal Way Public Schools

- ~~Illahee Middle School Modernization and Expansion – Opens 2024~~
- Former DeVry/ES 24 Site Acquisition – Opens 2028
- Portables Expansion – Through 2030

City of Auburn Capital Facilities Element | CFE- 22

P/T NO. 6 & 7 HOUSING ELEMENT AND NEEDS ASSESSMENT

P/T No. 6 Housing Element

Table 1. Housing Need by Income and County

County		Total ~~Non-PSH~~	0-30% ~~PSH~~ Non-PSH	0-30% ~~PSH~~ PSH	>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
Total	Net New Need (2044)	12,112	1,557	~~892~~ 832	330	632	1,153	~~1,235~~ 1,305	6,302	2,300

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

P/T No. 7 Housing Needs Assessment

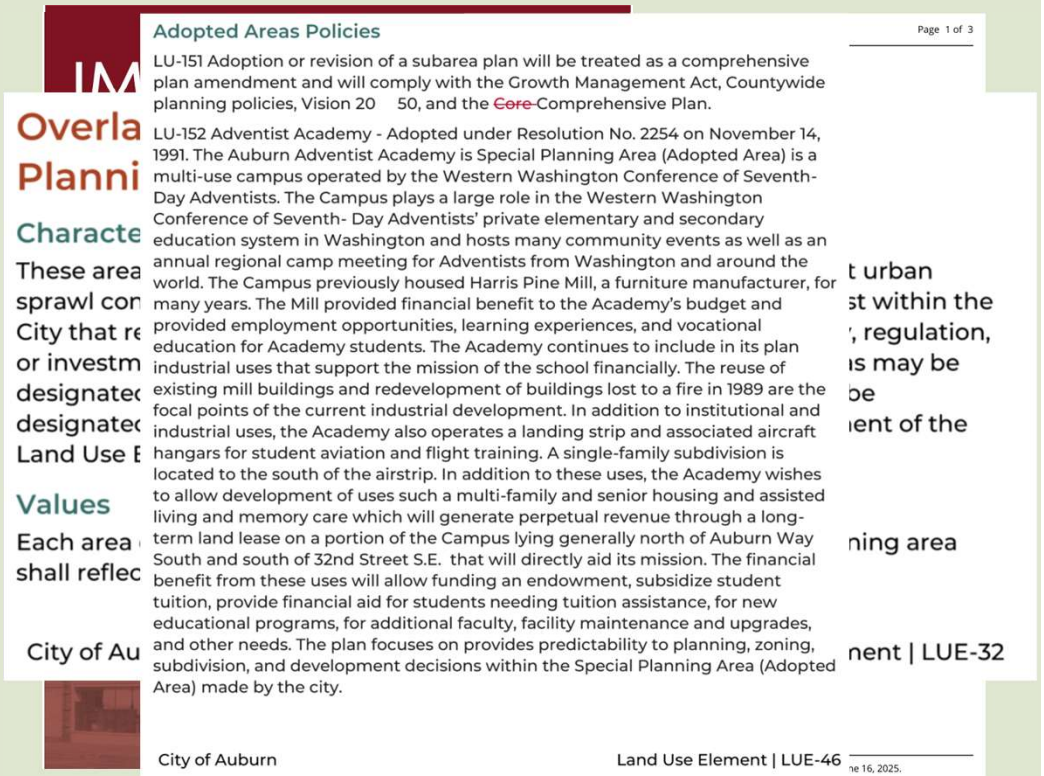
Figure 34 – Housing Need by Income and County

County		Total	0-30% Non-PSH	0-30% PSH	>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
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Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

P/T NO. 8 REMOVAL OF THE CORE PLAN

- Contains valuable historical context, no longer serves a practical function in guiding policy development for the comprehensive plan.
- Evolution of procedural refinements, this intermediary function is redundant.
- The City now directly integrates findings from contemporary studies.



Adopted Areas Policies

Page 1 of 3

LU-151 Adoption or revision of a subarea plan will be treated as a comprehensive plan amendment and will comply with the Growth Management Act, Countywide planning policies, Vision 20 50, and the ~~Core~~ Comprehensive Plan.

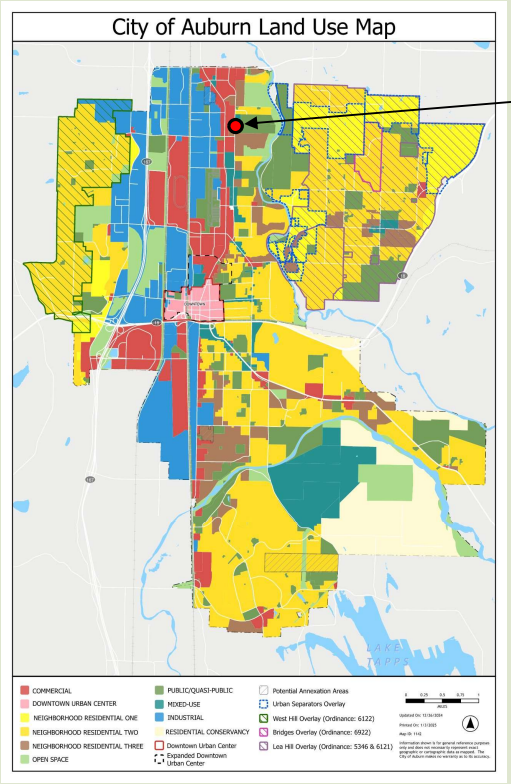
LU-152 Adventist Academy - Adopted under Resolution No. 2254 on November 14, 1991. The Auburn Adventist Academy is Special Planning Area (Adopted Area) is a multi-use campus operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington 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. 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 lost to a fire in 1989 are the focal points of the current industrial development. In addition to institutional and industrial uses, the Academy also 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 predictability to planning, zoning, subdivision, and development decisions within the Special Planning Area (Adopted Area) made by the city.

City of Auburn

Land Use Element | LUE-46

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

M NO. 1 COMPREHENSIVE LAND USE MAP CORRECTION



Location of land use amendment



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

Thank you for your time.
Any questions?

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Auburn School District Comprehensive Map Amendment & Rezone (Reed)

Meeting Date:
September 16, 2025

Proposed Comprehensive Plan Map Amendment under the Imagine Auburn Comprehensive Plan Update 2024, the current land use designation for the subject site is Neighborhood Residential Two, which is intended to accommodate a variety of residential dwelling types but does not permit schools. The Auburn School District No. 408 is requesting an amendment to the 2024 Comprehensive Plan to redesignate all the subject parcels to Public/Quasi-Public land use to support the development of a new middle school.

Department:
Community Development

Attachments:
Attachment A Map Amendment ,
Attachment B PowerPoint Presentation

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
The Planning Commission will be provided with an overview of a request by the Auburn School District No. 408 to amend the Comprehensive Plan (Land Use) Map to re-designate fifteen parcels (referenced as the “subject parcels”) within the Lakeland Hill South area of the city to support the development of a new middle school campus. The current land use designation for the subject site is Neighborhood Residential Two, which is intended to accommodate a variety of residential dwelling types. This category includes R-2 Residential Low and R-3 Residential Moderate as implementing zoning districts, neither of which permit public schools. The proposal is to change the land use designation of the subject parcels to Public/Quasi-Public land use. In addition, to rezone 14 of the subject parcels from their current PUD zone to P-1 Public Use and rezone the remaining parcel (currently zoned R-2 Residential Low) to P-I Public Use.

Councilmember:

Staff: Jason Krum

CPA25-0004 Land Use Map Amendment

EXISTING

PROPOSED

Neighborhood Residential Two (Existing)
Public/Quasi-Public (Proposed)
Commercial
Neighborhood Residential Three

Project Area
Existing Land Use
Proposed Land Use
Auburn City Limits

0 0.1 0.2 0.3
Miles

Printed On: 8/27/2025

Map ID: 6349

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.

CPA25-0004 Zoning Map Amendment

EXISTING

PROPOSED

Open Space
R-2 Residential Low
P-1 Public Use District
Lakeland Hills South PUD

Parcels to be removed from Lakeland Hills S PUD Boundary
Existing Zoning
Proposed Zoning
Auburn City Limits

0 0.1 0.2 0.3
Miles

Printed On: 8/27/2025

Map ID: 6348

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.

PLANNING COMMISSION

CPA25-0004 AUBURN SCHOOL DISTRICT PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENT

PRESENTED BY
DINAH REED, SENIOR PLANNER
DEPARTMENT OF COMMUNITY DEVELOPMENT
SEPTEMBER 16, 2025

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENT

Update Comprehensive Plan Land Use Map

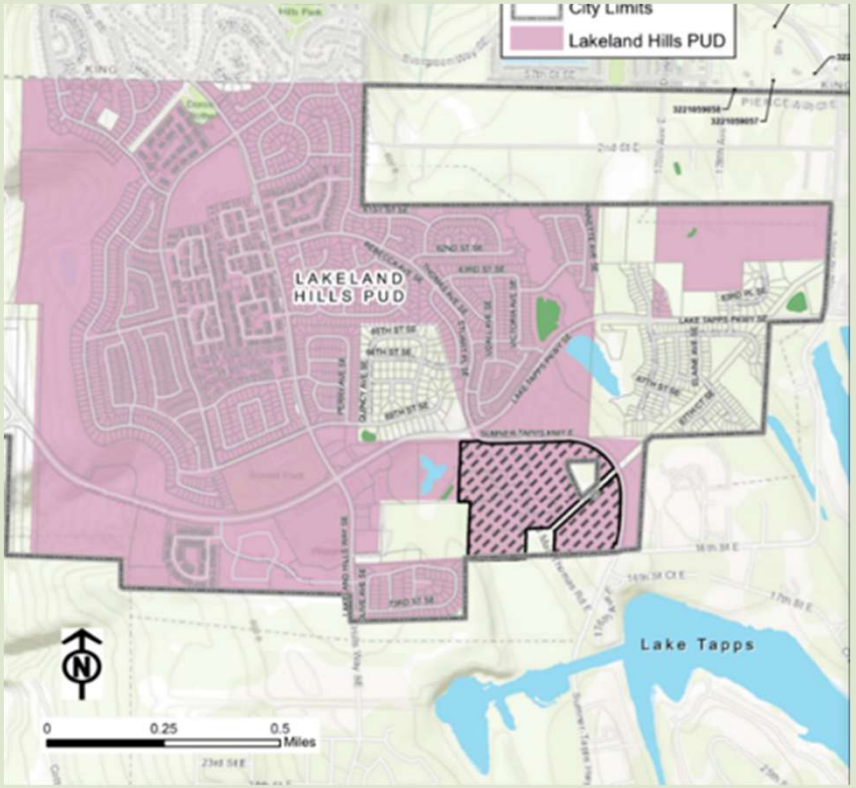
- **Request on behalf of Auburn School District No.408 to amend the Comprehensive Plan Map to re-designate fifteen parcels within the Lakeland Hills South area of the city to support the development of a new middle school campus.**
- **Change of land use designation from Neighborhood Residential Two to Public/Quasi-Public.**
- **Rezone 15 parcels to P-1 Public Use District.**



Vicinity Map

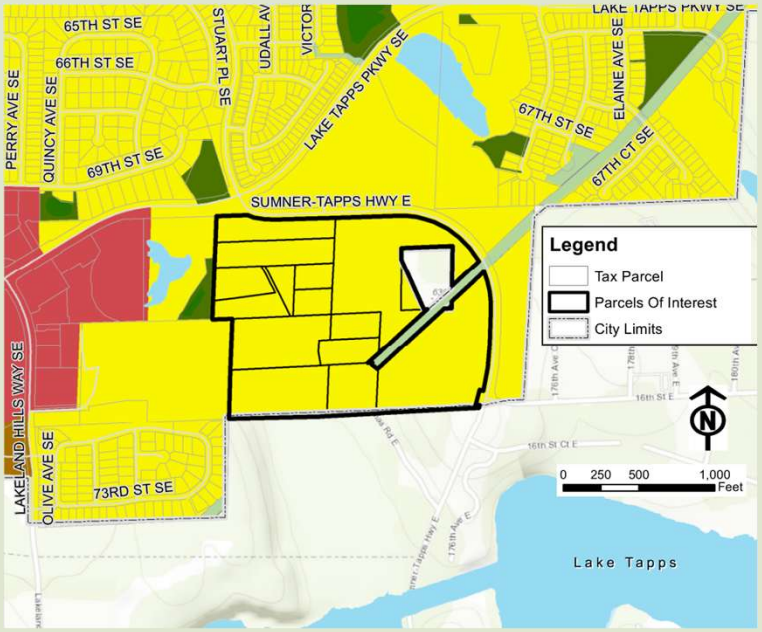
PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENT

- Prior to this Comprehensive Plan Map Amendment, Auburn School District No.408 applied for a Plat Amendment to the Lakeland Hills South PUD boundary.
- The site is proposed for the future development of a new middle school.
- A hearing was conducted on August 20, 2025 to extract 14 of the District's 15 owned parcels from the PUD under PLT25-0005, and the HEX recommended approval.
- On September 15, 2025, the City Council adopted Ordinance No. 6988 to extract the 14 parcels.

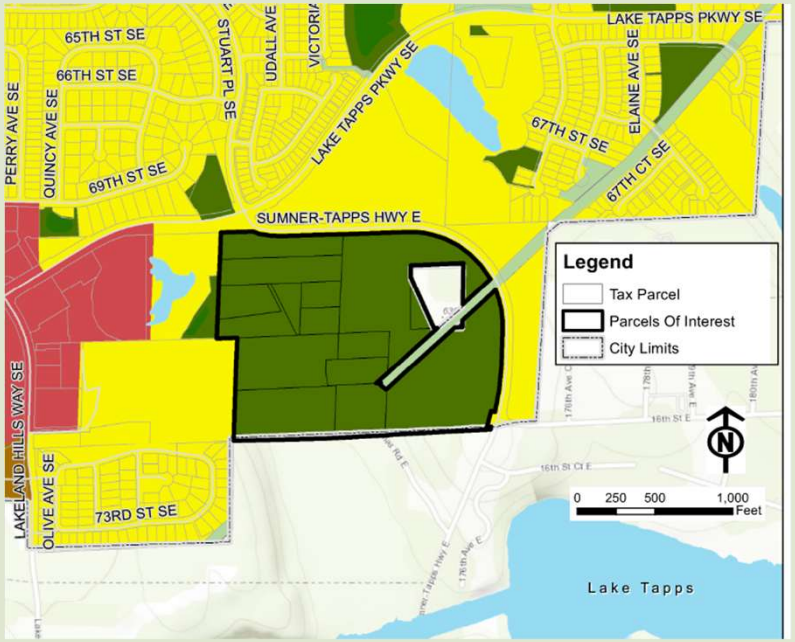


PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENT

CPA25-0004 Land Use Designations



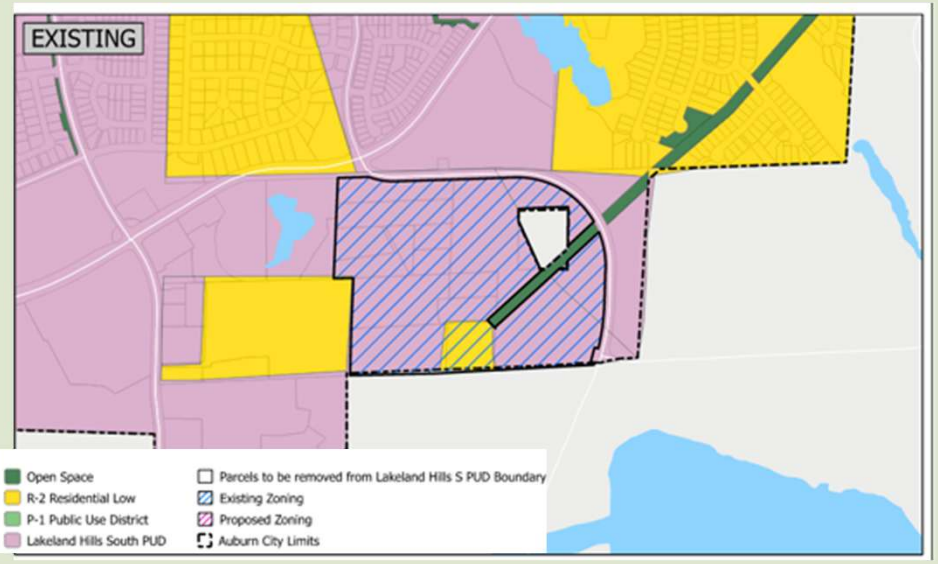
Existing – Neighborhood Residential Two



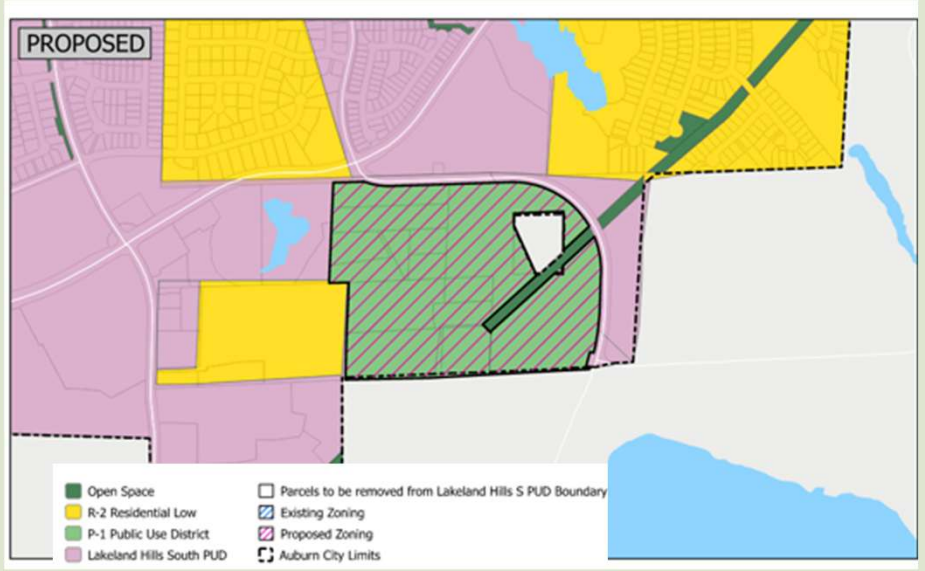
Proposed – Pubic/Quasi Public

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENT

Zoning Map Amendments



Existing – Neighborhood Residential Two (1 parcel)
Existing - Lakeland Hills South PUD (14 parcels)



Proposed – P-1 Public Use District for all 15 parcels

STAFF RECOMMENDATION

Planning Commission to recommend to the City Council approval of the Auburn School District No. 408 (CPA25-0004) request for a Comprehensive Plan Land Use Map Amendment to change the map designation of fifteen (15) Pierce County parcels from Neighborhood Residential Two to Public/Quasi Public and to rezone fourteen (14) parcels from Lakeland Hills South PUD to P-1 Public Use District and to rezone one (1) parcel from R-2 Residential Low to P-1 Public Use District.

Thank you for your time.
Any questions?

Department of Community Development

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CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Critical Areas Code Text Amendment (Tatro)
Proposed updates to the Critical Areas Ordinance, codified in Chapter 16.10 ACC. Update to align with Ecology recommendations and best available science; this update is required in 2025 by the Department of Commerce.

Meeting Date:
September 16, 2025

Department:
Community Development

Attachments:
Planning Commission Memorandum, Attachment 1 PowerPoint Presentation, Attachment 2 Critical Areas Ordinance Text Amendment (strikeout-underline version), Attachment 3 Critical Areas Ordinance Text Amendment (clean version)

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Councilmember:

Staff: Jason Krum

CITY OF AUBURN WASHINGTON

Memorandum

TO: Judi Roland, Chair, Planning Commission
William Stewart, Vice Chair
Planning Commission Members

FROM: Alyssa Tatro, Senior Planner
Dept. of Community Development

DATE: September 8, 2025

RE: City File No. ZOA25-0002 – Critical Areas Ordinance, Chapter 16.10 ACC Text Amendment

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I. BACKGROUND & PURPOSE

The Growth Management Act (GMA), enacted in 1990, requires all cities and counties in Washington to adopt and periodically update development regulations that protect environmentally critical areas, including wetlands, streams, floodplains, aquifer recharge areas, geologic hazard areas, and fish and wildlife habitat conservation areas. These regulations are intended to ensure that development occurs in a manner that maintains the functions and values of critical areas while allowing for reasonable use of private property.

The Department of Commerce requires jurisdictions to complete a periodic review of their Comprehensive Plans and development regulations, including Critical Areas Ordinances. Auburn's most recent periodic update of its Comprehensive Plan was adopted in 2024. As part of the follow-on work required under the GMA periodic review process, the City must now update its critical areas regulations to ensure consistency with the best available science (BAS) and current state agency guidance.

Since the City's last major update to Chapter 16.10 ACC in 2019, both the Washington State Department of Ecology and the Washington Department of Fish and Wildlife have issued updated guidance documents and recommendations. These include revisions to wetland delineation methods, mitigation sequencing and ratios, monitoring requirements, and habitat protection standards. The proposed amendments to Chapter 16.10 ACC incorporate these updates, clarify definitions and applicability, and strengthen long-term protection measures such as monitoring and permanent protection of mitigation areas.

Staff is proposing to amend multiple sections of Chapter 16.10 ACC to ensure compliance with the Growth Management Act, Commerce's CAO update requirements, and the state's best available science. These updates will provide greater clarity for applicants and staff and ensure continued protection of Auburn's critical areas.

Staff submitted the draft amendment to Auburn's CAO to the Department of Commerce for Agency review in August of 2025 and the SEPA DNS notice was issued September 5th, 2025. Therefore, any agency and public comments will be received after the September 16th overview presentation to Planning Commission. All comments will be provided in the package for the Public Hearing that will occur later this

year. Comments will be incorporated as appropriate and where required.

II. SUMMARY OF CODE CHANGES

Chapter 16.10. Critical Areas

Purpose and Intent – Revise Section ACC 16.10.010

- Minor wording and language clean up
- Flood hazard subsection shortened in proposed text to a single sentence referencing Chapter 15.68 ACC Floodplain Development Management.

Definitions – Revise Section ACC 16.10.020

- Many definitions were edited for clarity or more context and some new definitions were added:
  -New terms: "Characterized by urban growth," "Climate resilience," "Engineered slope," "Priority habitat and species (PHS)," and "Urban growth".
- Wetland rating system reference updated in Definitions to reference the most recent Washington State Wetland Rating System for Western Washington (Version 3.2, or latest approved by Ecology).

Applicability – Regulated activities – Revise Section ACC 16.10.030

- The proposed updates expand the "regulated activities" section by turning a formerly broad section about "activities that result in significant changes" into a detailed list (A.9 a–f) specifying types of impacts

Exemptions and nonconforming uses – Revise Section ACC 16.10.040

- Changes and removals in wording, reordering and clarifications to language.
- Added explicit reference that additions to single-family residences that were in existence before May 13, 2005, with a wetland or stream buffer may be allowable but must demonstrate through analysis that slope stability, flood conditions, and drainage have not changed.

Critical areas map – ACC 16.010.050

- No changes proposed or required.

Relationship to other regulations – Revise Section ACC 16.10.060

- No changes proposed or required.

Critical area review process and application requirements – Revise Section ACC 16.10.070

- No changes proposed or required.

Classification and rating of critical areas – Revise Section ACC 16.10.080

- New explicit BAS statement: a new subsection stating that classification shall incorporate Best Available Science as defined under WAC 365-195-900 and utilize statewide classification schemes, such as Ecology's Wetland Rating System and WDFW Priority Habitats and Species maps.
- Wildlife buffers: added requirement that buffers for critical habitat be consistent with WDFW Riparian Ecosystems (new reference to WDFW guidance).
- Minor formatting and text edits.

Buffer areas and setback – Revise Section ACC 16.10.090

- Variance limitations: proposed update states that variances can only be made to the standard buffer widths and cannot be combined with buffer averaging when buffer widths have been reduced by minimization measures. This is a requirement by the Department of Ecology and sourced from the 2022 Department of Ecology Wetland Guidance for Critical Areas Ordinance (CAO) Updates.

• Minimization Measures: the proposed update expands the minimization table and it is reformatted to match Ecology's Model Critical Areas Ordinance. It also explicitly states that reduced buffer widths cannot be further reduced by variance or averaging.
• Corridor requirement: for wetlands scoring ≥6 habitat points, a 100-ft vegetated riparian corridor between the wetland and any other WDFW Priority Habitat is required. Existing code did not specify the corridor as a "riparian" corridor.
• Buffer averaging constraints: proposed update adds that averaging applies only to standard buffer widths, not to reduced/minimized widths.
• Functionally disconnected buffer carve-out: new provision allowing exclusion of buffer portions that are "functionally and effectively disconnected" by roads or legally established development; director evaluation and possible critical area report required.
• Critical landslide hazard buffers: proposed update creates a new prescriptive minimum for critical landslide hazard areas: buffer = vertical height of the landslide hazard or 50 ft, whichever is greater (for slopes ≥10 ft vertical relief); buffers may be reduced to 15 ft only with evidence by a geotechnical analysis that it will not have an adverse impact. Update proposes to allow director flexibility to require buffer enhancement through planting to increase the functional attributes of the buffer.
• Overall minor language edits for clarity.

Alteration or development of critical areas (standards / prohibited uses) – Revise Section ACC 16.10.100

• Stream relocation: proposed update explicitly recommends consultation with WDFW and a functional assessment for relocations.
• Bridges & trenchless tech: proposed update adds "or other forms of trenchless technologies" as alternatives for proposed utility crossings. This provides clarity on types of boring techniques that would result in lower environmental impact.
• Wildlife habitat: proposed update adds that if alteration of critical habitat is unavoidable, the project must demonstrate compliance with WDFW's PHS guidelines.
• Geologic hazards: proposed update reorganizes and adds more prescriptive standards around vegetation removal (prohibits removal except dead/diseased vegetation verified by arborist), replacement planting, prohibition on pesticides in landslide areas unless approved, and explicit requirements for geotechnical letters, hold harmless agreements, and bonds.
• Alteration of a Class IV landslide hazard area no longer requires the Reasonable Use Provision of ACC 16.10.150. The proposed update now allows alterations if a geotechnical report demonstrates compliance with safety standards. The term Class IV landslide hazard area is also proposed to be changed to Critical Landslide Hazard Areas.
• Overall minor language edits for clarity.

Mitigation standards, location and timing, replacement ratios, long-term protection – Revise Section ACC 16.10.110

• Mitigation sequencing is made explicit in the proposed code: "avoidance, minimization, rectification/rehabilitation, reduction of impacts over time, and compensation, in that order."
• Watershed/basin language clarified: proposed update requires mitigation within the same drainage basin using a watershed approach, unless the applicant demonstrates a different sub-basin is ecologically preferable.
• Off-site mitigation: proposed update adds explicit requirement that all off-site mitigation provide equivalent or greater ecological functions and that long-term protections be demonstrated when outside city limits.
• Wetland replacement ratios: ratios and language regarding wetland and buffer replacement ratios was edited to be consisted with Ecology's Model Critical Areas Ordinance.
• Buffer mitigation: proposed update adds an explicit 1:1 compensation requirement for buffer impacts.
• In-Lieu Fee (ILF): proposed update adds a new subsection that sets conditions under which ILF credits

may be used (director determination, service area, method of calculating debits/credits).
• Expanded mitigation plan content: proposed update includes a long, detailed list of required mitigation plan elements (hydrology, construction specs, performance standards, bonding, notice on title, etc.) and references Ecology guidance for developing plans. This comes directly from Ecology's Model Ordinance.
• Proposed update requires long-term protection be recorded prior to final plat approval or issuance of any occupancy permit.

Performance standards for mitigation planning – Revise Section ACC 16.10.120
• Minor changes for clarification
• Clarifies that buffer widths adjacent to WDFW-designated critical habitat / PHS areas must be consistent with WDFW Riparian Ecosystems, Volume 2 (2020).

Monitoring program and contingency plan – Revise Section ACC 16.10.130
• Security timing: proposed update explicitly requires the performance and maintenance security (125% of mitigation cost) to be provided prior to construction commencing and maintained for the length of monitoring; existing required the amount but did not explicitly require it prior to construction (timing change).

Procedural Provisions – Revise Section ACC 16.10.140
• Proposed update adds to existing director authorities that the director shall also determine whether critical area review is required based on the presence or proximity of mapped critical areas or indicators on a project site.

Reasonable use provision – Revise Section ACC 16.10.150
• Proposed update reorganizes and provides minor language edits for clarity and to align with Ecology's Model Critical Areas Ordinance.
• Adds requirement that any alteration approved under reasonable use must be subject to an approved mitigation plan consistent with ACC 16.10.110 and 16.10.120 (explicit tie to mitigation requirements).

Variances – ACC 16.10.160
• No changes proposed or required.

Special exemption for public agencies and utilities – Revise Section ACC 16.10.170
• No changes proposed or required.

Severability – ACC 16.10.180
• No changes proposed or required.

III. TEXT AMENDMENT

The text amendment is shown by strikeout/underline and is attached to this memo as Attachment 2.

IV. STAFF REQUEST

If the Planning Commission believes that the changes are ready to proceed, Staff will move forward with noticing and a public hearing.

V. ATTACHMENTS

1 – ZOA25-0002 PowerPoint presentation
2 - ZOA25-0002 Critical Areas Ordinance Text Amendment (strikeout-underline version)
3 – ZOA25-0002 Critical Areas Ordinance Text Amendment (clean version)

PLANNING COMMISSION

CRITICAL AREA ORDINANCE UPDATE – TEXT AMENDMENT

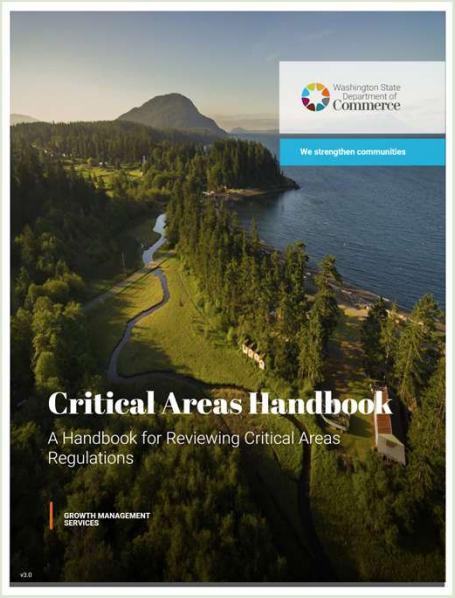
PRESENTED BY
ALYSSA TATRO, SENIOR PLANNER
SEPTEMBER 16, 2025

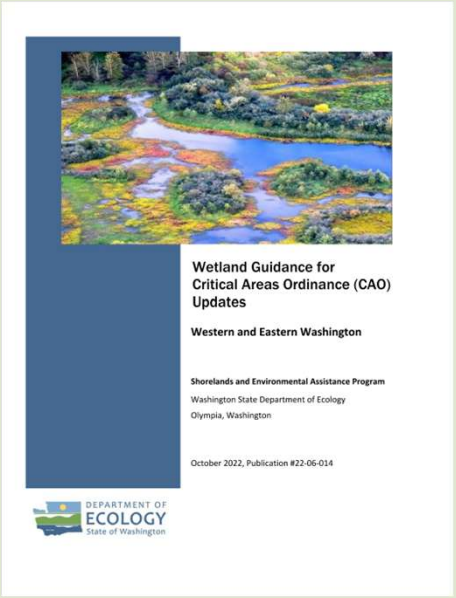
Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

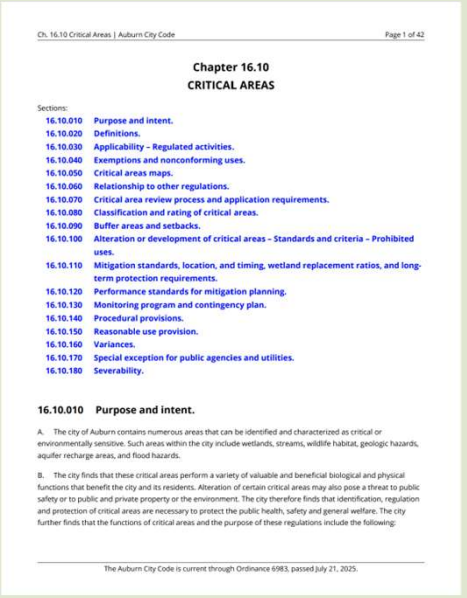
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BACKGROUND AND PURPOSE







Ch. 16.10 Critical Areas | Auburn City Code Page 1 of 42

Chapter 16.10
CRITICAL AREAS

Sections:

16.10.010 Purpose and intent.
16.10.020 Definitions.
16.10.030 Applicability – Regulated activities.
16.10.040 Exemptions and nonconforming uses.
16.10.050 Critical areas maps.
16.10.060 Relationship to other regulations.
16.10.070 Critical area review process and application requirements.
16.10.080 Classification and rating of critical areas.
16.10.090 Buffer areas and setbacks.
16.10.100 Alteration or development of critical areas – Standards and criteria – Prohibited uses.
16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements.
16.10.120 Performance standards for mitigation planning.
16.10.130 Monitoring program and contingency plan.
16.10.140 Procedural provisions.
16.10.150 Reasonable use provision.
16.10.160 Variances.
16.10.170 Special exception for public agencies and utilities.
16.10.180 Severability.

16.10.010 Purpose and intent.

A. The city of Auburn contains numerous areas that can be identified and characterized as critical or environmentally sensitive. Such areas within the city include wetlands, streams, wildlife habitat, geologic hazards, aquifer recharge areas, and flood hazards.

B. The city finds that these critical areas perform a variety of valuable and beneficial biological and physical functions that benefit the city and its residents. Alteration of certain critical areas may also pose a threat to public safety or to public and private property or the environment. The city therefore finds that identification, regulation and protection of critical areas are necessary to protect the public health, safety and general welfare. The city further finds that the functions of critical areas and the purpose of these regulations include the following:

The Auburn City Code is current through Ordinance 6983, passed July 21, 2025.

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KEY OBJECTIVES

- Meets state periodic-update expectations;
- Is consistent with current best available science;
- Clarifies standards and procedures for applicants and staff; and
- Strengthens long-term protection and monitoring.



WETLANDS & STREAMS maintain the quality of our water, provide fish and wildlife habitats. Provide an area for recreation, education and scientific study.



WILDLIFE HABITATS provide important access to food, cover, breeding and nesting area for fish and other wildlife. Help to maintain air and water quality.



GEOLOGICAL HAZARDS are areas that pose a risk of landslide, erosion, earthquakes or volcanic activity.



FLOODPLAINS help store and transport flood and storm water. Allows for the deep drainage of groundwater.



STEEP SLOPES are areas that have a high or very high risk of landslide.

PURPOSE AND INTENT – REVISE SECTION ACC 16.10.010

- Minor text and language edits for clarity
- Removal of language on Flood Hazard Areas, the code now references Chapter 15.68 ACC Floodplain Development Management

DEFINITIONS – REVISE SECTION ACC 16.10.020

- Definitions were edited for clarity
- New definitions added: “Characterized by urban growth,” “Climate resilience,” “Engineered slope,” “Priority habitat and species (PHS),” updated “Watercourse” reference, expanded “Wellhead Protection Area” time-of-travel list (6-month, 1-yr, 5-yr, 10-yr).
- Wetland rating reference updated to cite “Version 3.2, or latest approved by Ecology.”

APPLICABILITY – REGULATED ACTIVITIES – REVISE SECTION ACC 16.10.030

- The proposed updates expand the “regulated activities” section by turning a formerly broad section about “activities that result in significant changes” into a detailed list (A.9 a–f) specifying types of impacts

APPLICABILITY – REGULATED ACTIVITIES – REVISE SECTION ACC 16.10.030

~~8. Activities that result in significant changes in water temperature, physical or chemical characteristics of water sources, including quantity and pollutants; and~~

~~8~~9. Any other activity potentially affecting a critical area or buffer not otherwise exempt from the provisions of this chapter as determined by the director.

~~9~~10. Activities that result in:

a. A significant change of water temperature,

b. A significant change of the physical or chemical characteristics of the sources of water to the wetland,

c. A significant change in the timing, frequency, depth, or duration of water entering or with-in the wetland,

d. Immediate and substantial erosion and/or sediment transport of surface soils,

e. Sloughing of exposed surface soils,

f. The emergence, or an increase in the flow, of water seeps or springs.

DRAFT

EXEMPTIONS AND NONCONFORMING USES – REVISE SECTION ACC 16.06.095

- Minor text and language edits for clarity
- Added explicit reference that additions to single-family residences that were in existence before May 13, 2005, with a wetland or stream buffer may be allowable but must demonstrate through analysis that slope stability, flood conditions, and drainage have not changed.

CLASSIFICATION AND RATING OF CRITICAL AREAS – REVISE SECTION ACC 16.10.080

- New explicit BAS statement: a new subsection stating that classification shall incorporate Best Available Science as defined under WAC 365-195-900 and utilize statewide classification schemes, such as Ecology's Wetland Rating System and WDFW Priority Habitats and Species maps.
- Wildlife buffers: added requirement that buffers for critical habitat be consistent with WDFW Riparian Ecosystems (new reference to WDFW guidance).

BUFFER AREAS AND SETBACK – REVISE SECTION ACC 16.10.090

- Clarification of buffer reduction mechanism requirements:
  - Variances can only be made to the standard buffer widths and cannot be combined with buffer averaging when buffer widths have been reduced by minimization measures.
  - Buffer averaging applies only to standard buffer widths, not to reduced/minimized widths.
  - The minimization measures table is expanded and reformatted to match Ecology's Model Critical Areas Ordinance.

BUFFER AREAS AND SETBACK – REVISE SECTION ACC 16.10.090

- Corridor requirement: for wetlands scoring ≥6 habitat points, a 100-ft vegetated riparian corridor between the wetland and any other WDFW Priority Habitat is required. Existing code did not specify the corridor as a “riparian” corridor.

- New prescriptive minimum for critical landslide hazard areas: buffer = vertical height of the landslide hazard or 50 ft, whichever is greater; buffers may be reduced to 15 ft with support by a geotechnical analysis

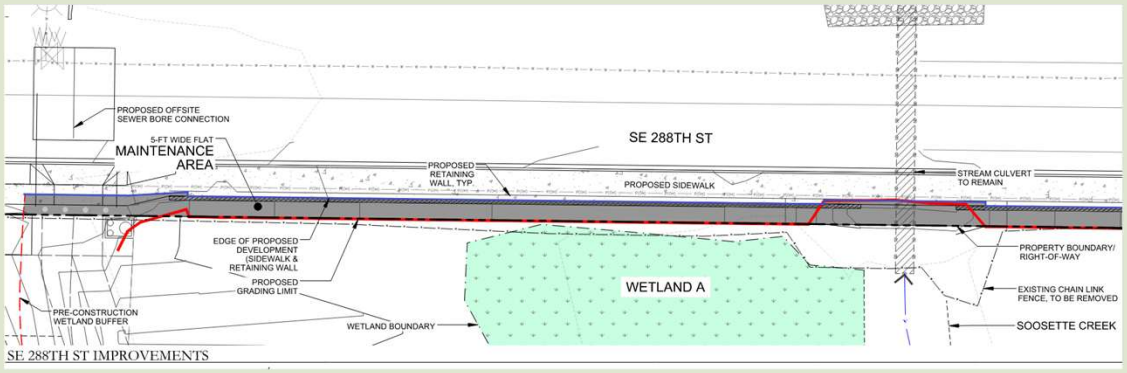
BUFFER AREAS AND SETBACK – REVISE SECTION ACC 16.10.090

- Functionally Disconnected Buffer Provision
  - Buffers may exclude areas that are functionally and effectively disconnected from the wetland by an existing public or private road or legally established development, as determined by the director. Functionally and effectively disconnected means that the road or other significant development blocks the protective measures provided by a buffer.

BUFFER AREAS AND SETBACK – REVISE SECTION ACC 16.10.090

- **Functionally Disconnected Buffer**





BUFFER AREAS AND SETBACK – REVISE SECTION ACC 16.10.090

Wetland and Stream Buffers:

Wetland Category	Minimum Buffer Width (in feet) with Minimization Measures Listed in ACC 16.10.090(E)(1)(a)(ii)			Minimum Buffer Width (in feet) without Minimization Measures Listed in ACC 16.10.090(E)(1)(a)(ii)		
	Habitat Score*			Habitat Score*		
	Low (3-5)	Medium (6-7)	High (8-9)	Low (3-5)	Medium (6-7)	High (8-9)
Category I	75	110	225	100	150	300
Category II	75	110	225	100	150	300
Category III	60	110	225	80	150	300
Category IV	40	40	40	50	50	50

Stream Type	Minimum Buffer Width (in feet)
Type S	Per SMP
Type F	100
Type Np	50
Type Ns	50

ALTERATION OR DEVELOPMENT OF CRITICAL AREAS (STANDARDS/PROHIBITED USES)–REVISE ACC 16.10.100

- Minor text and language edits for clarity
- Stream relocation: proposed update explicitly recommends consultation with WDFW and a functional assessment for relocations.
- Wildlife habitat: proposed update adds that if alteration of critical habitat is unavoidable, the project must demonstrate compliance with WDFW's PHS guidelines.
- Geologic hazards: additional standards for vegetation removal, replacement plantings, prohibition of pesticides, and requirements for geotechnical letters where appropriate.

ALTERATION OR DEVELOPMENT OF CRITICAL AREAS (STANDARDS/PROHIBITED USES) – REVISE ACC 16.10.100

- Alteration of a Class IV landslide hazard area no longer requires the Reasonable Use Provision of ACC 16.10.150. The proposed update now allows alterations if a geotechnical report demonstrates compliance with safety standards. The term Class IV landslide hazard area is also proposed to be changed to Critical Landslide Hazard Areas.

MITIGATION STANDARDS, LOCATION AND TIMING, REPLACEMENT RATIOS, LONG-TERM PROTECTION

- Mitigation sequencing is emphasized and clarified, “avoidance, minimization, rectification/rehabilitation, reduction of impacts over time, and compensation, in that order.”
- Watershed approach for mitigation language clarified: proposed update requires mitigation within the same drainage basin using a watershed approach
- Off-site mitigation must provide equivalent or greater ecological functions

MITIGATION STANDARDS, LOCATION AND TIMING, REPLACEMENT RATIOS, LONG-TERM PROTECTION

- Wetland replacement ratio language and table was edited to be consisted with Ecology's Model Critical Areas Ordinance.
- Buffer mitigation: proposed update adds an explicit 1:1 compensation requirement for buffer impacts.
- In-Lieu Fee (ILF): proposed update adds a new subsection that sets conditions under which ILF credits may be used (director determination, service area, method of calculating debits/credits).
- Expanded mitigation plan requirements

MITIGATION STANDARDS, LOCATION AND TIMING, REPLACEMENT RATIOS, LONG-TERM PROTECTION

Category and Type of Wetland	Creation or Reestablishment	Rehabilitation	Enhancement
Category I: Bog, Natural Heritage Site	Not considered possible	Case by case	Case by case
Category I: Mature Forested	6:1	12:1	24:1
Category I: Based on Functions	4:1	8:1	16:1
Category II	3:1	6:1	12:1
Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1



Wetland Category	Creation or Reestablishment	Rehabilitation	Enhancement	Preservation*
I (Functions-based)	4:1	8:1	16:1	16:1
II	3:1	6:1	12:1	12:1
III	2:1	4:1	8:1	8:1
IV	1.5:1	3:1	6:1	6:1

*Preservation ratios apply only when used in combination with reestablishment or creation at no less than a 1:1 ratio.

DRAFT

PERFORMANCE STANDARDS FOR MITIGATION PLANNING – REVISE SECTION ACC 16.10.120

- Minor changes for clarification
- Clarifies that buffer widths adjacent to WDFW-designated critical habitat / PHS areas must be consistent with WDFW Riparian Ecosystems, Volume 2 (2020).

MONITORING PROGRAM AND CONTINGENCY PLAN – REVISE SECTION ACC 16.10.130

- Security timing: proposed update explicitly requires the performance and maintenance security (125% of mitigation cost) to be provided prior to construction commencing and maintained for the length of monitoring;

PROCEDURAL PROVISIONS – REVISE SECTION ACC 16.10.140

- Proposed update adds to existing director authorities that the director shall also determine whether critical area review is required based on the presence or proximity of mapped critical areas or indicators on a project site.

REASONABLE USE PROVISION – REVISE SECTION ACC 16.10.150

- Proposed update reorganizes and provides minor language edits for clarity and to align with Ecology's Model Critical Areas Ordinance.
- Adds requirement that any alteration approved under reasonable use must be subject to an approved mitigation plan consistent with ACC 16.10.110 and 16.10.120 (explicit tie to mitigation requirements).

NEXT STEPS

- Address agency and/or public comments
- Anticipated Public Hearing Date: November 4th, 2025

Thank you for your time.
Any questions?

Department of Community Development

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Economic Development • Code Enforcement

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Chapter 16.10
CRITICAL AREAS

Sections:

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16.10.050 Critical areas maps.
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16.10.070 Critical area review process and application requirements.
16.10.080 Classification and rating of critical areas.
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B. The city finds that these critical areas perform a variety of valuable and beneficial biological and physical functions that benefit the city and its residents. Alteration of certain critical areas

may also pose a threat to public safety or to public and private property or the environment. The city therefore finds that identification, regulation and protection of critical areas are necessary to protect the public health, safety and general welfare. The city further finds that the functions of critical areas and the purpose of these regulations include the following:

1. *Wetlands.* Wetlands perform a variety of functions that include maintaining water quality; storing and conveying storm-water and flood water; recharging groundwater; providing important fish and wildlife habitat; and serve as areas for recreation, education and scientific study, and aesthetic appreciation.

Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

The primary goals of wetland regulation are to avoid adverse effects to wetlands; to achieve no net loss of wetland function and value – acreage may also be considered in achieving the overall goal; to provide levels of protection that reflect the sensitivity of individual wetland~~s~~ and the intensity of proposed land uses; and to restore and/or enhance existing wetlands, where possible.

2. *Streams.* Streams and their associated riparian corridors provide important fish and wildlife habitat; help to maintain water quality; store and convey storm-water and flood water; recharge groundwater; and serve as areas for recreation, education and scientific study and aesthetic appreciation. Stream buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect stream resources from harmful intrusion.

The primary goals of stream regulation are to avoid adverse effects to streams and associated riparian corridors; to achieve no net loss of functions and values of the larger ecosystem in which the stream is located; to protect fish and wildlife resources; to protect water quality through appropriate management techniques; and, where possible, to provide for stream enhancement and rehabilitation.

3. *Wildlife Habitat.* Wildlife habitat provides opportunities for food, cover, nesting, breeding and movement for fish and wildlife; maintains and promotes diversity of species and

habitat; coordinates habitat protection with elements of the open space system; helps to maintain air and water quality; helps control erosion; serves as areas for recreation, education, scientific study, and aesthetic appreciation; and provides neighborhood separation and visual diversity within urban areas.

The primary goals of wildlife habitat regulation are to avoid adverse effects to critical habitats for fish and wildlife; to achieve no net loss of functions and values of the larger ecosystem in which the wildlife habitat is located; to implement the goals of the Endangered Species Act; to promote connectivity between habitat areas to allow for wildlife movement; to provide multi-purpose open space corridors; and where possible to provide for fish and wildlife habitat enhancement and rehabilitation that reflect the sensitivity of the species.

4. *Aquifer Recharge Areas.* Aquifer recharge areas provide a source of potable water and contribute to stream discharge/flow. Such areas contribute to the replenishing~~charge~~ of aquifers~~,~~ and springs ~~and/or wells~~ and are susceptible to contamination of water supplies through infiltration of pollutants through the soil.

The primary goals of aquifer recharge protection regulations are to protect groundwater resources and water quality by maintaining the quantity of recharge~~,~~; avoiding or limiting land use activities that pose potential risk of aquifer contamination~~; to~~ minimizinge or avoiding adverse effects to groundwater through the application of performance standards~~,~~; and ~~to~~ complying with the requirements of the Federal Safe Drinking Water Act and Washington Administrative Code that require Group A public water systems to develop and implement a wellhead protection program.

5. *Geologic ~~ly~~ Hazard~~ous~~ Areas.* Geologic~~ly~~ hazard~~ous~~ areas mean areas that, because of their susceptibility to erosion, sliding, earthquake, volcanic activity, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

The primary goals of regulating geologic hazard areas ~~s~~ are to avoid and minimize potential impacts to life and property by regulating and/or limiting land uses where necessary, and to conduct appropriate levels of analysis and ensure sound engineering and construction practices to address identified hazards.

6. *Flood Hazard Areas.* Refer to Chapter 15.68 ACC Floodplain Development Management. ~~Floodplains help to store and convey storm water and flood water; recharge groundwater; provide important areas for riparian habitat; and serve as areas for recreation, education, and scientific study. Development within floodplain areas can be hazardous to those inhabiting such development, and to those living upstream and downstream. Floods also cause substantial damage to public and private property that results in significant costs to the public and individuals.~~

~~The primary goals of flood hazard regulations are to limit or condition development within the regulatory floodplain to avoid substantial risk of damage to public and private property and that could results in significant costs to the public and individuals; to avoid significant increases in peak storm water flows or loss of flood storage capacity; to protect critical habitat for fish and wildlife, and to meet the purposes set forth in Chapter 15.68 ACC,. which contains the rRequirements for the identification, assessment, alteration, and mitigation of flood hazard areas are contained in Chapter 15.68 ACC.~~

C. This chapter and other sections as incorporated by reference contain standards, procedures, criteria and requirements intended to identify, analyze, and mitigate potential impacts to the city's critical areas, and to enhance and restore degraded resources where possible. The general intent of these regulations is to avoid impacts to critical areas. In appropriate circumstances, impacts to specified critical areas resulting from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this chapter.

D. It is the further intent of this chapter to:

1. Comply with the requirements of the Growth Management Act (Chapter 36.70A RCW) and implement rules to identify and protect critical areas and to perform the review of development regulations required by RCW 36.70A.215;

2. Develop and implement a comprehensive, balanced and fair regulatory program that avoids impacts to critical resources where possible, that requires that mitigation be performed by those affecting critical areas, and that thereby protects the public from injury, loss of life, property or financial losses due to flooding, erosion, landslide, seismic events, soil subsidence, or steep slope failure;

3. Implement the goals and policies of the Auburn comprehensive plan, including those pertaining to natural features and environmental protection, as well as goals relating to land use, housing, economic development, transportation, and adequate public facilities;

4. Serve as a basis for exercise of the city's substantive authority under the State Environmental Policy Act (SEPA) and the city's environmental review procedures, where necessary to supplement these regulations, while also reducing the city's reliance on project-level SEPA review;

5. Provide consistent standards, criteria and procedures that will enable the city to effectively manage and protect critical areas while accommodating the rights of property owners to use their property in a reasonable manner;

6. Provide greater certainty to property owners regarding uses and activities that are permitted, prohibited, and/or regulated due to the presence of critical areas;

7. Coordinate environmental review and permitting of proposals involving critical areas with existing development review and approval processes to avoid duplication and delay pursuant to the Regulatory Reform Act, Chapter 36.70B RCW;

8. Establish conservation and protection measures for threatened and endangered ~~fish~~ species in compliance with the requirements of the Endangered Species Act and the Growth Management Act requirements to preserve or enhance anadromous fisheries, WAC 365-195-925;

9. Alert members of the public, including appraisers, assessors, owners, potential buyers or lessees, to the development limitations of critical areas and their required buffers.

E. *Best Available Science.* The city has considered and included the best available science in developing these regulations, consistent with RCW 36.70A.172 and WAC 365-195-900, et seq. This has been achieved through research and identification of relevant technical sources of information, consultation with experts in the disciplines covered by this chapter, and consultation and requests for technical information regarding best available science from state and federal resource agencies.

Preparation of this chapter has included the use of relevant nonscientific information, including consideration of legal, social, policy, economic, and land use issues. This reflects the city's responsibilities under numerous laws and programs, including other provisions of the Growth

Management Act, and the need to weigh and balance various factors as part of decision making to accomplish municipal objectives. This may result in some risk to the functions and values of some critical areas; however, it is recognized that the Growth Management Act requires the city to designate and protect critical areas. The city will also use its authority under SEPA to identify, consider and mitigate, where appropriate, significant adverse effects on critical resources not otherwise addressed by the regulations of this chapter.

The city intends to review and monitor implementation of its critical areas regulations and to use an adaptive management approach. It will make adjustments to the regulations, as appropriate, in response to changing conditions, new information about best available science, or empirical data indicating the effectiveness of its regulatory program. This will occur in the context of the city's ongoing review and revision of its comprehensive plan and development regulations pursuant to the Growth Management Act.

Additional information, both scientific and nonscientific, regarding compliance with WAC 365-195-915(c), including identification of risks to resources and Washington State Department of Ecology guidance, is contained in the findings and conclusions and the overall record supporting adoption of Auburn's critical areas regulations. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6295 § 3, 2010; Ord. 5894 § 1, 2005.)

16.10.020 Definitions.

For purposes of this chapter, the following definitions shall apply:

"Anadromous fish" means fish that spawn and rear in freshwater and mature in the marine environment, such as salmon, steelhead, sea-run cutthroat, and bull trout.

"Applicant" means the person, party, firm, corporation, or other entity that proposes or has performed any activity that affects a critical area.

"Aquifer" means ~~y~~ underground layer of water bearing soil or rock ~~unit~~formation. Specifically, an underground body of soil or rock formation that contains sufficient saturated permeable material to conduct groundwater and capable of yielding ~~economically~~ significant quantities of groundwater to wells or springs.

"Aquifer recharge area" are land areas that have~~with~~ a critical recharging effect on aquifers used for potable water, including designated areas, such as wellhead protection zones, where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge~~means areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge~~.

"Artificially created wetlands" means wetlands created from non-wetland sites through purposeful, legally authorized human action, such as irrigation and drainage ditches, grass-lined swales, canals, retention or detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities.

Best Available Science. As defined in the Procedural Criteria for Adopting Comprehensive Plans and Development Regulations for Best Available Science at WAC 365-195-900, et seq.

"Buffer or buffer area, critical area" means a naturally vegetated, undisturbed, enhanced or revegetated zone surrounding a critical area that is an integral part of the resource's ecosystem and protects the critical area from adverse impacts to its integrity and value.

"Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

"City" means the city of Auburn.

"Clearing" ~~means the removal of timber, brush, grass, ground cover or other vegetative matter from a site, which exposes the earth's surface of the site, or any actions which disturb the existing ground surface.~~ Means the destruction and removal of vegetation by manual, mechanical, or chemical methods.

"Climate resilience" means the capacity of ecosystems and infrastructure to recover and adapt to climate-related stressors including extreme weather, flooding, drought, and wildfire.

"Comprehensive plan" means the city of Auburn comprehensive plan as now adopted or hereafter amended.

"Critical area report" means a report prepared by a qualified consultant to determine the presence, type, class, size, function and/or value of an area subject to these regulations. Also see "Stream or wetland reconnaissance report," "Wetland impact assessment report" and "Wildlife report."

"Critical areas" or "environmentally sensitive areas" means areas that possess important natural functions and embody a variety of important natural and community values. Such areas include wetlands, streams, fish and wildlife habitat, geologic hazard areas, aquifer recharge areas, ~~and~~ flood hazard areas, and any other areas designated as critical under state law, including but not limited to those defined in RCW 36.70A.030~~.~~. If not conducted properly, development or alteration of such areas may cause significant impacts to the valuable functions and values of these areas and/or may generate risks to the public health and general welfare, and/or to public and private property.

"Critical erosion hazard areas" means lands or areas underlain by soils identified by the U.S. Department of Agriculture Soil Conservation Service (SCS) (now known as the Natural Resources Conservation Service) as having "severe" or "very severe" erosion hazards. This includes, but is not limited to, the following group of soils when they occur on slopes of 15 percent or greater: Alderwood-Kitsap (AkF), Alderwood gravelly sandy loam (AgD), Kitsap silt loam (KpD), Everett (EvD), and Indianola (InD). Additional soil groups may be identified through site-specific analysis.

"Critical geologic hazard areas" means lands or areas subject to high or severe risks of geologic hazard, including critical erosion hazard areas, critical landslide hazard areas, critical volcanic hazard areas, and critical seismic hazard areas.

"Critical habitat" or "critical wildlife habitat" means habitat areas associated with threatened, endangered, or sensitive species of plants or wildlife (pursuant to WAC 232-12-297(2.4), (2.5) and (2.6)) and which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term.

"Critical landslide hazard areas" means lands or areas where there is a high (Class III) or very high (Class IV) risk of landslide due to a combination of slope, soil permeability, and water.

"Critical seismic hazard areas" means lands or areas where there is a high risk of seismic events and damage.

"Delineation manual," "wetland ~~wetland delineation~~delineation manual," or "wetland delineation methodology" means the methodology used for identification of wetlands and delineation of their boundaries and shall be done in accordance with the approved federal wetland delineation manual and the Western Mountains, Valleys, and Coast Regional supplement, as required by WAC 173-22-035.

"Department" means the city of Auburn department of community development or successor agency, unless the context indicates a different city department.

"Director" means the director of the city of Auburn department of community development or successor agency.

"Earth~~/earth~~ material" means naturally occurring rock, soil, stone, sediment, or combination thereof.

"Engineered ~~s~~Sslope" means a made slope that is specifically designed and constructed with the intention of maintaining stability and preventing failure.

"Enhancement" means the improvement of an existing viable wetland, stream or habitat area or the buffers established for such areas, through such measures as increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, increasing structural diversity or removing plant or animal species that are not indigenous to the area. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream, or habitat area. See also "Restoration."

"Erosion" means a process whereby wind, rain, water, and other natural agents mobilize and transport soil particles.

"Erosion hazard areas" means lands or areas that, based on a combination of slope inclination and the characteristics of the underlying soils, are susceptible to varying degrees of risk of erosion. Erosion hazard areas are classified as "low" (areas sloping less than 15 percent) or "high" (areas sloping 15 percent or more) on the following Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service (NRCS), soil types: Alderwood-Kitsap (AkF), Alderwood gravelly sandy loam (AgD), Kitsap silt loam (KpD), Everett (EvD) and Indianola (InD). Additional soil groups may be identified through site-specific analysis.

"Excavation" means the removal or displacement of earth material by human or mechanical means.

"Existing and ongoing agricultural activities" means those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock. Such activity must have been in existence as of July 1, 1990 (the effective date of the Growth Management Act). The definition includes, but is not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities or crops, and normal operation, maintenance or repair of existing serviceable structures, facilities, or improved areas. Activities, which bring an area into agricultural use from a previous nonagricultural use, are not considered part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program. Forest practices are not included in this definition.

"Exotic" means any species of plant or animal that is foreign and not indigenous to the lower Puget Sound area.

"Fill~~/fill~~ material" means a deposit of earth material placed by human or mechanical means.

"Filling" ~~means the act of transporting and placing (by any manner or mechanism) fill material from, to, or on any surface water body or wetland, soil surface, sediment surface, or other fill material.~~ means the act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, natural vegetative covering of soil surface, or fill material (including temporary stockpiling of fill material).

"Geologic~~al~~ hazard areas" means areas characterized by geologic, hydrologic, and topographic conditions that render them susceptible to erosion, sliding, earthquake, or other geological events. ~~And are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.~~

"Geotechnical report" means a report prepared in accordance with the city's engineering design standards for geotechnical engineering and evaluation of soils.

"Grading" ~~means any excavating, filling, clearing, leveling or contouring of the ground surface by human or mechanical means.~~ means any excavating, filling, clearing, or re-contouring of the ground surface or combination thereof.

"Groundwater protection areas" means land areas designated by the city beneath which groundwater occurs that is a current or potential future source of drinking water for the city. Please see the definition of "aquifer recharge areas" for additional regulated areas.

"Habitat management" means management of land and its associated resources/features to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

"Hazardous substances" means any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical, or biological properties described in Chapter 173-303 WAC or Chapter 70.105 RCW.

"In-kind wetland mitigation" means replacement of wetlands with wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity.

"Injection well" means a well that is used for the subsurface emplacement of fluids. (From WAC 173-218-030.)

"Intentionally created streams" means streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals. This definition does not include stream modifications performed pursuant to city authorization, such as changes or redirection of stream channels.

"Lahar" means mudflows or debris flows associated with volcanic activity and which pose a threat to life, property, and structures.

"Landslide" means episodic downslope movement of a mass of soil or rock.

"Landslide hazard areas" means areas that, due to a combination of slope inclination, relative soil permeability, and hydrologic conditions are susceptible to varying degrees of risk of landsliding. Landslide hazard areas are classified as Classes I through IV based on the degree of risk as follows:

1. *Class I/Low Hazard.* Areas with slopes of 15 percent or less.

2. *Class II/Moderate Hazard.* Areas with slopes of between 15 percent and 40 percent and that are underlain by soils that consist largely of sand, gravel or glacial till.

3. *Class III/High Hazard.* Areas with slopes between 15 percent and 40 percent that are underlain by soils consisting largely of silt and clay.

4. *Class IV/Very High Hazard.* Areas with slopes steeper than 15 percent with identifiable zones of emergent water (e.g., springs or groundwater seepage), areas of identifiable landslide deposits regardless of slope and all areas sloping more steeply than 40 percent.

The slopes referenced above include only those where the surface drops 10 feet or more vertically within a horizontal distance of 25 feet and are not an engineered slope part of a project or development permitted by the city.

"Mature and old-growth forested wetlands" means wetlands containing mature or old-growth forested areas, generally requiring a century or more to develop. These systems represent two priority habitats, as defined by the Washington State Department of Fish and Wildlife.

"Mitigation" means activities which include:

1. Avoiding the impact altogether by not taking a certain action or parts of actions;

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or

6. Monitoring the impact and taking appropriate corrective measures.

While monitoring without additional actions is not considered mitigation for the purposes of these regulations, it shall be part of a comprehensive mitigation program.

"Mitigation sequencing" means considering or performing mitigation actions, as defined in the definition of "mitigation," in a preferred sequence from (1) through (6). Avoidance is preferred and must be considered prior to pursuing other forms of mitigation.

"Native" means any species of plant or animals which are or were indigenous to the lower Puget Sound area.

"Natural heritage wetlands" means wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high quality, relatively undisturbed wetlands, or wetlands that support state-listed threatened or endangered plants.

"Off-site mitigation" means performance of mitigation actions, pursuant to standards established in this chapter, on a site or in an area other than that proposed for conduct of a regulated activity.

"Out-of-kind mitigation" means replacement of wetlands or habitat with substitute wetlands or habitat whose characteristics do not closely approximate those adversely affected, destroyed, or degraded by a regulated activity.

"Permanent erosion control" means continuous on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity, or pollutants after development, construction, or restoration.

"Plant association of infrequent occurrence" means one or more plant species which because of the rarity of the habitat and/or the species involved, or for other botanical or environmental reasons, do not often occur in the city of Auburn. Examples include but are not limited to:

1. Wetlands with a coniferous forested class or subclass consisting of trees such as western red cedar, Sitka spruce, or lodgepole pine growing on organic soils;

2. Bogs with a predominance of sphagnum moss, or those containing sphagnum moss, and typically including one or more species such as Labrador tea, sundew, bog laurel, or cranberry.

"Priority habitat and species (PHS)" means a classification by the Washington Department of Fish and Wildlife of habitats and species that require protective measures due to their sensitivity, rarity, or ecological importance.

"Qualified consultant," for purposes of these regulations, shall mean a person who has attained a degree from an accredited college or university in the subject matter necessary to evaluate the critical area in question (e.g., biology, ecology, or horticulture/arboriculture for wetlands, streams, wildlife habitat, and geology and/or civil engineering for geologic hazards, and

hydrogeologist for aquifer recharge areas), and/or who is professionally trained and/or certified or licensed by the state of Washington to practice in the scientific disciplines necessary to identify, evaluate, manage, and mitigate impacts to the critical area in question. In addition, a qualified consultant for wetlands and streams must be a professional wetland scientist with at least two years of full-time work experience as a wetland professional, including delineating wetlands using the federal manual and supplements, preparing wetland reports, conducting function assessments, and development and implementing mitigation plans. A qualified consultant for aquifer recharge areas must be a currently licensed Washington State geologist holding a current specialty license in hydrogeology.

“Reasonable use” means a legal concept articulated by federal and state courts in regulatory taking cases.

“Regulated activities” means activities that have a potential to significantly impact a critical area that is subject to the provisions of this chapter. Regulated activities generally include, but are not limited to, any filling, dredging, dumping or stockpiling, release of contaminants to soil or water, draining, excavation, flooding, clearing or grading, construction or reconstruction, driving pilings, obstructing, clearing, or harvesting.

“Restoration” means actions taken to re-establish wetland, stream or habitat functional values, and the characteristics that have been destroyed or degraded by past alterations (e.g., filling or grading). See also “Enhancement.”

“Salmonids” means the family of fish which includes salmon, trout, and char.

“Secondary habitat” means areas that offer less diversity of animal and plant species than critical habitat but are important for performing the essential functions of habitat.

“Seismic hazard areas” means areas that, due to a combination of soil and groundwater conditions, are subject to risk of ground shaking, subsidence, or liquefaction of soils during earthquakes. These areas are typically underlain by soft or loose saturated soils (such as alluvium), have a shallow groundwater table, and are typically located on the floors of river valleys.

“Site” means the location containing a regulated critical area and on which a regulated activity is proposed. The location may be a parcel or portion thereof, or any combination of contiguous parcels where a proposed activity may impact a critical area.

"Slope" means an inclined earth surface, the incline of which is expressed as the ratio of horizontal distance to vertical distance. The slopes referenced above include only those where the surface drops 10 feet or more vertically within a horizontal distance of 25 feet.

"Sole source aquifer" means an area formally designated as such by the U.S. Environmental Protection Agency under the federal Safe Drinking Water Act.

"Spring" means a source of water where an aquifer comes in contact with the ground surface.

"Stream or wetland reconnaissance report" means a type of critical area report prepared by an applicant's qualified consultant to describe a stream or wetland and to characterize its conditions, source of hydrologic support, wildlife, habitat values and water quality. The report may also include an analysis of impacts but generally does not include adequate impact assessment and definition of a mitigation proposal sufficient to meet all the requirements of a more comprehensive critical area report.

"Streams" means those areas where surface waters produce a defined channel or bed that demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. This definition is not intended to include artificially created irrigation ditches, canals, stormwater or surface water devices, or other entirely artificial watercourses, unless they are used by salmonids or created for the purposes of stream mitigation.

"Structural diversity, vegetative" means the relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer and tree canopy), the variety of plant species and the spacing or pattern of vegetation.

"Substrate" means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of the wetland, lake, stream, or river.

"Temporary erosion control" means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity, or pollutants during development, construction, or restoration.

"Tertiary habitat" means habitat that supports some wildlife but does not satisfy the definition of secondary or critical habitat.

“Tree” means any self-supporting perennial woody plant characterized by natural growth of one main stem or trunk with a definite crown, and maturing at a height of at least six feet above the ground.

“Tree base fee” means the current cost of the tree based on species and minimum code required installation size, installation (labor and equipment), maintenance for two years and fund administration.

"Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. Urban growth typically requires urban governmental services. ~~"Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.~~

“Utility” includes natural gas, electric, telephone and telecommunications, cable communications, water, sanitary sewer or storm drainage and their respective facilities, lines, pipes, mains, equipment and appurtenances.

“Variance” means permission to depart from the requirements of the specific regulations of this title for a particular piece of property.

“Volcanic hazard areas” means areas identified by the U.S. Geological Survey (maps dated 1998 or as hereafter revised) as subject to a risk of large lahars with a recurrence interval of 500 to 1,000 years.

"Watercourse" as defined in WAC 220-660-030(154).

“Water dependent use” means a principal use which can only exist when the land/water interface provides biological or physical conditions necessary for the use.

“Wellhead P~~p~~rotection A~~a~~rea” means the portion of a well’s, wellfield’s or spring’s zone of contribution within the 6-month, 1-year, 5-year, and 10-year time of travel boundary, or boundaries established using alternate criteria approved by the State Department of Health in those settings where groundwater time of travel is not a reasonable delineation criterion.

"Wetland" or "wetlands" means areas that are inundated or saturated by surface water 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. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. (Definition taken from RCW 36.70A.030(23).) Wetlands shall be classified and rated according to the Washington State Wetland Rating System for Western Washington (Version 3.2, or latest approved by Ecology).

"Wetland impact assessment report" means a report prepared by a qualified consultant that identifies, characterizes and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. A wetland impact assessment may be combined with and include a formal wetland delineation.

"Wetland mosaic" means an area with a concentration of multiple small wetlands, in which each patch of wetland is less than one acre; on average, patches are less than 100 feet from each other; and areas delineated as vegetated wetland are more than 50 percent of the total area of the entire mosaic, including uplands and open water.

"Wildlife report" means a report prepared by a qualified consultant that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by this chapter. The report also includes an analysis of impacts. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6287 § 2, 2010; Ord. 5894 § 1, 2005.)

16.10.030 Applicability – Regulated activities.

A. The provisions of this chapter shall apply to any activity that potentially affects a critical area or its buffer, unless otherwise exempt. Such regulated activities include, but are not limited to:

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter, or materials of any kind;

2. Dumping, discharging or filling with any material;

3. Draining, flooding or disturbing the water level or water table, or diverting or impeding water flow;

4. Driving pilings or placing obstructions;

5. Constructing, reconstructing, demolishing, or altering the size of any structure or infrastructure;

6. Destroying or altering vegetation through clearing, grading, harvesting, shading, or planting vegetation that would alter the character of or impact a critical area;

7. Release of contaminants to soil or water;

~~8. Activities that result in significant changes in water temperature, physical or chemical characteristics of water sources, including quantity and pollutants; and~~

8~~9~~. Any other activity potentially affecting a critical area or buffer not otherwise exempt from the provisions of this chapter as determined by the director.

9~~10~~. Activities that result in:

a. A significant change of water temperature,

b. A significant change of the physical or chemical characteristics of the sources of water to the wetland,

c. A significant change in the timing, frequency, depth, or duration of water entering or with-in the wetland,

d. Immediate and substantial erosion and/or sediment transport of surface soils,

e. Sloughing of exposed surface soils,

f. The emergence, or an increase in the flow, of water seeps or springs,

B. To avoid duplication, the following permits and approvals shall be subject to and coordinated with the requirements of this chapter: land clearing; grading; subdivision or short

subdivision; building permit; planned unit development (if permitted by the city code); shoreline substantial development; variance; conditional use permit; and any other permits that may lead to the development or alteration of land.

C. Administrative actions, such as rezones, annexations, and the adoption of plans and programs, shall be subject to the requirements of this chapter. However, the director may, using discretion, permit any studies or evaluations required by this chapter to use methodologies and provide a level of detail appropriate to the administrative action proposed.
(Ord. 6733 § 3 (Exh. B), 2019; Ord. 6187 § 3, 2008; Ord. 5991 § 3, 2006; Ord. 5894 § 1, 2005.)

16.10.040 Exemptions and nonconforming uses.

A. The following activities performed on sites containing critical areas as defined by this chapter shall be exempt from the provisions of this chapter~~: that meet the following criteria are not subject to avoidance and minimization requirements of the mitigation sequence (Chapter…) in accordance with the following provisions, and they may be filled if the impacts are fully mitigated based on the remaining actions in "Chapter XXX". Impacts should be mitigated through the purchase of credits from a mitigation bank or in-lieu fee program, if available, consistent with the terms and conditions of the bank or program. In order to fully verify whether the following criteria are met, it is essential that critical areas report for wetlands meeting the requirements of Chapter 16.10 ACC are submitted~~:

1. Existing and ongoing agricultural activities, as defined in this chapter;

2. Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, retention or detention facilities, and landscape features, except wetlands or streams ~~made from non-wetlands~~ created as mitigation or that provide critical habitat for salmonids and except when the site contains another critical area;

3. Normal and routine maintenance, operation, repair and reconstruction of existing roads, streets, utilities and associated structures; provided~~,~~ that reconstruction of any structures may not increase the impervious area and may not cause further encroachment on the critical area or its buffer, and may not result in adverse impacts to surface water and groundwater quality. Operation and maintenance includes vegetation management

performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities; provided, that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species;

4. *Minor Utility and Street Projects.* Utility or street projects which have minor or short duration impacts to critical areas, as determined by the director in accordance with the criteria below, and which do not significantly impact the functions or values of a critical area(s); provided, that such projects are constructed with best management practices and additional restoration measures are provided. Minor activities shall not result in the transport of sediment or increased storm-water. Such allowed minor utility projects shall meet the following criteria:

a. There is no practical alternative to the proposed activity with less impact on critical areas;

b. The activity involves the placement of underground piping, conduit, traffic signal equipment, lighting equipment, utility pole(s), signs, anchor, or vault or other small component of a utility or street facility;

5. Normal maintenance, repair and reconstruction of residential or commercial structures, facilities and landscaping; provided, that reconstruction of any structures may not increase the previous floor area;

6. The addition of floor area within an existing building which does not increase the building footprint;

7. Additions to a legally established single-family residential structure in existence before May 13, 2005, with a wetland or stream buffer located within the property, may be permitted if all of the following criteria area met:

a. The addition is no greater than 500 square feet of building footprint over that in existence as of May 13, 2005;

b. The addition is not located closer to the critical area than the existing structure;

c. Impacts on critical area functions are avoided consistent with the purpose and intent of this title and as demonstrated in a critical area report by a qualified consultant; and

d. ~~Demonstrate that t~~~~There are no changes in slope stability, flood conditions or drainage;~~Demonstrate through analysis by qualified professionals that other existing property conditions covered by this title (e.g. – slope stability, flood conditions, drainage) have not changed with the proposed addition;

8. Site investigative work and studies that are prerequisite to preparation of an application for development authorization including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of the critical area shall be the minimum necessary to carry out the work or studies;

9. Educational activities, scientific research, and outdoor passive recreational activities, including but not limited to interpretive field trips, birdwatching and hiking, that will not have a significant effect on the critical area;

10. Emergency activities necessary to prevent an immediate threat to public health, safety, property or the environment which requires immediate action within a time too short to allow full compliance with this chapter as long as any alteration undertaken pursuant to this subsection is reported to the city as soon as possible. Only the minimum intervention necessary to reduce the risk to public health, safety or welfare and/or the imminent risk of damage to private property shall be authorized by this exemption. The director shall confirm that an emergency exists or existed and determine what, if any, additional applications and/or measures shall be required to protect the environment consistent with the provision of this section and to repair any damage to a pre-existing resource;

11. Activities affecting previously legally filled wetlands;

12. Activities in storm and water quality basins and “wetlands” created by poorly maintained or plugged culverts or ~~line~~spipes, and artificially created ditches that are not used by salmonids;

13. Minor activities not mentioned above and determined by the director to have minimal impacts to a critical area.

~~14. All category IV wetlands less than 4,000 square feet that:~~

~~a. Are located in the areas covered by the Regional Suppliment to the Corps of Engineers Wetland Deliniation Manual: Western Mountains, Valleys, and Coast Region (U.S. Army Corps of Engineers, 2010),~~

~~b. Are not associated with riparian areas or their buffers,~~

~~c. Are not associated with shorelines of the state or their associated buffers,~~

~~d. Are not part of a wetland mosaic,~~

~~e. Do not score six (6) or more points for habitat function based on the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication [#14-06-029]), or as revised by Ecology,~~

~~f. Do not contain Priority Habitat or a Priority Area or a Priority Species identified by the Washingotn Department of Fish and Wildlife and do not contain stat or federally listed species or their critical habitat or species of local importance identified in Chapter 16.10 ACC.~~

~~15. Wetlands less than 1,000 square feet that meet the above criteria are exempt from buffer provisions contained in this chapter.~~

B. Notwithstanding the exemptions provided by this subsection, any otherwise exempt activities occurring in or near a critical area shall comply with the purpose and intent of these standards and shall consider on-site alternatives that avoid or minimize significant adverse impacts.

C. Exempt activities occurring in flood hazard areas shall not alter flood storage capacity or conveyance except in conformance with floodplain requirements of Chapter 15.68 ACC.

D. No property owner or other entity shall undertake exempt activities in subsection (A)(2), (7) or (13) of this section without first providing 14 calendar days' notice to the city in writing and receiving confirmation in writing that the proposed activity is exempt. In case of any question as to whether a particular activity is exempt from the provisions of this section, the director's determination shall govern and shall be confirmed in writing.

E. An established use or existing structure that was lawfully permitted prior to May 13, 2005, but which is not in compliance with this chapter, shall be deemed a nonconforming use as defined in ACC 18.04.650. Unless otherwise provided for, existing structures, which intrude into critical areas buffers, shall not be reconstructed in such a manner that results in the further intrusion into the buffer area. Structures or developments that are nonconforming solely due to being contrary to the provisions of this chapter shall not be subject to the nonconforming use provisions of Chapter 18.54 ACC. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

~~F. Wetlands that meet the following criteria are not subject to avoidance and minimization requirements of the mitigation sequence (Chapter…) in accordance with the following provisions, and they may be filled if the impacts are fully mitigated based on the remaining actions in "Chapter XXX". Impacts should be mitigated through the purchase of credits from a mitigation bank or in-lieu fee program, if available, consistent with the terms and conditions of the bank or program. In order to verify whether the following criteria are met, it is essential that a critical area report be submitted.~~

~~1. All category IV wetlands less than 4,000 square feet that:~~

~~a. Are located in the areas covered by the Regional Supplements to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (U.S. Army Corps of Engineers, 2010),~~

~~b. Are not associated with riparian areas or their buffers,~~

~~c. Are not associated with shorelines of the state or their associated buffers,~~

~~d. Are not part of a wetland mosaic,~~

~~e. Do not score six (6) or more points for habitat function based on the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication [#14-06-029]), or as revised by Ecology,~~

~~f. Do not contain Priority Habitat or a Priority Area or a Priority Species identified by the Washington Department of Fish and Wildlife and do not contain state or federally listed species or their critical habitat or species of local importance identified by WDFW.~~

~~2. Wetlands less than 1,000 square feet that meet the above criteria are exempt from buffer provisions contained in this chapter.~~

16.10.050 Critical areas maps.

Maps have been developed by the city that show the general location of critical areas. These maps are available for reference at the city department of community development. These maps shall be used for informational purposes as a general guide only for the assistance of property owners and other interested parties; the boundaries and locations shown are generalized. The actual presence or absence, type, extent, boundaries and classification of critical areas on a specific site shall be identified in the field by a qualified consultant and determined by the city, according to the procedures, definitions and criteria established by this chapter. In the event of any conflict between the critical area location or designation shown on the city's maps and the criteria or standards of this section, the criteria, definition, and standards shall prevail. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6287 § 2, 2010; Ord. 5894 § 1, 2005.)

16.10.060 Relationship to other regulations.

A. These critical area regulations shall apply as an overlay and in addition to zoning, land use and other regulations established by the city of Auburn. In the event of any conflict between these regulations and any other regulations of the city, the regulations which provide greater protection to critical areas shall apply.

B. Areas characterized by particular critical areas may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or critical areas. Wetlands, for example, may be defined and regulated according to the wetland, habitat and stream management provisions of this chapter. In the event of any conflict between overlapping regulations for multiple critical areas on the same site, the regulations which provide greater protection to critical areas shall apply.

C. Compliance with the provisions of this chapter does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required (for example, shoreline substantial development permits, hydraulic project approval (HPA) permits, Army Corps of Engineers Section 404 permits, National Pollutant Discharge Elimination System (NPDES) permits). The applicant is responsible for complying with these requirements, apart from the process established in this chapter. Where applicable, the director will encourage use of information such as permit applications to other agencies or special studies prepared in

response to other regulatory requirements to support required documentation submitted for critical areas review. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.070 Critical area review process and application requirements.

A. *Pre-Application Conference.* A pre-application conference is available and encouraged prior to submitting an application for a project permit.

B. *Application Requirements.*

1. *Timing of Submittals.* Concurrent with submittal of a SEPA checklist, or concurrent with submittal of an application for projects exempt from SEPA, a critical area report must be submitted to the city for review when the city believes that a critical area may be present. The purpose of the report is to determine the extent, characteristics and functions of any critical areas located on or potentially affected by activities on a site where regulated activities are proposed. The report will also be used by the city to determine the appropriate critical area classification and, if applicable, to establish appropriate buffer requirements.

2. *Report Contents.* Reports and studies required to be submitted by this chapter shall contain, at a minimum, the information indicated in the provisions of this chapter applicable to each critical area. The director may tailor the information required to reflect the complexity of the proposal and the sensitivity of critical areas that may potentially be present.

C. *Consultant Qualifications and City Review.* All reports and studies required of the applicant by this section shall be prepared by a qualified consultant as that term is defined in these regulations. The city may retain a qualified consultant paid for by the applicant to review and confirm the applicant's reports, studies and plans if the following circumstances exist:

1. The city has technical information that is unavailable to the applicant; or

2. The applicant has provided inaccurate or incomplete information on previous proposals or proposals currently under consideration.

D. *Review Process.* This section is not intended to create a separate critical area review permit for development proposals. To the extent possible, the city shall consolidate and integrate the review and processing of critical area-related aspects of proposals with other land use and environmental considerations and approvals. Any permits required by separate codes or regulations, such as floodplain development permits or shoreline substantial development permits, shall continue to be required. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6295 § 4, 2010; Ord. 5894 § 1, 2005.)

16.10.080 Classification and rating of critical areas.

A. To promote consistent application of the standards and requirements of this chapter, critical areas within the city of Auburn shall be rated or classified according to their characteristics, function and value, and/or their sensitivity to disturbance.

B. Classification of critical areas shall be determined by the director based on consideration of the following factors and in the following order:

1. Consideration of the technical reports submitted by qualified consultants in connection with applications subject to these regulations;

2. Application of the criteria contained in these regulations; and

3. Critical areas maps maintained by the department of community development.

C. Classification shall incorporate Best Available Science as defined under WAC 365-195-900., and utilize statewide classification schemes, such as Ecology's Wetland Rating System and WDFW Priority Habitats and Species maps.

D. *Wetland Classification.* Wetlands shall be rated according to the Washington Department of Ecology wetland rating system, as set forth in the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by Ecology). Wetland rating categories shall not change due to illegal modifications.

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 above.

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 non-wetland sites are excluded from regulation under this section.

E. *Stream Classification.* Streams shall be classified according to the water typing system as provided in WAC 222-16-030, as amended, and designated as Type S, Type F, Type Np, and Type Ns.

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.

F. *Wildlife Habitat Classification.* Wildlife 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.

e. Buffers for critical habitat shall be consistent with Washington Department of Fish and Wildlife Riparian Ecosystems.

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.

G. *Aquifer Recharge Areas.* The following areas are hereby designated as aquifer recharge areas subject to review under this chapter:

1. *Type I.*

a. Sole source aquifers and wellhead protection areas designated pursuant to the Federal Safe Drinking Water Act and WAC 246-290-135.

b. Areas established for special protection pursuant to a groundwater management program as described by Chapters 90.44, 90.48 and 90.54 RCW and Chapters 173-100 and 173-200 WAC.

c. Any other area meeting the definition of "areas with a critical recharging effect on aquifers used for potable water" as described in Chapter 365-190 WAC and the Auburn comprehensive plan, including groundwater protection areas Nos. 1 through 3 as designated in the "Water Resource Protection Report" prepared for the city by the Pacific Groundwater Group, December 2000.

2. *Type II.*

a. Groundwater protection area No. 4 as designated in the "Water Resource Protection Report" prepared for the city by the Pacific Groundwater Group, December 2000.

b. Any other area within the city that is not otherwise designated or that is added to the city via annexation shall be treated as a Type II aquifer recharge area.

~~a. Groundwater protection area No. 4 as designated in the "Water Resource Protection Report" prepared for the city by the Pacific Groundwater Group, December 2000.~~

~~b. Any other area within the city that is not otherwise designated or that is added to the city via annexation shall be treated as a Type II aquifer recharge area.~~

H. *Geologic Hazard Area Classifications.* Geologic hazard areas shall be classified according to the criteria in this section:

1. *Critical Erosion Hazard Areas.* Critical erosion hazard areas are lands or areas underlain by soils identified by the U.S. Department of Agriculture Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service, as having “severe” or “very severe” erosion hazards. This includes the following group of soils when they occur on slopes of 15 percent or greater: Alderwood-Kitsap (AkF), Alderwood gravelly sandy loam (AgD), Kitsap silt loam (KpD), Everett (EvD), and Indianola (InD).

2. *Landslide Hazard Areas.* Landslide hazard areas are classified as Class I, Class II, Class III, or Class IV as follows:

a. *Class I/Low Hazard.* Areas with slopes of 15 percent or less.

b. *Class II/Moderate Hazard.* Areas with slopes of between 15 percent and 40 percent and that are underlain by soils that consist largely of sand, gravel, or glacial till.

c. *Class III/High Hazard.* Areas with slopes between 15 percent and 40 percent that are underlain by soils consisting largely of silt and clay.

d. *Class IV/Very High Hazard.* Areas with slopes steeper than 15 percent with mappable zones of emergent water (e.g., springs or groundwater seepage), areas of known (mappable) landslide deposits regardless of slope, and all areas with slopes 40 percent or greater.

3. *Seismic Hazard Areas.* Seismic hazard areas are lands that, due to a combination of soil and groundwater conditions, are subject to severe risk of ground shaking, subsidence, or liquefaction of soils during earthquakes. These areas are typically underlain by soft or loose saturated soils (such as alluvium), have a shallow groundwater table and are typically located on the floor of river valleys. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6287 § 2, 2010; Ord. 5894 § 1, 2005.)

16.10.090 Buffer areas and setbacks.

A. *General Provisions.* The establishment of on-site buffers, buffer areas or setbacks shall be required for all development proposals and activities in or adjacent to wetlands, streams, wildlife habitat, and geologically hazardous areas. The purpose of the buffer shall be to protect the integrity, function, value, and resources of the subject critical area (in the case of wetlands,

streams, and/or wildlife habitat areas), and/or to protect life, property and resources from risks associated with development on unstable or critical lands (in the case of geologically hazardous areas). Buffers shall typically consist of an undisturbed area of native vegetation retained or established to achieve the purpose of the buffer. No buildings or structures shall be allowed within the buffer unless as otherwise permitted by this section. If the site has previously been disturbed, the buffer area shall be revegetated pursuant to an approved enhancement plan. Buffers shall be protected during construction by placement of a temporary barricade, notice of the presence of the critical area and implementation of appropriate erosion and sedimentation controls. Restrictive covenants or conservation easements may be required to provide long-term preservation and protection of buffer areas.

B. Required buffer widths shall reflect the sensitivity of the particular critical area and resource or the risks associated with development and, in those circumstances permitted by these regulations, the type and intensity of human activity proposed to be conducted on or near the critical area.

C. Buffers shall be measured as follows:

1. Wetland buffers – the buffer shall be measured perpendicular from the wetland edge as delineated and marked in the field using the approved federal wetland delineation manual and the Western Mountains, Valleys, and Coast Regional supplement. Wetland delineations are valid for five years; after such date the city shall determine whether a revision or additional assessment is necessary;

2. Stream buffers – the buffer shall be measured perpendicular from the ordinary high water mark;

3. Geologic hazard area buffers shall be required for critical landslide hazard areas and shall be measured from the top and toe and along the sides of the slope.

D. *Buffer Width Variances.* A variance from buffer width requirements may be granted by the city subject to the variance criteria set forth in ACC 16.10.160. Minor variances, defined as up to and including 10 percent of the requirement, shall be considered by the director. Variance requests which exceed 10 percent shall be considered by the hearing examiner. Variances to buffer widths can only be made to the standard buffer widths noted in ACC 16.10.090(E)(1)(a)(ii) and cannot be combined with buffer averaging provisions of ACC 16.10.090(E)(1)(b).

E. Buffer widths shall be established for specific critical areas according to the following standards and criteria:

1. Wetland buffers shall be established per the following table. Different buffer width requirements may apply to various portions of a site, without requiring averaging or variances, based on the site plan, the intensity of land uses in various locations, and differences in the category of wetland.

Wetland Category	Minimum Buffer Width (in feet) with Minimization Measures Listed in ACC 16.10.090(E)(1)(a)(ii)			Minimum Buffer Width (in feet) without Minimization Measures Listed in ACC 16.10.090(E)(1)(a)(ii)		
	Habitat Score*			Habitat Score*		
	Low (3-5)	Medium (6-7)	High (8-9)	Low (3-5)	Medium (6-7)	High (8-9)
Category I	75	110	225	100	150	300
Category II	75	110	225	100	150	300
Category III	60	110	225	80	150	300
Category IV	40	40	40	50	50	50

* As determined per ACC 16.10.080(C).

a. Standard buffer widths as noted in subsection (E)(1) of this section in the table heading "without Minimization Measures" may be reduced to the buffer width in the table heading "with Minimization Measures," if all of the following minimization measures are implemented and as follows:

i.~~i.~~ The reduced buffer widths from implementing the minimization measures in table ACC 16.10.090E(1)(a)(ii) cannot be further reduced by critical areas variance or buffer averaging. ~~with other reductions or variances, this includes buffer averaging and critical areas variances.~~

ii. For wetlands that score six points or more for habitat function, a relatively undisturbed, vegetated riparian corridor at least 100 feet wide between the wetland and any other priority habitat as defined by the Washington Department

of Fish and Wildlife (WDFW). ~~is protected between the wetland and any other Priority Habitats as defined by the Washington State Department of Fish and Wildlife~~. The corridor must be protected for the entire distance between the wetland and the Priority Habitat consistent with ACC 16.10.110(~~E~~D). Presence or absence of a nearby habitat must be confirmed by a qualified biologist.

ii~~i~~. For wetlands that score three to five habitat points, only the minimization measures are required.

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

~~– Place wetland and its buffer in a separate tract or protect with a long-term conservation easement~~

~~Dust~~ ~~– Use best management practices to control dust~~

Examples of disturbances	Activities and uses that cause disturbances	Examples of measures to minimize impacts
Lights	• Parking lots • Commercial/Industrial • Residential • Recreation (e.g., athletic fields) • Agricultural buildings	• Direct lights away from wetland • Only use lighting where necessary for public safety and keep lights off when not needed • Use motion-activated lights • Use full cut-off filters to cover light bulbs and direct light only where needed • Limit use of blue-white colored lights in favor of red-amber hues • Use lower-intensity LED lighting • Dim light to the lowest acceptable intensity
Noise	• Commercial • Industrial • Recreation (e.g., athletic fields, bleachers, etc.) • Residential • Agriculture	• Locate activity that generates noise away from wetland • Construct a fence to reduce noise impacts on adjacent wetland and buffer • Plant a strip of dense shrub vegetation adjacent to wetland buffer
Toxic runoff	• Parking lots • Roads • Commercial/industrial • Residential areas • Application of pesticides • Landscaping • Agriculture	• Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 ft. of wetland • Apply integrated pest management (Note: These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.)
Stormwater runoff	• Parking lots • Roads • Residential areas • Commercial/industrial • Recreation • Landscaping/lawns • Other impermeable surfaces,	Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized or sheet flow from lawns that directly enters the buffer • Infiltrate or treat, detain, and disperse

	compacted soil, etc.	new runoff from impervious surfaces and lawns
Pets and human disturbances	• Residential areas • Recreation	• Use privacy fencing • Plant dense native vegetation to delineate buffer edge and to discourage disturbance • Place wetland and its buffer in a separate tract • Place signs around the wetland buffer every 50-200 ft., and for subdivisions place signs at the back of each residential lot • When platting new subdivisions, locate greenbelts, stormwater facilities, or other lower-intensity land uses adjacent to wetland buffers
Dust	• Tilled fields • Roads	• Use best management practices to control dust

b. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:

i. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a Category I area adjacent to a lower-rated area.

ii. The buffer is increased adjacent to the higher-functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less sensitive portion as demonstrated by a critical area report from a qualified wetland professional.

iii. The total area of the buffer after averaging is equal to the area required without averaging.

iv. The buffer at its narrowest point is never less than either 75 percent of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever buffer is greater.

v. Averaging applies only to standard buffer widths, not reduced widths.

c. Certain uses and activities which are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted by the director within the buffer depending on the sensitivity of the wetland. Examples of uses and activities with minimal impacts which may be permitted in appropriate cases include permeable pedestrian trails, viewing platforms, and utility easements. Trails and easements should be limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer 25 percent of the wetland buffer area, and located to avoid removal of significant trees. Trails should be limited to pervious surfaces no more than eight feet in width for pedestrian use only. Raised boardwalks utilizing nontreated pilings may be acceptable.

d. Where existing buffers are degraded, the director may allow limited filling within the buffer when the applicant demonstrates that the buffer will be enhanced according to standards of this chapter, including appropriate soil preparation, will not result in slopes exceeding 25 percent, and there will be no net loss of wetland or buffer functions and values.

e. Functionally Disconnected Buffer Areas. Buffers may exclude areas that are functionally and effectively disconnected from the wetland by an existing public or private road or legally established development, as determined by the director. Functionally and effectively disconnected means that the road or other significant development blocks the protective measures provided by a buffer.

Significant developments shall include built public infrastructure such as roads and railroads, and private developments such as homes or commercial structures. The director shall evaluate whether the interruption will affect the entirety of the buffer. Individual structures may not fully interrupt buffer function. In such cases, the allowable buffer exclusion should be limited in scope to just the portion of the buffer that is affected. Where questions exist regarding whether a development functionally disconnects the buffer, or the extent of that impact, the director may require a critical area report to analyze and document the buffer functionality.

2. Stream buffers shall be established as follows:

Stream Type	**Minimum Buffer Width (in feet)**
Type S	Per SMP
Type F	100
Type Np	50
Type Ns	50

~~a.~~

a. The applicable minimum buffer for Type S streams is listed in the city's shoreline master program (SMP).

bb. The buffer widths required in this section may be increased by the director up to a maximum of 50 percent for Type F and Ns streams and up to 100 percent for Type Np streams in response to site-specific conditions and based on the report information submitted to characterize the functions and values of the stream. This includes, but is not limited to, situations where the critical area serves as habitat for threatened, endangered or sensitive species. The applicant may propose to implement one or more enhancement measures, listed in order of preference below, which will be considered in establishing buffer requirements:

i. Removal of fish barriers to restore accessibility to anadromous fish.

ii. Enhancement of fish habitat using log structures incorporated as part of a fish habitat enhancement plan.

iii. Enhancement of wildlife habitat by adding structures that are likely to be used by wildlife, including wood duck houses, bat boxes, nesting platforms, snags, root wads/stumps, birdhouses, and heron nesting areas.

iv. Additional mitigating measures may include but are not limited to:

(A) Landscaping outside the buffer area with native vegetation or a reduction in the amount of clearing outside the buffer area;

(B) Planting native vegetation within the buffer area, especially vegetation that would increase value for fish and wildlife, increase stream bank or slope stability, improve water quality, or provide aesthetic/recreational value;

(C) Creating a surface channel where a stream was previously culverted or piped;

(D) Removing or modifying existing stream culverts (such as at road crossings) to improve fish passage and flow capabilities which are not detrimental to fish;

(E) Upgrading retention/detention facilities or other drainage facilities beyond required levels; or

(F) Similar measures determined applicable by the director.

cc. No structures or improvements shall be permitted within the stream buffer area, including buildings, decks, docks, except as otherwise permitted or required under the city's adopted shoreline master program, or under one of the following circumstances:

i. When the improvements are part of an approved enhancement, restoration or mitigation plan; or

ii. For construction of new public roads and utilities, and accessory structures, when no feasible alternative location exists; or

iii. Construction of foot trails, according to the following criteria:

(A) Designed to minimize impact of permeable materials;

(B) Designed to minimize impact on the stream system;

(C) Of a maximum width of 12 feet;

(D) Located within the outer half of the buffer, i.e., the portion of the buffer that is farther away from the stream; or

iv. Construction of footbridges; or

v. Construction of educational facilities, such as viewing platforms and informational signs.

dd. Buffer width averaging may be allowed for Type F and Type Np streams only; provided, that all of the following are demonstrated by the applicant:

i. One or more of the enhancement measures identified in subsections (E)(2)(b)(i) through (E)(2)(b)(iv) of this section are implemented;

ii. The total area contained within the buffer after averaging is no less in area than contained within the standard buffer prior to averaging;

iii. The buffer width averaging will result in stream functions and values equal or greater than before averaging; and

iv. The buffer width is not reduced by more than 25 percent in any location than the buffer widths established by this chapter.

ee. Stream buffer widths may be reduced by the director on a case-by-case basis by up to 25 percent if an applicant demonstrates that a reduction will not result in any adverse impact to the stream. Further, if an existing buffer is vegetated, a buffer enhancement plan may be required to demonstrate how the function and values of the buffer and stream will be improved. If the existing buffer has been disturbed and/or is not vegetated, an enhancement plan shall be required that identifies measures to enhance the buffer functions and values and provide additional protection for the stream function and values. Enhancement plans are subject to approval by the director.

3. *Wildlife Habitat Areas.*

a. Buffer widths for critical habitat areas shall be determined by the director based on consideration of the following factors: species recommendations of the Department of Fish and Wildlife; recommendations contained in the wildlife report and the nature and intensity of land uses and activities occurring on the site and on adjacent sites. Buffers shall not be required for secondary or tertiary habitat. When designated Priority Habitat or Species are present, buffer widths shall conform to the best available science guidance in WDFW's Riparian Ecosystems, Volume 2: Management Recommendations (2020), or as updated. The director may require a critical area report prepared by a qualified professional to document compliance.

b. Buffer widths for critical habitat areas may be modified by averaging buffer widths or by enhancing or restoring buffer quality.

c. Certain uses and activities which are consistent with the purpose and function of the buffer for critical habitat areas and do not detract from its integrity may be permitted by the director within the buffer depending on the sensitivity of the habitat area. Examples of uses and activities with minimal impact which may be permitted in appropriate cases include permeable pedestrian trails and viewing platforms and utility easements; provided, that any impacts to the buffer resulting from permitted facilities shall be mitigated. When permitted, such facilities shall generally be located as far from the critical habitat area as possible.

4. ~~*Geologically*~~*Critical Landslide Hazard~~ous~~ Areas.*

a. Required buffer widths for ~~geologically~~ critical landslide hazard~~ous~~ areas shall reflect the sensitivity of the ~~geologically~~critical landslide hazard~~ous~~ area in question and the types and the risks associated with development and, in those circumstances permitted by these regulations, the type and intensity of human activity and site design proposed to be conducted on or near the area.

b. Minimum buffer width from critical landslide hazard areas shall be equal to the vertical height of the landslide hazard or 50 feet, whichever is greater, for all critical landslide hazard areas that measure 10 feet or more in vertical elevation change from top to toe of slope, as identified in the geotechnical report, maps, and field-checking. No disturbance may occur within the buffer except as provided within this chapter. ~~Required buffers may vary in width. The widths of the buffer shall reflect the sensitivity of the geologically hazardous area in question and the types and density of uses proposed on or adjacent to the geologic hazard. In determining the appropriate buffer width, the director shall consider the recommendations contained in any geotechnical report required by these regulations and prepared by a qualified consultant.~~

c. Buffers may be reduced to a minimum width of 15 feet when the applicant demonstrates through the geotechnical report that the reduction will adequately protect the ~~geologic~~critical landslide hazard area and the proposed development through use of proposed engineering techniques.

d. To increase the functional attributes of the buffer, the department may require that the buffer be enhanced through planting of indigenous species. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.100 Alteration or development of critical areas – Standards and criteria – Prohibited uses.

Alteration of specific critical areas and/or their buffers may be allowed by the director subject to the criteria of this section. Alteration shall implement the mitigation standards as identified in ACC 16.10.110, and the performance standards of ACC 16.10.120 and the monitoring requirements of ACC 16.10.130.

A. *Wetlands.*

1. *Category I Wetlands.* Alterations of Category I wetlands shall be avoided subject to the reasonable use provisions of this chapter.

2. *Category II Wetlands.*

a. Alteration and mitigation shall comply with the mitigation performance standards and requirements of these regulations;

b. Where enhancement, restoration or creation is proposed, replacement ratios shall comply with the requirements of these regulations; and

c. No net loss of wetland functions and values may occur.

3. *Category III and IV Wetlands.*

a. Alteration and mitigation shall comply with the mitigation performance standards and requirements of these regulations;

b. Where enhancement, restoration or creation is proposed, replacement ratios shall comply with the requirements of these regulations; and

c. No net loss of wetland functions and values may occur.

d. The following wetlands may be exempt from the requirement to avoid impacts and they may be filled if the impacts are fully mitigated based on the remaining actions. If available, impacts should be mitigated through the purchase of credits from an in-lieu fee program or mitigation bank, consistent with the terms and conditions of the program or bank. Mitigation requirements may be determined using the credit/debit tool described in Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington: Final Report (Ecology Publication No. 10-06-011, or as revised and approved by Ecology). In order to verify the following conditions, a critical area report for wetlands meeting the requirements in ACC 16.10.060 must be submitted.

i. All non-federally-regulated Category IV wetlands less than 4,000 square feet that:

(A) Are not associated with riparian areas or their buffers.

(B) Are not associated with shorelines of the state or their associated buffers.

(C) Are not part of a wetland mosaic.

(D) Do not score six or more points for habitat function based on the 2014 update to the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by Ecology).

(E) Do not contain a priority habitat or a priority area for a priority species identified by the Washington Department of Fish and Wildlife, do not contain federally listed species or their critical habitat, or species of local importance identified in ACC 16.10.080(E).

ii. ~~.~~ Wetlands less than 1,000 square feet that meet the above criteria and do not contain federally listed species or their critical habitat are exempt from the buffer provisions contained in this chapter.

B. *Streams.*

1. Relocation of a Type F, Np and Ns stream exclusively to facilitate general site design shall not be allowed. Relocation of a stream may take place only when it is part of an approved mitigation or enhancement/restoration plan. ~~,~~Consultation with Washington Department of Fish and Wildlife (WDFW) and a functional assessment demonstrating equal or improved aquatic and riparian ecosystem function, and no net loss of stream functions, is recommended. ~~and will result~~The result shall be~~in~~ equal or better habitat and water quality, and will not diminish the flow capacity of the stream.

2. Bridges shall be used to cross Type S streams; boring/micro-tunneling, or other forms of trenchless technologies may be considered for utility crossings if it would result in the same or lower impacts as bridging.

3. Culverts are allowable only under the following circumstances:

a. Only in Type F, Type Np, and Type Ns streams;

b. When fish passage will not be impaired;

c. When the following design criteria are met:

i. All new culverts shall be designed following guidance provided in the Washington Department of Fish and Wildlife's document: Water Crossing Design Guidelines, 2013 (or most recent version thereof). The applicant shall obtain a HPA from the Department of Fish and Wildlife;

ii. Culverts will include gradient controls and creation of pools within the culvert for Type F streams;

iii. Gravel substrate will be placed in the bottom of the culvert to a minimum depth of one foot for Type F and Type Np streams;

d. The applicant or successors shall, at all times, keep any culvert free of debris and sediment to allow free passage of water and, if applicable, fish. This responsibility shall be part of the required long-term preservation measure and may be subject to securing all the necessary approvals for any ongoing maintenance.

4. The city may require that an existing culvert be removed from a stream as a condition of approval, unless the culvert is not detrimental to fish habitat or water quality, or removal would be a long-term detriment to fish or wildlife habitat or water quality.

C. *Wildlife Habitat.*

1. *Critical Habitat.* Alterations of critical habitat shall be avoided, subject to the reasonable use provisions of this chapter. If alteration is unavoidable, projects must demonstrate compliance with WDFW's Priority Habitats and Species (PHS) guidelines.

2. *Secondary Habitat.* Alterations of secondary habitat may be permitted; provided, that the applicant mitigates adverse impacts consistent with the performance standards of ACC 16.10.120, and other requirements of this chapter.

3. *Tertiary Habitat.* Alterations of tertiary habitat are permitted consistent with applicable provisions of these regulations and provided that no other regulated critical area is present.

D. *Aquifer Recharge Areas.* The following land uses and activities applied for on or after the effective date of the ordinance codified in this chapter, as amended, shall be prohibited in Type I aquifer recharge areas:

1. Class V injection wells that inject industrial, municipal, or commercial waste fluids (as defined in WAC 173-218-030);

2. Surface impoundments for treating, storing and disposing of dangerous waste (as defined in WAC 173-303-040 and 173-304-100);

3. Waste piles for treating or storing solid waste (as defined in WAC 173-303-040, 173-303-660 and 173-304-420);

4. Hazardous waste treatment, storage, and disposal (as defined in WAC 173-303-040);

5. All types of solid waste landfills (as defined in WAC 173-304-100);

6. On-site sewage systems (as defined in Chapter 246-272A WAC) except as related to R-C, residential conservancy zoned properties and properties located within sole source aquifer (community well sites not classified as groundwater protection areas) five- and 10-year time of travel areas. On-site sewage systems may be allowed in instances that there are no other means of sewage disposal and the applicant can demonstrate to the King County health department that the system can meet treatment standard N, as provided in WAC 246-272A-0110. Should an on-site sewage system be unable to meet these requirements, the applicant may apply for a critical areas variance in accordance with this chapter.

7. Recycling facilities that accept, store, or use hazardous substances as defined in WAC 173-218-030.

8. Underground storage of hazardous substances as defined in WAC 173-218-030, excluding the underground storage of petroleum and other substances as regulated by Chapter 173-360A WAC;

9. Use, storage, treatment, or production of perchlorethylene (PCE) or tetrachloroethylene (PERC), other than in closed-loop systems that do not involve any discharge of chemicals;

10. Petroleum refining, reprocessing, and storage, excluding the underground storage of petroleum products and other substances as regulated by Chapter 173-360A WAC;

11. Petroleum-product pipelines not associated with underground storage of petroleum and other regulated substances as regulated by Chapter 173-360 WAC; and

12. Storage or distribution of gasoline treated with the additive methyl tertiary butyl ether (MTBE).

E. *Geologic Hazard Areas.*

1. *General Standards.*

a. The city may approve, condition or deny proposals for the alteration of geologic hazard areas, as appropriate, based on the degree to which the significant risks posed by critical hazard areas to public and private property and to public health and safety can be mitigated. The objective of mitigation measures shall be to render a site containing a critical geologic hazard as safe as one not containing such hazard or one characterized by a low hazard. In appropriate cases, conditions may include limitations of proposed uses, modification of density, alteration of site layout and other appropriate changes to the proposal. Where potential impacts cannot be effectively mitigated or where the risk to public health, safety and welfare, public or private property, or important natural resources is significant notwithstanding mitigation, the proposal shall be denied.

b. When development is permitted in geologic hazard areas by these regulations, an applicant and/or its qualified consultant shall provide assurances which, at the city's discretion, may include one or more of the following:

i. A letter from the geotechnical engineer and/or geologist who prepared the geotechnical report required by these regulations, stating that the risk of damage from the proposal, both on site and off site, is minimal subject to the conditions set forth in the report, that the proposal will not increase the risk of occurrence of the potential geologic hazard, and that measures to eliminate or reduce risks have been incorporated into its recommendations;

ii. A letter from the applicant, or the owner of the property if not the applicant, stating its understanding and acceptance of any risk of injury or damage associated with development of the site and agreeing to notify any future purchasers of the site, portions of the site, or structures located on the site of the geologic hazard;

iii. A legally enforceable hold harmless agreement, which shall be recorded as a covenant and noted on the face of the deed or plat, and executed in a form satisfactory to the city, acknowledging that the site is located in a geologic hazard area; the risks associated with development of such site; and a waiver and release of any and all claims of the owner(s), their directors, employees, or successors, or assigns against the city of Auburn for any loss, damage, or injury, whether direct or indirect, arising out of issuance of development permits for the proposal; and

iv. Posting of a bond, guarantee or other assurance device approved by the city to cover the cost of monitoring, maintenance and any necessary corrective actions.

2. *Specific Standards.*

a. Critical~~*Class IV*~~ *Landslide Hazard Areas.* ~~Alteration shall be prohibited subject to the reasonable use provisions of this chapter.~~

i. Alterations to landslide hazard areas may be permitted based on the findings and recommendations of a geotechnical engineer (report, letter, etc.) that is prepared consistently with the requirements of this chapter and certifying that the development complies with the criteria in subsection (1) of this section.

ii. Unless otherwise provided or as a necessary part of an approved alteration, removal of any vegetation from a critical landslide hazard area or buffer shall be prohibited, except for removal of dead or diseased trees as verified by an arborist that pose danger to life or property or ~~except for~~ removal of tree(s) within the public right-of-way by order of the City Engineer to address public safety.

iii. Vegetation on slopes within a landslide hazard area or buffer which has been damaged by human activity or infested by noxious and invasive weeds may be replaced with native vegetation pursuant to an enhancement plan. The use of hazardous substances, pesticides, and fertilizers in landslide hazard areas and their buffers is prohibited, unless otherwise approved by the director.

iv. All alterations shall be undertaken in a manner to minimize disturbance to the landslide hazard area, slope, and vegetation, unless the alterations are necessary for slope stabilization.

b. *Critical Seismic Hazard Areas.*

i. For one-story and two-story residential structures, the applicant shall conduct an evaluation of site response and liquefaction potential based on the performance of similar structures under similar foundation conditions; or

ii. For all other proposals, the applicant shall conduct an evaluation of site response and liquefaction potential including sufficient subsurface exploration to provide a site coefficient (S) for use in the static lateral force procedure described in the International Building Code.

c. *Erosion Hazard Areas*

i. Clearing in an erosion hazard area is not limited to time of year, except when such restrictions are recommended in the geotechnical report and approved by the City.

~~When development is permitted in geologically hazardous areas by these regulations, an applicant and/or its qualified consultant shall provide assurances which, at the city's discretion, may include one or more of the following:~~

~~i. A letter from the geotechnical engineer and/or geologist who prepared the geotechnical report required by these regulations, stating that the risk of damage from the proposal, both on site and off site, is minimal subject to the conditions set forth in the report, that the proposal will not increase the risk of occurrence of the potential geologic hazard, and that measures to eliminate or reduce risks have been incorporated into its recommendations;~~

~~ii. A letter from the applicant, or the owner of the property if not the applicant, stating its understanding and acceptance of any risk of injury or damage associated with development of the site and agreeing to notify any future purchasers of the site, portions of the site, or structures located on the site of the geologic hazard;~~

~~iii. A legally enforceable hold harmless agreement, which shall be recorded as a covenant and noted on the face of the deed or plat, and executed in a form satisfactory to the city, acknowledging that the site is located in a geologically hazardous area; the risks associated with development of such site; and a waiver and release of any and all claims of the owner(s), their directors, employees, or successors,~~

~~or assigns against the city of Auburn for any loss, damage, or injury, whether direct or indirect, arising out of issuance of development permits for the proposal; and~~

~~iv. Posting of a bond, guarantee or other assurance device approved by the city to cover the cost of monitoring, maintenance and any necessary corrective actions.~~

F. *Flood Hazard Areas.* Development standards are defined by Chapter 15.68 ACC. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements.

A. *Mitigation Standards.* Adverse impacts to critical area functions and values shall be mitigated. Mitigation must follow the sequence of avoidance, minimization, rectification/rehabilitation, reduction of impacts over time, and compensation, in that order. Proposals relying on compensatory mitigation shall demonstrate: ~~Mitigation actions shall generally be implemented in the preferred sequence identified in this chapter. Proposals which include less preferred and/or compensatory mitigation shall demonstrate that:~~

1. All feasible and reasonable measures as determined by the department have been taken to reduce impacts and losses to the critical area, or to avoid impacts where avoidance is required by these regulations;

2. The restored, created or enhanced critical area or buffer will be as viable and enduring as the critical area or buffer area it replaces; and

3. No overall net loss will occur in wetland or stream functions and values. The mitigation shall be functionally equivalent to or greater than the altered wetland or stream in terms of hydrological, biological, physical, and chemical functions~~.~~; and

4. Mitigation shall occur within the same drainage basin using a watershed approach. However, when the applicant can demonstrate that a mitigation site in a different sub-drainage basin is ecologically preferable, it should be used.

B. *Location and Timing of Mitigation.*

1. The preferred location of mitigation is on site when ecologically preferable to other identified alternatives. Mitigation may be allowed off site when it is determined by the director that on-site mitigation is not ecologically preferable to other identified alternatives~~,~~ or, in the case of wetlands, where the affected site is identified as appropriate for off-site mitigation in the Mill Creek Special Area Management Plan (SAMP), April 2000. The burden of proof shall be on the applicant to demonstrate that mitigation cannot be provided on site or is consistent with the SAMP. If it is determined that on-site mitigation is not ecologically preferable to other identified alternatives, mitigation shall be provided in the same drainage basin as the permitted activity on property owned, secured, or controlled by the applicant, or provided by the applicant using alternative mitigation options such as mitigation banking or in-lieu fee programs. The mitigation should result in no net loss to the critical area functions impacted and associated watershed. Where mitigation is authorized to be located outside the city limits, the applicant shall assure to the satisfaction of the director that other requirements of this chapter will be met, including but not limited to, monitoring and maintenance.

2. All off-site mitigation must provide equivalent or greater ecological functions and be consistent with the provisions of this chapter. Where mitigation is located outside the city limits, the applicant shall demonstrate to the satisfaction of the director that long-term protection, maintenance, and monitoring requirements of ACC 16.10.110 and ACC 16.10.130 will be met.~~In-kind mitigation shall be provided except when the applicant demonstrates, and the director concurs, that greater functional and habitat value can be achieved through out-of-kind mitigation.~~

3. In-kind mitigation shall be provided unless the applicant demonstrates, and the director concurs, that out-of-kind mitigation will result in equal or greater ecological or habitat function. Out-of-kind mitigation may be approved only where it provides equal or greater benefits to critical area functions.~~When wetland, stream or habitat mitigation is permitted by these regulations, the mitigation project shall occur near an adequate water supply (river, stream, groundwater) with a hydrologic connection to the critical area to ensure a successful mitigation or restoration. A natural hydrologic connection is preferential as compared to one which relies upon manmade or constructed features requiring routine maintenance.~~

4. Mitigation for wetlands, streams, and habitat conservation areas shall occur in a location that has a sufficient and reliable water source, including surface water or

groundwater, with a hydrologic connection to the impacted critical area. Preference shall be given to locations with natural hydrologic connections over those that rely on artificial or constructed systems requiring regular maintenance.~~Any mitigation plan shall be completed before initiation of other permitted activities, unless a phased or concurrent schedule that assures completion prior to occupancy has been approved by the department.~~

5. Timing of Compensatory Mitigation. It is preferred that compensatory mitigation projects be completed prior to activities that will impact wetlands. At the least, compensatory mitigation shall be completed immediately following wetland impacts and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.

6. The applicant shall provide documentation demonstrating that the chosen mitigation location and schedule will achieve no net loss of ecological functions and values and that the mitigation site will be protected in perpetuity consistent with ACC 16.10.130.

C. *Wetland and Buffer Replacement Ratios.*

1. ~~(1)~~ Wetland compensatory mitigation ratios shall account for the wetland category, the proposed impact area and functions, the quality and functions of the mitigation site, location factors, and timing of mitigation. To protect functions and values more fully, and as an alternative to the mitigation ratios found in Section ACC 16.10.110(C)(2) of this Chapter, the director may allow mitigation based on the Credit-Debit Method developed by the Department of Ecology in Calculating Credits and Debits for Compensatory Mitigation in Wetlands of [Western Washington (Ecology Publication # 10-06-011), see ACC 16.10.110(D) for information on credits from an approved in-lieu fee program. ~~Where wetland alterations are permitted by the director, the applicant shall enhance or create areas of wetlands in order to compensate for wetland losses. The compensation shall be determined according to acreage, function, type, location, timing factors and projected success of enhancement or creation.~~

2. The following acreage replacement ratios shall be used when impacts to wetlands are permitted. These ratios are based on the category of the wetland and the type of mitigation proposed. Ratios apply to permanent, direct impacts to wetlands.~~The following acreage replacement and enhancement ratios shall be implemented; however, the department may vary these standards if the applicant can demonstrate and the director agrees that the variation will provide adequate compensation for lost wetland area, functions and values,~~

~~or if other circumstances as determined by the director justify the variation. In no case shall the amount of mitigation be less than the area of affected wetland. The director may at his discretion increase these standards where mitigation is to occur off-site or in other appropriate circumstances.~~

~~3. Category IV wetlands can be mitigated by either: (a) meeting one of the replacement ratios listed in the following table; or (b) filled and mitigated consistent with ACC 16.10.100(A)(3)(d).~~

Wetland Category~~Category and Type of Wetland~~	Creation or Reestablishment	Rehabilitation	Enhancement	Preservation*~~Enhancement~~
~~Category I: Bog, Natural Heritage Site~~	~~Not considered possible~~NA	~~Case by case~~NA	~~24:1~~	~~Case by case~~NA
~~Category I: Mature Forested~~	~~6:1~~	~~12:1~~	~~24:1~~	~~24:1~~
~~Category~~ I (Functions-based)~~: Based on Functions~~	4:1~~Consult with WA DNR~~	8:1~~Consult with WA DNR~~	1624:1	16:1~~Consult with WA DNR~~
~~Category~~ II	3:1	6:1	12:1	12:1
~~Category~~ III	2:1	4:1	8:1	8:1
~~Category~~ IV	1.5:1	3:1	6:1	6:1

*Preservation ratios apply only when used in combination with reestablishment or creation at no less than a 1:1 ratio.

3. Category IV wetlands may be mitigated either by using the replacement ratios identified in subsection (2) or, when permitted by state and federal regulatory agencies, through authorized fill and compensatory mitigation.

4. Buffer Mitigation Ratios. Impacts to buffers shall be mitigated at a minimum 1:1 ratio. Compensatory buffer mitigation shall replace those buffer functions lost from development.

D. In-Lieu Fee (ILF) Mitigation: Credits from an approved in-lieu fee program may be used when all the following apply:

a. The director determines that it would provide appropriate compensation for the proposed impacts.

b. The proposed use of credits is consistent with the terms and conditions of the approved ILF program instrument.

c. Projects using ILF credits shall have debits associated with the proposed impacts calculated by the applicant's qualified wetland professional using the credit assessment method specified in the approved instrument for the ILF program.

d. The impacts are located within the service area specified in the approved ILF instrument.

E~~D~~. Long-term protection of regulated wetlands, streams, wildlife habitat areas, geologically hazardous areas, aquifer recharge areas, and any associated buffer(s) shall be provided by one of the following methods:

1. For subdivisions, short subdivisions, and binding site plans, the critical area and its buffer shall be protected long-term by one of the following measures in the following order of preference:

a. The critical area and its buffer shall be placed in a separate tract on which development is prohibited and a note shown on the face of the plat indicating that the homeowners or homeowners' association is responsible for maintenance of the tract. If the city agrees to accept dedication of the tract, a city-approved note shall be shown on the face of the plat indicating that the city is responsible for long-term ownership and maintenance of the tract and there shall be adequate provisions for city access to the tract from a public street, as approved by the director.

b. The critical area and its buffer shall be protected by execution of an easement dedicated to the city, a conservation organization or land trust, or similarly preserved

through a permanent protective mechanism acceptable to the city. Access to the easement must be assured from the public street.

2. For all other developments, the critical area and its buffer shall be protected by execution of an easement dedicated to the city, a conservation organization, or land trust or similarly preserved through a permanent protective mechanism acceptable to the city. The legal description, depicted location, limitations associated with the critical area and its buffer, and access from the public street shall be included within the easement document. The easement provisions shall be reviewed and acceptable to the city prior to recording with the King County recorder or Pierce County auditor.-(Ord. 6733 § 3 (Exh. B), 2019; Ord. 6476 § 1, 2013; Ord. 5894 § 1, 2005.)

3. For any critical area mitigation site required by this chapter, long-term protection shall be provided using one of the protective mechanisms described in subsections (E)(1) or (E)(2) of this section and recorded prior to final plat approval or issuance of any occupancy permit.

F. Mitigation Plan Requirements. When a project involves wetland and/or buffer impacts, a mitigation plan prepared by a qualified wetland professional shall be required, meeting the following minimum standards:

1. The report shall include a written plan and plan sheets that contain, at a minimum, the elements listed below. Full guidance can be found in Wetland Mitigation in Washington State–Part 2: Developing Mitigation Plans (Version 1) (Ecology Publication #06-06-011b, or as revised).

a. The written report shall be prepared by a qualified wetland professional and contain, at a minimum:

i. The name and contact information of the applicant; the name, qualifications, and contact information of the primary author(s) of the compensatory mitigation plan; a description of the development proposal; a summary of the impacts and proposed compensation concept; identification of all the local, state, and federal wetland-related permits required for the project; and a vicinity map for the project.

ii. Description of how the development project has been designed to avoid, minimize, or reduce adverse impacts to wetlands.

iii. Description of the existing wetland and buffer areas proposed to be altered. Include acreage or square footage, water regime, vegetation, soils, functions, landscape position, and surrounding land uses. Also describe impacts in terms of acreage by Cowardin classification, hydrogeomorphic classification, and wetland rating.

iv. Description of the compensatory mitigation site, including location and rationale for selection. Include an assessment of existing conditions, including acreage or square footage of wetlands and uplands, water regime, sources of water, vegetation, soils, functions, landscape position, and surrounding land uses. Estimate future conditions in this location if the compensation actions are not undertaken.

v. Surface and subsurface hydrologic conditions, including an analysis of existing and proposed hydrologic regimes for enhanced, established, or restored compensatory mitigation areas. Include illustrations of how data for existing hydrologic conditions were used to determine the estimates of future hydrologic conditions.

vi. A description of the proposed actions for compensation of wetland and buffer areas affected by the project. Include overall goals of the proposed mitigation, including a description of the targeted functions, hydrogeomorphic classification, and expected categories of wetlands.

vii. A description of the proposed mitigation construction, activities and timing of activities and where appropriate as determined by the director a description and documentation of the as-built conditions.

viii. Performance standards (measurable standards for years post-installation) for wetland and buffer areas, a monitoring schedule, a maintenance schedule, and actions proposed by year.

ix. A discussion of ongoing management practices that will protect wetlands after the development project has been implemented, including proposed monitoring and maintenance programs (for remaining wetlands and compensatory mitigation wetlands).

x. A bond estimate for the entire compensatory mitigation project, including the following elements: site preparation, plant materials, construction materials, installation and oversight, maintenance at least twice per year for up to ten years, annual monitoring field work and reporting, contingency actions for a maximum of the total required number of years for monitoring, and removal of all non-natural site implements (e.g., irrigation equipment, construction fencing, plant protectors, weed barrier fabric) by the end of the monitoring period.

xi. Proof of establishment of Notice on Title for the remaining wetlands and buffers on the development project site (if any) and a legal site protection mechanism for the compensatory mitigation areas.

b. The scaled plan sheets shall contain, at a minimum:

i. Mapped, ground-verified edges of the existing wetland and buffers, proposed areas of wetland and/or buffer impacts, and location of proposed wetland and/or buffer compensation actions.

ii. Existing topography, ground-verified, at two-foot contour intervals in the zone of the proposed compensation actions if any grading activity is proposed in the compensation area(s). Also include existing cross-sections (estimated one-foot intervals) of wetland areas on the development site that are proposed to be altered and of the proposed areas of wetland and buffer compensation.

iii. Conditions expected from the proposed actions on site, including future hydrogeomorphic classes, vegetation community types (e.g., Cowardin class), and future hydroperiods.

iv. Required wetland buffers for existing wetlands and proposed compensation areas. Also identify any zones where buffers are proposed to be reduced or enlarged outside of the standards identified in this Chapter.

v. A planting plan for the compensation area, including all species by proposed community type and hydroperiod, size and type of plant material to be installed, spacing of plants, typical clustering patterns, total number of each species by community type, and timing of installation.

16.10.120 Performance standards for mitigation planning.

The performance standards in this section shall be incorporated into mitigation plans submitted to the city for impacts to critical areas.

A. *Wetlands and Streams.*

1. Use plants native to the Puget Lowlands or Pacific Northwest ecoregion; non-native, introduced plants or plants listed by the Washington State Department of Agriculture as noxious weeds (Chapter 16-750 WAC) shall not be used;

2. Use plants adapted to and appropriate for the proposed habitats and consider the ecological conditions known or expected to be present on the site. For example, plants assigned a facultative wetland (FACW) wetland indicator status should be used for sites with soils that are inundated or saturated for long periods during the growing season. Use nearby reference wetlands or aerial photos to identify plants suitable to the site conditions and hydrologic regimes planned for the mitigation site. Avoid planting significant areas of the site with species that have questionable potential for successful establishment, such as species with a narrow range of habitat tolerances;

3. Utilize plant species' heterogeneity and structural diversity that emulates native plant communities described in "Natural Vegetation of Oregon and Washington" (Franklin, J.F. and C.T. Dyrness, 1988) or other regionally recognized publications on native landscapes;

4. Specify plants that are commercially available from native-plant nurseries or available from local sources. If collecting some or all native plants from donor sites, collect in accordance with ecologically accepted methods, such as those described in the "Washington Native Plant Society's Policy on Collection and Sale of Native Plants," that do not jeopardize the survival or integrity of donor plant populations;

5. Use perennial plants in preference to annual species; the use of annual species should be limited to a temporary basis in order to provide erosion control, support the establishment of perennial plants, or if mitigation monitoring determines that native plants are not naturally colonizing the site or if species diversity is unacceptably low compared to approved performance standards;

6. Use plant species high in food and cover value for native fish and wildlife species that are known or likely to use the mitigation site (according to reference wetlands, published information, and professional judgment);

7. Install a temporary irrigation system and specify an irrigation schedule and responsible party to maintain unless a sufficient naturally occurring source of water is demonstrated. Temporary irrigation facilities shall be removed after the time specified by the qualified consultant;

8. Identify methods of soil preparation. For stream substrate or wetland soils, at least one foot of clean inorganic and/or organic materials, such as cobble, gravel, sand, silt, clay, muck, soil, or peat, as appropriate, shall be ensured. The stream substrate or wetland soils shall be free from solid, dangerous, or hazardous substance as defined by Chapter 70.105 RCW and implementing rules;

9. Confine temporary stockpiling of soils to upland areas. Identify construction access routes and measures to avoid resultant soil compaction. Unless otherwise approved by the director, comply with all applicable best management practices for clearing, grading, and erosion control to protect any nearby surface waters from sediment and turbidity;

10. Show densities and placement of plants; these should be based on the ecological tolerances of species proposed for planting, as determined by a qualified consultant;

11. Provide sufficient specifications and instructions to ensure proper placement and spacing of seeds, tubers, bulbs, rhizomes, springs, plugs and transplanted stock, and other habitat features, and to provide a high probability of success, and to reduce the likelihood of prolonged losses of wetland functions from proposed ~~project or~~ development;

12. Do not rely on fertilizers and herbicides to promote establishment of plantings; if fertilizers are used, they must be applied per manufacturer specifications to planting holes in organic or controlled release forms, and never broadcast on the ground surface; if herbicides are used to control invasive species or noxious weeds and to help achieve performance standards, only those approved for use in aquatic ecosystems by the Washington Department of Ecology shall be used; herbicides shall only be used in conformance with all applicable laws and regulations and be applied per manufacturer specifications by an applicator licensed in the state of Washington; and

13. Include the applicant's mitigation plan consultant in the construction process to ensure the approved mitigation plan is completed as designed. At a minimum, the consultant's participation will include site visits to inspect completed rough and final grading, installation of in-water or other habitat structures, and to verify the quality and quantity of native plant materials before and after installation;

14. *Signs and Fencing of Wetlands and Streams Critical Areas.*

a. *Temporary Markers.* The outer perimeter of the critical area or buffer and the limits of those areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field in such a way as to ensure that no unauthorized intrusion will occur, and verified by the department prior to the commencement of authorized activities. This temporary marking shall be maintained throughout construction, and shall not be removed until permanent signs, if required, are in place.

b. *Permanent Signs.* As a condition of any permit or authorization issued pursuant to this chapter, the department may require the applicant to install permanent signs along the boundary of a critical area or buffer. Permanent signs shall be made of metal face and attached to a metal post, firmed anchored, or other materials of equal durability approved by the director. Signs must be posted at an interval of one per lot or every 50 feet, whichever is less, and must be maintained by the property owner in perpetuity. The sign shall be worded as follows or with alternative language approved by the director:

Sensitive Area Boundary

"Help protect and care for this area. Trampling or cutting vegetation, placing fill or garbage, and any other activities that may disturb the sensitive area are prohibited, as regulated under Auburn City Code Chapter 16.10.

Please contact city of Auburn at 253-931-3090 with questions or concerns."

c. *Fencing.*

i. The director shall condition any permit or authorization issued pursuant to this chapter to require the application to install a permanent fence at the edge of the critical area or buffer, when fencing will prevent future impacts on the critical area.

ii. The applicant shall be required to install a permanent fence around the critical area or buffer when domestic grazing animals are present or may be introduced on site.

iii. Fencing installed as part of a proposed activity or as required in this subsection shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes habitat impacts.

iv. Fencing shall include a permanent natural wood split-rail fence, such as cedar or other non-pressure-treated wood, with fence posts set in concrete footings, or similar, as approved by the director.

B. *Wetlands.* Do not exceed a maximum water depth of 6.6 feet (two meters) at mean low water unless approved as part of a planned interspersion of wetland vegetation classes and deep-water habitats.

1. Do not exceed a slope of 25 percent (4H:1V) in the wetland unless it can be clearly demonstrated by supporting documentation that wetland hydrology and hydric soils capable of supporting hydrophytic (wetland) vegetation will be created on steeper slopes;

2. Do not exceed a slope of 25 percent (4H:1V) in the wetland buffer; and

3. Limit deep-water habitat (greater than 6.6 feet at mean low water) in compensatory wetland to no more than 60 percent of the total area, and approach this limit only when deep-water habitat is highly interspersed with wetland vegetation classes, including aquatic bed, emergent, scrub-shrub, and forested.

C. *Wildlife Habitat Conservation Areas.*

1. Incorporate relevant performance standards from subsections A and B of this section, as determined by the director;

2. Include the following additional mitigation measures in mitigation planning:

a. Locate buildings and structures in a manner that minimizes adverse impacts on critical habitats used by threatened or endangered species and identified by the Washington State Department of Fish and Wildlife, NOAA Fisheries, and U.S. Fish and Wildlife Service;

b. Integrate retained habitat into open space and landscaping;

c. Wherever possible, consolidate critical habitats into larger, unfragmented, contiguous blocks;

d. Use native plant species for landscaping of disturbed or undeveloped areas and in any habitat enhancement or restoration activities;

e. Create habitat heterogeneity and structural diversity that emulates native plant communities described in Natural Vegetation of Oregon and Washington (Franklin, J.F. and C.T. Dyrness, 1988) or other regionally recognized publications on native landscapes;

f. Remove and/or control any noxious weeds or exotic animals which are problematic to the critical habitat area as determined by the director or consultant hired by the city to review the mitigation plan; and

g. Preserve significant or existing native trees, preferably in stands or groups, consistent with achieving the goals and standards of this chapter; the plan shall reflect the report prepared pursuant to ACC 16.10.070.

3. Where WDFW-designated critical habitat or Priority Habitat/Site (PHS) areas are present adjacent to mitigation sites, buffer widths must be consistent with WDFW Riparian Ecosystems, Volume 2: Management Recommendations (2020).

D. *Geologic Hazard Areas.*

1. Incorporate relevant performance standards from the preceding subsections, as determined by the director;

2. The following additional performance standards shall be reflected in proposals within geologic hazard areas:

a. A geotechnical report shall be prepared to identify and evaluate potential hazards and to formulate mitigation measures;

b. Construction methods will not adversely affect geologic hazards or will reduce adverse impacts on geologic hazards;

c. Site planning shall minimize disruption of existing topography and natural vegetation;

d. Impervious surface coverage shall be minimized;

e. Disturbed areas shall be replanted with permanent vegetation as soon as feasible pursuant to a mitigation or landscape plan;

f. Clearing and grading shall be limited to between April 1st and October 31st unless the geotechnical report specifically addresses measures necessary to perform clearing and grading during other portions of the year;

g. The limited use of retaining walls that minimize disturbance or alteration of existing natural slope areas is preferred over graded slopes;

h. Temporary erosion and sedimentation controls, pursuant to an approved plan, shall be implemented during construction;

i. A drainage plan shall be prepared for large projects as required by the city engineer;

j. Development shall not increase instability or create a hazard to the site or adjacent properties, or result in a significant increase in sedimentation or erosion.

E. *Aquifer Recharge Areas.* Protective measures are required of all ~~projects and d~~evelopment except an individual single-family or two-family (duplex) dwelling unit. Development applications shall include the following minimum measures and incorporate the appropriate responses:

1. *Type I Aquifer Recharge Areas.*

a. Indicate how hazardous substances shall be stored and used such that any unauthorized release or discharge of the hazardous substances is prevented.

b. Specify that pesticides, herbicides, and fertilizers shall be applied in strict conformance with manufacturer's instructions and by persons licensed to perform such applications, if applicable.

c. Document hazardous substances management procedures, including, but not limited to, operations plans, drawings and as-built diagrams, emergency response and spill cleanup plans, and employee training documentation. This information can be

provided in the form of copies of permits or other documentation required by other authorities.

d. Indicate that any fill material shall be documented to be free of contaminants that exceed Method A and Method B soil cleanup standards specified in Chapter 173-340 WAC prior to placement on the ground, if applicable.

e. Specify that any contaminant release reported to the Washington State Department of Ecology (Ecology) per Chapter 173-340 WAC shall also be reported to the city of Auburn public works department concurrent with notification of Ecology.

f. Include a provision that the implementation of the protective measures will be maintained during the life of the project. Updates shall occur whenever there is a change in use or business occupancy or when there are significant changes in facility operations or hazardous substances management. A copy of the plan is to be available for review by city inspectors at the business or businesses within the development. The plan should cover the facility site in general as well as have a section(s) specific to any tenants within the development.

2. *Type II Aquifer Recharge Areas.* Property owners shall implement best management practices for water resource protection. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.130 Monitoring program and contingency plan.

A. For all actions requiring a mitigation plan, a monitoring program shall be prepared and implemented by the applicant to evaluate the success of the mitigation project and to determine necessary corrective actions. This program shall determine if the original goals and objectives are being met. The monitoring program shall be reviewed and approved by the city prior to implementation. The monitoring program shall include a contingency plan in the event that implementation of the mitigation plan is inadequate or fails.~~,~~

B. A performance and maintenance security is required to ensure the applicant's compliance with the terms of the approved mitigation plan. The amount of the performance security shall equal 125 percent of the cost of the mitigation project to be provided prior to construction commencing and ~~-~~for the length of the monitoring period after construction is complete; the

director may agree to reduce the security in proportion to work successfully completed over the period of the security.

C. Incorporate the following into monitoring programs prepared to comply with this chapter:

1. Appropriate, accepted, and unbiased qualitative or precise and accurate quantitative sampling methods to evaluate the success or failure of the project compared to performance standards approved by the city;

2. Quantitative sampling methods that include permanent photo points installed at the completion of construction and maintained throughout the monitoring period and shall also include permanent transects, sampling points (e.g., quadrants or water quality or quantity monitoring stations), and wildlife monitoring stations;

3. Clearly stipulated qualitative and quantitative sampling methods that are approved by the city before implementation by the project proponent;

4. Appropriate qualitative and/or quantitative performance standards that will be used to measure the success or failure of the mitigation. For wetlands, streams and habitat areas these will include, at a minimum, standards for plant survival and diversity, including structural diversity, the extent of wetland hydrology, hydric soils, and habitat types and requirements as appropriate; all proposed standards are subject to review and approval by the city or the consultant selected by the city to review the mitigation monitoring plan. The qualitative and/or quantitative performance standards shall generally address the following subject areas:

a. Requirements for survival of plantings;

b. Requirements for plant density or percentage cover by plants;

c. Requirements for plant diversity (species composition diversity, structural diversity – tree, shrub, and groundcover layers, deciduous and evergreen, etc.);

d. Requirements that are staged over time so that different performance standards must be met as the mitigation area matures;

e. Measures to verify that the type and amount of functional areas that are part of the mitigation plan are successfully established (e.g., identify steps that will be

implemented to confirm that the amount and type of created wetland meets the criteria of a wetland);

f. Requirements specifically limiting occurrence of exotic and nuisance plant species;

g. Requirements for ongoing preservation and protection measures such as continued existence in good condition of fencing and critical area signage. Also, avoidance of disturbance, trampling and the accumulation of litter or debris within the critical area and its buffer.

5. Monitoring programs for a minimum period of five years for buffer enhancement and other types of mitigation programs that include, at a minimum, preparation of an as-built plan upon completion of construction; biannual monitoring and preparation of annual monitoring reports following implementation; and a maintenance plan. More stringent monitoring requirements or longer monitoring periods may be required on a case-by-case basis for more complex mitigation plans (e.g., ten~~10~~ years or more when forested or scrub-shrub wetlands are the intended result);

6. Monitoring reports shall be submitted to the director by December 1st of the year in which monitoring is conducted. The reports are to be prepared by a qualified consultant and must contain all qualitative and quantitative monitoring data, photographs, and an evaluation of each of the applicable performance standards. If performance standards are not being met, appropriate corrective or contingency measures must be identified and communicated to the director and upon concurrence, implemented to ensure that performance standards will be met;

7. Provision for the extension of the monitoring period beyond the minimum time frame if performance standards are not being met at the end of the initial five-year period; and provision for additional financial securities or bonding to ensure that any additional monitoring and contingencies are completed to ensure the success of the mitigation. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.140 Procedural provisions.

A. *Interpretation and Conflicts.* The director shall have the authority to administer the provisions of this chapter, to make determinations with regard to the applicability of the regulations, to

interpret the intent of unclear provisions, to require additional information, to determine the level of detail and appropriate methodologies for critical area reports and studies, to prepare application forms and informational materials as required, and to promulgate procedures and rules for unique circumstances not anticipated within standards and procedures contained in this section. The director shall also determine whether critical area review is required based on the presence or proximity of mapped critical areas or indicators on a project ~~Administrative~~site. Administrative interpretations may be appealed to the hearing examiner as prescribed in ACC 18.70.050.

B. *Penalties and Enforcement.* Compliance with these regulations and penalties for their violation shall be enforced pursuant to the procedures set forth in Chapter 1.25 ACC.

C. *Appeals of Critical Area Review Decisions.* Appeals of critical area review decisions shall be governed by the procedures set forth in ACC 18.70.050. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.150 Reasonable use provision.

A. The standards and requirements of these regulations are not intended and shall not be construed or applied in a manner, to deny all reasonable use of private property.

~~The standards and requirements of these regulations are not intended, and shall not be construed or applied in a manner, to deny all reasonable use of private property.~~ If an applicant demonstrates to the satisfaction of the hearing examiner that strict application of these standards would deny all reasonable economic use of a property, development may be permitted subject to appropriate conditions.

B. Applications for a reasonable use exception shall be processed as a Type III decision, pursuant to ACC 14.03.030 and Chapter 2.46 ACC.

C. An applicant for relief from strict application of these standards shall demonstrate that all of the following criteria are met:

1. There is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density, configuration, and/or building size, that would allow a reasonable and economically viable use with fewer

adverse impacts to critical areas and buffers. ~~No reasonable use with less impact on the critical area and its buffer is possible.~~

~~There is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density and similar factors, that would allow a reasonable and economically viable use with fewer adverse impacts;~~

2. The proposed development activities, as conditioned, will result in the minimum possible impacts to affected critical areas;

3. All reasonable mitigation measures have been implemented or assured;

4. The proposal is consistent with the general purposes and intent of this chapter and the public interest.

5. The inability to derive reasonable use is not the result of the applicant's actions or that of a previous property owner, such as by segregating or dividing the property and creating an undevelopable condition; and

6~~5~~. The applicant shall demonstrate that the use would not cause a hazard to life, health or property.

D. Any authorization of a reasonable use exception shall be the minimum necessary to allow for reasonable economic use of the property, and shall include conditions of approval and mitigation as necessary to protect critical areas and their functions and values to the maximum extent practicable.~~Any alteration of a critical area approved under this section shall be subject to appropriate conditions and will require mitigation construction authorized by an approved mitigation plan.~~

E. The burden of proof shall be on the applicant to provide evidence in support of the application and to provide sufficient information on which any decision has to be made.

F. Any alteration of a critical area approved under this section shall be subject to an approved mitigation plan consistent with ACC 16.10.110 and 16.10.120.

G~~F~~. Approval of a reasonable use exception shall not eliminate the need for any other permit or approval otherwise required for a proposal by applicable city codes.

HG. Except when application of this title would deny all reasonable use of a site, an applicant who seeks an exception from the regulations of the title shall pursue a variance as provided in ACC 16.10.160. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6442 § 13, 2012; Ord. 5894 § 1, 2005.)

16.10.160 Variances.

Applications for variances to the strict application of the terms of this chapter to a property may be submitted to the city. Minor variances, defined as up to and including 10 percent of the requirement, may be granted by the director as a Type II decision as defined by Chapter 14.03 ACC. Variance requests which exceed 10 percent may be granted by the hearing examiner as a Type III decision, pursuant to ACC 14.03.030 and Chapter 2.46 ACC. Approval of variances from the strict application of the critical area requirements shall conform to the following criteria:

A. There are unique physical conditions peculiar and inherent to the affected property which make it difficult or infeasible to strictly comply with the provisions of this section;

B. The variance is the minimum necessary to accommodate the building footprint and access;

C. The proposed variance would preserve the functions and values of the critical area, and/or the proposal does not create or increase a risk to the public health, safety and general welfare, or to public or private property;

D. The proposed variance would not adversely affect surrounding properties adjoining;

E. Adverse impacts to critical areas resulting from the proposal are minimized; and

F. The special circumstances or conditions affecting the property are not a result of the actions of the applicant or previous owner. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6442 § 14, 2012; Ord. 5894 § 1, 2005.)

16.10.170 Special exception for public agencies and utilities.

A. If the application of this chapter would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception pursuant to this section.

B. *Exception Request and Review Process.* An application for a public agency and utility exception shall be made to the city and shall include a critical area identification form; critical area report, including mitigation plan, if necessary; and any other related project documents such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW and Chapter 197-11 WAC). The director shall prepare a recommendation to the hearing examiner based on review of the submitted information, a site inspection, and the proposal's ability to comply with public agency and utility exception review criteria in subsection D of this section.

C. *Hearing Examiner Review.* The hearing examiner shall review the application and director's recommendation, and conduct a public hearing pursuant to the provisions of Chapter 2.46 ACC. The hearing examiner shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all of the public agency and utility exception criteria in subsection D of this section.

D. *Public Agency and Utility Review Criteria.* The criteria for review and approval of public agency and utility exceptions follow:

1. There is no other practical alternative to the proposed development with less impact on critical areas;

2. The application of this chapter would unreasonably restrict the ability to provide utility services to the public;

3. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;

4. The proposal protects critical area functions and values to the extent feasible and provides for mitigation in accordance with the provisions of this chapter; and

5. The proposal is consistent with other applicable regulations and standards.

E. *Burden of Proof.* The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6442 § 15, 2012; Ord. 5894 § 1, 2005.)

16.10.180 Severability.

If any provision of these regulations or its application to any person or circumstance is held invalid by a court of competent jurisdiction, the remainder of these regulations or the application to other persons or circumstances shall not be affected. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

The Auburn City Code is current through Ordinance 6961, passed December 2, 2024.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.auburnwa.gov

Hosted by General Code.

Chapter 16.10
CRITICAL AREAS

Sections:

16.10.010 Purpose and intent.
16.10.020 Definitions.
16.10.030 Applicability – Regulated activities.
16.10.040 Exemptions and nonconforming uses.
16.10.050 Critical areas maps.
16.10.060 Relationship to other regulations.
16.10.070 Critical area review process and application requirements.
16.10.080 Classification and rating of critical areas.
16.10.090 Buffer areas and setbacks.
16.10.100 Alteration or development of critical areas – Standards and criteria – Prohibited uses.
16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements.
16.10.120 Performance standards for mitigation planning.
16.10.130 Monitoring program and contingency plan.
16.10.140 Procedural provisions.
16.10.150 Reasonable use provision.
16.10.160 Variances.
16.10.170 Special exception for public agencies and utilities.
16.10.180 Severability.

16.10.010 Purpose and intent.

A. The city of Auburn contains numerous areas that can be identified and characterized as critical or environmentally sensitive. Such areas within the city include wetlands, streams, wildlife habitat, aquifer recharge areas, geologic hazard areas, and flood hazard areas.

B. The city finds that these critical areas perform a variety of valuable and beneficial biological and physical functions that benefit the city and its residents. Alteration of certain critical areas

may also pose a threat to public safety or to public and private property or the environment. The city therefore finds that identification, regulation and protection of critical areas are necessary to protect the public health, safety and general welfare. The city further finds that the functions of critical areas and the purpose of these regulations include the following:

1. *Wetlands.* Wetlands perform a variety of functions that include maintaining water quality; storing and conveying stormwater and flood water; recharging groundwater; providing important fish and wildlife habitat; and serve as areas for recreation, education and scientific study, and aesthetic appreciation.

Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

The primary goals of wetland regulation are to avoid adverse effects to wetlands; to achieve no net loss of wetland function and value – acreage may also be considered in achieving the overall goal; to provide levels of protection that reflect the sensitivity of individual wetland and the intensity of proposed land uses; and to restore and/or enhance existing wetlands, where possible.

2. *Streams.* Streams and their associated riparian corridors provide important fish and wildlife habitat; help to maintain water quality; store and convey stormwater and flood water; recharge groundwater; and serve as areas for recreation, education and scientific study and aesthetic appreciation. Stream buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect stream resources from harmful intrusion.

The primary goals of stream regulation are to avoid adverse effects to streams and associated riparian corridors; to achieve no net loss of functions and values of the larger ecosystem in which the stream is located; to protect fish and wildlife resources; to protect water quality through appropriate management techniques; and, where possible, to provide for stream enhancement and rehabilitation.

3. *Wildlife Habitat.* Wildlife habitat provides opportunities for food, cover, nesting, breeding and movement for fish and wildlife; maintains and promotes diversity of species and

habitat; coordinates habitat protection with elements of the open space system; helps to maintain air and water quality; helps control erosion; serves as areas for recreation, education, scientific study, and aesthetic appreciation; and provides neighborhood separation and visual diversity within urban areas.

The primary goals of wildlife habitat regulation are to avoid adverse effects to critical habitats for fish and wildlife; to achieve no net loss of functions and values of the larger ecosystem in which the wildlife habitat is located; to implement the goals of the Endangered Species Act; to promote connectivity between habitat areas to allow for wildlife movement; to provide multi-purpose open space corridors; and where possible to provide for fish and wildlife habitat enhancement and rehabilitation that reflect the sensitivity of the species.

4. *Aquifer Recharge Areas.* Aquifer recharge areas provide a source of potable water and contribute to stream discharge/flow. Such areas contribute to the replenishing of aquifers and springs and are susceptible to contamination of water supplies through infiltration of pollutants through the soil.

The primary goals of aquifer recharge protection regulations are to protect groundwater resources and water quality by maintaining the quantity of recharge, avoiding or limiting land use activities that pose potential risk of aquifer contamination minimizing or avoiding adverse effects to groundwater through the application of performance standards, and complying with the requirements of the Federal Safe Drinking Water Act and Washington Administrative Code that require Group A public water systems to develop and implement a wellhead protection program.

5. *Geologic Hazard Areas.* Geologic hazard areas mean areas that, because of their susceptibility to erosion, sliding, earthquake, volcanic activity, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

The primary goals of regulating geologic hazard areas are to avoid and minimize potential impacts to life and property by regulating and/or limiting land uses where necessary, and to conduct appropriate levels of analysis and ensure sound engineering and construction practices to address identified hazards.

6. *Flood Hazard Areas.* Refer to Chapter 15.68 ACC Floodplain Development Management.

C. This chapter and other sections as incorporated by reference contain standards, procedures, criteria and requirements intended to identify, analyze, and mitigate potential impacts to the city's critical areas, and to enhance and restore degraded resources where possible. The general intent of these regulations is to avoid impacts to critical areas. In appropriate circumstances, impacts to specified critical areas resulting from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this chapter.

D. It is the further intent of this chapter to:

1. Comply with the requirements of the Growth Management Act (Chapter 36.70A RCW) and implement rules to identify and protect critical areas and to perform the review of development regulations required by RCW 36.70A.215;

2. Develop and implement a comprehensive, balanced and fair regulatory program that avoids impacts to critical resources where possible, that requires that mitigation be performed by those affecting critical areas, and that thereby protects the public from injury, loss of life, property or financial losses due to flooding, erosion, landslide, seismic events, soil subsidence, or steep slope failure;

3. Implement the goals and policies of the Auburn comprehensive plan, including those pertaining to natural features and environmental protection, as well as goals relating to land use, housing, economic development, transportation, and adequate public facilities;

4. Serve as a basis for exercise of the city's substantive authority under the State Environmental Policy Act (SEPA) and the city's environmental review procedures, where necessary to supplement these regulations, while also reducing the city's reliance on project-level SEPA review;

5. Provide consistent standards, criteria and procedures that will enable the city to effectively manage and protect critical areas while accommodating the rights of property owners to use their property in a reasonable manner;

6. Provide greater certainty to property owners regarding uses and activities that are permitted, prohibited, and/or regulated due to the presence of critical areas;

7. Coordinate environmental review and permitting of proposals involving critical areas with existing development review and approval processes to avoid duplication and delay pursuant to the Regulatory Reform Act, Chapter 36.70B RCW;

8. Establish conservation and protection measures for threatened and endangered species in compliance with the requirements of the Endangered Species Act and the Growth Management Act requirements to preserve or enhance anadromous fisheries, WAC 365-195-925;

9. Alert members of the public, including appraisers, assessors, owners, potential buyers or lessees, to the development limitations of critical areas and their required buffers.

E. *Best Available Science.* The city has considered and included the best available science in developing these regulations, consistent with RCW 36.70A.172 and WAC 365-195-900, et seq. This has been achieved through research and identification of relevant technical sources of information, consultation with experts in the disciplines covered by this chapter, and consultation and requests for technical information regarding best available science from state and federal resource agencies.

Preparation of this chapter has included the use of relevant nonscientific information, including consideration of legal, social, policy, economic, and land use issues. This reflects the city's responsibilities under numerous laws and programs, including other provisions of the Growth Management Act, and the need to weigh and balance various factors as part of decision making to accomplish municipal objectives. This may result in some risk to the functions and values of some critical areas; however, it is recognized that the Growth Management Act requires the city to designate and protect critical areas. The city will also use its authority under SEPA to identify, consider and mitigate, where appropriate, significant adverse effects on critical resources not otherwise addressed by the regulations of this chapter.

The city intends to review and monitor implementation of its critical areas regulations and to use an adaptive management approach. It will make adjustments to the regulations, as appropriate, in response to changing conditions, new information about best available science, or empirical data indicating the effectiveness of its regulatory program. This will occur in the context of the city's ongoing review and revision of its comprehensive plan and development regulations pursuant to the Growth Management Act.

Additional information, both scientific and nonscientific, regarding compliance with WAC 365-195-915(c), including identification of risks to resources and Washington State Department of Ecology guidance, is contained in the findings and conclusions and the overall record supporting adoption of Auburn's critical areas regulations. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6295 § 3, 2010; Ord. 5894 § 1, 2005.)

16.10.020 Definitions.

For purposes of this chapter, the following definitions shall apply:"Anadromous fish" means fish that spawn and rear in freshwater and mature in the marine environment, such as salmon, steelhead, sea-run cutthroat, and bull trout.

"Applicant" means the person, party, firm, corporation, or other entity that proposes or has performed any activity that affects a critical area.

"Aquifer" means underground layer of water bearing soil or rock formation. Specifically, an underground body of soil or rock formation that contains sufficient saturated permeable material to conduct groundwater and capable of yielding significant quantities of groundwater to wells or springs.

"Aquifer recharge area" are land areas that have a critical recharging effect on aquifers used for potable water, including designated areas, such as wellhead protection zones, where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.

"Artificially created wetlands" means wetlands created from non-wetland sites through purposeful, legally authorized human action, such as irrigation and drainage ditches, grass-lined swales, canals, retention or detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities.

Best Available Science. As defined in the Procedural Criteria for Adopting Comprehensive Plans and Development Regulations for Best Available Science at WAC 365-195-900, et seq.

"Buffer or buffer area, critical area" means a naturally vegetated, undisturbed, enhanced or revegetated zone surrounding a critical area that is an integral part of the resource's ecosystem and protects the critical area from adverse impacts to its integrity and value.

"Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

“City” means the city of Auburn.

“Clearing” Means the destruction and removal of vegetation by manual, mechanical, or chemical methods.

“Climate resilience” means the capacity of ecosystems and infrastructure to recover and adapt to climate-related stressors including extreme weather, flooding, drought, and wildfire.

“Comprehensive plan” means the city of Auburn comprehensive plan as now adopted or hereafter amended.

“Critical area report” means a report prepared by a qualified consultant to determine the presence, type, class, size, function and/or value of an area subject to these regulations. Also see “Stream or wetland reconnaissance report,” “Wetland impact assessment report” and “Wildlife report.”

“Critical areas” or “environmentally sensitive areas” means areas that possess important natural functions and embody a variety of important natural and community values. Such areas include wetlands, streams, fish and wildlife habitat, geologic hazard areas, aquifer recharge areas, flood hazard areas, and any other areas designated as critical under state law, including but not limited to those defined in RCW 36.70A.030. If not conducted properly, development or alteration of such areas may cause significant impacts to the valuable functions and values of these areas and/or may generate risks to the public health and general welfare, and/or to public and private property.

“Critical erosion hazard areas” means lands or areas underlain by soils identified by the U.S. Department of Agriculture Soil Conservation Service (SCS) (now known as the Natural Resources Conservation Service) as having “severe” or “very severe” erosion hazards. This includes, but is not limited to, the following group of soils when they occur on slopes of 15 percent or greater: Alderwood-Kitsap (AkF), Alderwood gravelly sandy loam (AgD), Kitsap silt loam (KpD), Everett (EvD), and Indianola (InD). Additional soil groups may be identified through site-specific analysis.

“Critical geologic hazard areas” means lands or areas subject to high or severe risks of geologic hazard, including critical erosion hazard areas, critical landslide hazard areas, critical volcanic hazard areas, and critical seismic hazard areas.

“Critical habitat” or “critical wildlife habitat” means habitat areas associated with threatened, endangered, or sensitive species of plants or wildlife (pursuant to WAC 232-12-297(2.4), (2.5) and (2.6)) and which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term.

“Critical landslide hazard areas” means lands or areas where there is a high (Class III) or very high (Class IV) risk of landslide due to a combination of slope, soil permeability, and water.

“Critical seismic hazard areas” means lands or areas where there is a high risk of seismic events and damage.

“Delineation manual,” “wetland delineation manual,” or “wetland delineation methodology” means the methodology used for identification of wetlands and delineation of their boundaries and shall be done in accordance with the approved federal wetland delineation manual and the Western Mountains, Valleys, and Coast Regional supplement, as required by WAC 173-22-035.

“Department” means the city of Auburn department of community development or successor agency, unless the context indicates a different city department.

“Director” means the director of the city of Auburn department of community development or successor agency.

“Earth material” means naturally occurring rock, soil, stone, sediment, or combination thereof.

“Engineered slope” means a made slope that is specifically designed and constructed with the intention of maintaining stability and preventing failure.

“Enhancement” means the improvement of an existing viable wetland, stream or habitat area or the buffers established for such areas, through such measures as increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, increasing structural diversity or removing plant or animal species that are not indigenous to the area. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream, or habitat area. See also “Restoration.”

“Erosion” means a process whereby wind, rain, water, and other natural agents mobilize and transport soil particles.

“Erosion hazard areas” means lands or areas that, based on a combination of slope inclination and the characteristics of the underlying soils, are susceptible to varying degrees of risk of erosion. Erosion hazard areas are classified as “low” (areas sloping less than 15 percent) or “high” (areas sloping 15 percent or more) on the following Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service (NRCS), soil types: Alderwood-Kitsap (AkF), Alderwood gravelly sandy loam (AgD), Kitsap silt loam (KpD), Everett (EvD) and Indianola (InD). Additional soil groups may be identified through site-specific analysis.

“Excavation” means the removal or displacement of earth material by human or mechanical means.

“Existing and ongoing agricultural activities” means those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock. Such activity must have been in existence as of July 1, 1990 (the effective date of the Growth Management Act). The definition includes, but is not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities or crops, and normal operation, maintenance or repair of existing serviceable structures, facilities, or improved areas. Activities, which bring an area into agricultural use from a previous nonagricultural use, are not considered part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program. Forest practices are not included in this definition.

“Exotic” means any species of plant or animal that is foreign and not indigenous to the lower Puget Sound area.

“Fill material” means a deposit of earth material placed by human or mechanical means.

“Filling” means the act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, natural vegetative covering of soil surface, or fill material (including temporary stockpiling of fill material).

"Geologic hazard areas" means areas characterized by geologic, hydrologic, and topographic conditions that render them susceptible to erosion, sliding, earthquake, or other geological events. "Geotechnical report" means a report prepared in accordance with the city's engineering design standards for geotechnical engineering and evaluation of soils.

"Grading" means any excavating, filling, clearing, or re-contouring of the ground surface or combination thereof.

"Groundwater protection areas" means land areas designated by the city beneath which groundwater occurs that is a current or potential future source of drinking water for the city. Please see the definition of "aquifer recharge areas" for additional regulated areas.

"Habitat management" means management of land and its associated resources/features to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

"Hazardous substances" means any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical, or biological properties described in Chapter 173-303 WAC or Chapter 70.105 RCW.

"In-kind wetland mitigation" means replacement of wetlands with wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity.

"Injection well" means a well that is used for the subsurface emplacement of fluids. (From WAC 173-218-030.)

"Intentionally created streams" means streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals. This definition does not include stream modifications performed pursuant to city authorization, such as changes or redirection of stream channels.

"Lahar" means mudflows or debris flows associated with volcanic activity and which pose a threat to life, property, and structures.

"Landslide" means episodic downslope movement of a mass of soil or rock.

"Landslide hazard areas" means areas that, due to a combination of slope inclination, relative soil permeability, and hydrologic conditions are susceptible to varying degrees of risk of landsliding. Landslide hazard areas are classified as Classes I through IV based on the degree of risk as follows:

1. *Class I/Low Hazard.* Areas with slopes of 15 percent or less.

2. *Class II/Moderate Hazard.* Areas with slopes of between 15 percent and 40 percent and that are underlain by soils that consist largely of sand, gravel or glacial till.

3. *Class III/High Hazard.* Areas with slopes between 15 percent and 40 percent that are underlain by soils consisting largely of silt and clay.

4. *Class IV/Very High Hazard.* Areas with slopes steeper than 15 percent with identifiable zones of emergent water (e.g., springs or groundwater seepage), areas of identifiable landslide deposits regardless of slope and all areas sloping more steeply than 40 percent.

The slopes referenced above include only those where the surface drops 10 feet or more vertically within a horizontal distance of 25 feet and are not an engineered slope part of a project or development permitted by the city.

"Mature and old-growth forested wetlands" means wetlands containing mature or old-growth forested areas, generally requiring a century or more to develop. These systems represent two priority habitats, as defined by the Washington State Department of Fish and Wildlife.

"Mitigation" means activities which include:

1. Avoiding the impact altogether by not taking a certain action or parts of actions;

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or

6. Monitoring the impact and taking appropriate corrective measures.

While monitoring without additional actions is not considered mitigation for the purposes of these regulations, it shall be part of a comprehensive mitigation program.

“Mitigation sequencing” means considering or performing mitigation actions, as defined in the definition of “mitigation,” in a preferred sequence from (1) through (6). Avoidance is preferred and must be considered prior to pursuing other forms of mitigation.

“Native” means any species of plant or animals which are or were indigenous to the lower Puget Sound area.

“Natural heritage wetlands” means wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high quality, relatively undisturbed wetlands, or wetlands that support state-listed threatened or endangered plants.

“Off-site mitigation” means performance of mitigation actions, pursuant to standards established in this chapter, on a site or in an area other than that proposed for conduct of a regulated activity.

“Out-of-kind mitigation” means replacement of wetlands or habitat with substitute wetlands or habitat whose characteristics do not closely approximate those adversely affected, destroyed, or degraded by a regulated activity.

“Permanent erosion control” means continuous on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity, or pollutants after development, construction, or restoration.

“Plant association of infrequent occurrence” means one or more plant species which because of the rarity of the habitat and/or the species involved, or for other botanical or environmental reasons, do not often occur in the city of Auburn. Examples include but are not limited to:

1. Wetlands with a coniferous forested class or subclass consisting of trees such as western red cedar, Sitka spruce, or lodgepole pine growing on organic soils;

2. Bogs with a predominance of sphagnum moss, or those containing sphagnum moss, and typically including one or more species such as Labrador tea, sundew, bog laurel, or cranberry.

“Priority habitat and species (PHS)” means a classification by the Washington Department of Fish and Wildlife of habitats and species that require protective measures due to their sensitivity, rarity, or ecological importance.

“Qualified consultant,” for purposes of these regulations, shall mean a person who has attained a degree from an accredited college or university in the subject matter necessary to evaluate the critical area in question (e.g., biology, ecology, or horticulture/arboriculture for wetlands, streams, wildlife habitat, and geology and/or civil engineering for geologic hazards, and hydrogeologist for aquifer recharge areas), and/or who is professionally trained and/or certified or licensed by the state of Washington to practice in the scientific disciplines necessary to identify, evaluate, manage, and mitigate impacts to the critical area in question. In addition, a qualified consultant for wetlands and streams must be a professional wetland scientist with at least two years of full-time work experience as a wetland professional, including delineating wetlands using the federal manual and supplements, preparing wetland reports, conducting function assessments, and development and implementing mitigation plans. A qualified consultant for aquifer recharge areas must be a currently licensed Washington State geologist holding a current specialty license in hydrogeology.

“Reasonable use” means a legal concept articulated by federal and state courts in regulatory taking cases.

“Regulated activities” means activities that have a potential to significantly impact a critical area that is subject to the provisions of this chapter. Regulated activities generally include, but are not limited to, any filling, dredging, dumping or stockpiling, release of contaminants to soil or water, draining, excavation, flooding, clearing or grading, construction or reconstruction, driving pilings, obstructing, clearing, or harvesting.

“Restoration” means actions taken to re-establish wetland, stream or habitat functional values, and the characteristics that have been destroyed or degraded by past alterations (e.g., filling or grading). See also “Enhancement.”

“Salmonids” means the family of fish which includes salmon, trout, and char.

“Secondary habitat” means areas that offer less diversity of animal and plant species than critical habitat but are important for performing the essential functions of habitat.

“Seismic hazard areas” means areas that, due to a combination of soil and groundwater conditions, are subject to risk of ground shaking, subsidence, or liquefaction of soils during earthquakes. These areas are typically underlain by soft or loose saturated soils (such as alluvium), have a shallow groundwater table, and are typically located on the floors of river valleys.

“Site” means the location containing a regulated critical area and on which a regulated activity is proposed. The location may be a parcel or portion thereof, or any combination of contiguous parcels where a proposed activity may impact a critical area.

“Slope” means an inclined earth surface, the incline of which is expressed as the ratio of horizontal distance to vertical distance. The slopes referenced above include only those where the surface drops 10 feet or more vertically within a horizontal distance of 25 feet.

“Sole source aquifer” means an area formally designated as such by the U.S. Environmental Protection Agency under the federal Safe Drinking Water Act.

“Spring” means a source of water where an aquifer comes in contact with the ground surface.

“Stream or wetland reconnaissance report” means a type of critical area report prepared by an applicant’s qualified consultant to describe a stream or wetland and to characterize its conditions, source of hydrologic support, wildlife, habitat values and water quality. The report may also include an analysis of impacts but generally does not include adequate impact assessment and definition of a mitigation proposal sufficient to meet all the requirements of a more comprehensive critical area report.

“Streams” means those areas where surface waters produce a defined channel or bed that demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. This definition is not intended to include artificially created irrigation ditches, canals, stormwater or surface water devices, or other entirely artificial watercourses, unless they are used by salmonids or created for the purposes of stream mitigation.

“Structural diversity, vegetative” means the relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different

plant communities (e.g., ground cover, shrub layer and tree canopy), the variety of plant species and the spacing or pattern of vegetation.

“Substrate” means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of the wetland, lake, stream, or river.

“Temporary erosion control” means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity, or pollutants during development, construction, or restoration.

“Tertiary habitat” means habitat that supports some wildlife but does not satisfy the definition of secondary or critical habitat.

“Tree” means any self-supporting perennial woody plant characterized by natural growth of one main stem or trunk with a definite crown, and maturing at a height of at least six feet above the ground.

“Tree base fee” means the current cost of the tree based on species and minimum code required installation size, installation (labor and equipment), maintenance for two years and fund administration.

"Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. Urban growth typically requires urban governmental services.

“Utility” includes natural gas, electric, telephone and telecommunications, cable communications, water, sanitary sewer or storm drainage and their respective facilities, lines, pipes, mains, equipment and appurtenances.

“Variance” means permission to depart from the requirements of the specific regulations of this title for a particular piece of property.

“Volcanic hazard areas” means areas identified by the U.S. Geological Survey (maps dated 1998 or as hereafter revised) as subject to a risk of large lahars with a recurrence interval of 500 to 1,000 years.

"Watercourse" as defined in WAC 220-660-030(154).

"Water dependent use" means a principal use which can only exist when the land/water interface provides biological or physical conditions necessary for the use.

"Wellhead Protection Area" means the portion of a well's, wellfield's or spring's zone of contribution within the 6-month, 1-year, 5-year, and 10-year time of travel boundary, or boundaries established using alternate criteria approved by the State Department of Health in those settings where groundwater time of travel is not a reasonable delineation criterion.

"Wetland" or "wetlands" means areas that are inundated or saturated by surface water 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. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. (Definition taken from RCW 36.70A.030(23).) Wetlands shall be classified and rated according to the Washington State Wetland Rating System for Western Washington (Version 3.2, or latest approved by Ecology).

"Wetland impact assessment report" means a report prepared by a qualified consultant that identifies, characterizes and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. A wetland impact assessment may be combined with and include a formal wetland delineation.

"Wetland mosaic" means an area with a concentration of multiple small wetlands, in which each patch of wetland is less than one acre; on average, patches are less than 100 feet from each other; and areas delineated as vegetated wetland are more than 50 percent of the total area of the entire mosaic, including uplands and open water.

"Wildlife report" means a report prepared by a qualified consultant that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by this chapter. The report also includes an analysis of impacts. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6287 § 2, 2010; Ord. 5894 § 1, 2005.)

16.10.030 Applicability – Regulated activities.

A. The provisions of this chapter shall apply to any activity that potentially affects a critical area or its buffer, unless otherwise exempt. Such regulated activities include, but are not limited to:

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter, or materials of any kind;

2. Dumping, discharging or filling with any material;

3. Draining, flooding or disturbing the water level or water table, or diverting or impeding water flow;

4. Driving pilings or placing obstructions;

5. Constructing, reconstructing, demolishing, or altering the size of any structure or infrastructure;

6. Destroying or altering vegetation through clearing, grading, harvesting, shading, or planting vegetation that would alter the character of or impact a critical area;

7. Release of contaminants to soil or water;

8. Any other activity potentially affecting a critical area or buffer not otherwise exempt from the provisions of this chapter as determined by the director.

9. Activities that result in:

a. A significant change of water temperature,

b. A significant change of the physical or chemical characteristics of the sources of water to the wetland,

c. A significant change in the timing, frequency, depth, or duration of water entering or within the wetland,

d. Immediate and substantial erosion and/or sediment transport of surface soils,

e. Sloughing of exposed surface soils,

f. The emergence, or an increase in the flow, of water seeps or springs,

B. To avoid duplication, the following permits and approvals shall be subject to and coordinated with the requirements of this chapter: land clearing; grading; subdivision or short subdivision; building permit; planned unit development (if permitted by the city code); shoreline substantial development; variance; conditional use permit; and any other permits that may lead to the development or alteration of land.

C. Administrative actions, such as rezones, annexations, and the adoption of plans and programs, shall be subject to the requirements of this chapter. However, the director may, using discretion, permit any studies or evaluations required by this chapter to use methodologies and provide a level of detail appropriate to the administrative action proposed.
(Ord. 6733 § 3 (Exh. B), 2019; Ord. 6187 § 3, 2008; Ord. 5991 § 3, 2006; Ord. 5894 § 1, 2005.)

16.10.040 Exemptions and nonconforming uses.

A. The following activities performed on sites containing critical areas as defined by this chapter shall be exempt from the provisions of this chapter:

1. Existing and ongoing agricultural activities, as defined in this chapter;

2. Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, retention or detention facilities, and landscape features, except wetlands or streams created as mitigation or that provide critical habitat for salmonids and except when the site contains another critical area;

3. Normal and routine maintenance, operation, repair and reconstruction of existing roads, streets, utilities and associated structures; provided that reconstruction of any structures may not increase the impervious area and may not cause further encroachment on the critical area or its buffer, and may not result in adverse impacts to surface water and groundwater quality. Operation and maintenance includes vegetation management performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities; provided, that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species;

4. *Minor Utility and Street Projects.* Utility or street projects which have minor or short duration impacts to critical areas, as determined by the director in accordance with the criteria below, and which do not significantly impact the functions or values of a critical area(s); provided that such projects are constructed with best management practices and additional restoration measures are provided. Minor activities shall not result in the transport of sediment or increased stormwater. Such allowed minor utility projects shall meet the following criteria:

a. There is no practical alternative to the proposed activity with less impact on critical areas;

b. The activity involves the placement of underground piping, conduit, traffic signal equipment, lighting equipment, utility pole(s), signs, anchor, or vault or other small component of a utility or street facility;

5. Normal maintenance, repair and reconstruction of residential or commercial structures, facilities and landscaping; provided, that reconstruction of any structures may not increase the previous floor area;

6. The addition of floor area within an existing building which does not increase the building footprint;

7. Additions to a legally established single-family residential structure in existence before May 13, 2005, with a wetland or stream buffer located within the property, may be permitted if all of the following criteria area met:

a. The addition is no greater than 500 square feet of building footprint over that in existence as of May 13, 2005;

b. The addition is not located closer to the critical area than the existing structure;

c. Impacts on critical area functions are avoided consistent with the purpose and intent of this title and as demonstrated in a critical area report by a qualified consultant; and

d. Demonstrate through analysis by qualified professionals that other existing property conditions covered by this title (e.g. – slope stability, flood conditions, drainage) have not changed with the proposed addition;

8. Site investigative work and studies that are prerequisite to preparation of an application for development authorization including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of the critical area shall be the minimum necessary to carry out the work or studies;

9. Educational activities, scientific research, and outdoor passive recreational activities, including but not limited to interpretive field trips, birdwatching and hiking, that will not have a significant effect on the critical area;

10. Emergency activities necessary to prevent an immediate threat to public health, safety, property or the environment which requires immediate action within a time too short to allow full compliance with this chapter as long as any alteration undertaken pursuant to this subsection is reported to the city as soon as possible. Only the minimum intervention necessary to reduce the risk to public health, safety or welfare and/or the imminent risk of damage to private property shall be authorized by this exemption. The director shall confirm that an emergency exists or existed and determine what, if any, additional applications and/or measures shall be required to protect the environment consistent with the provision of this section and to repair any damage to a pre-existing resource;

11. Activities affecting previously legally filled wetlands;

12. Activities in storm and water quality basins and “wetlands” created by poorly maintained or plugged culverts or pipes, and artificially created ditches that are not used by salmonids;

13. Minor activities not mentioned above and determined by the director to have minimal impacts to a critical area.

B. Notwithstanding the exemptions provided by this subsection, any otherwise exempt activities occurring in or near a critical area shall comply with the purpose and intent of these standards and shall consider on-site alternatives that avoid or minimize significant adverse impacts.

C. Exempt activities occurring in flood hazard areas shall not alter flood storage capacity or conveyance except in conformance with floodplain requirements of Chapter 15.68 ACC.

D. No property owner or other entity shall undertake exempt activities in subsection (A)(2), (7) or (13) of this section without first providing 14 calendar days' notice to the city in writing and receiving confirmation in writing that the proposed activity is exempt. In case of any question as to whether a particular activity is exempt from the provisions of this section, the director's determination shall govern and shall be confirmed in writing.

E. An established use or existing structure that was lawfully permitted prior to May 13, 2005, but which is not in compliance with this chapter, shall be deemed a nonconforming use as defined in ACC 18.04.650. Unless otherwise provided for, existing structures, which intrude into critical areas buffers, shall not be reconstructed in such a manner that results in the further intrusion into the buffer area. Structures or developments that are nonconforming solely due to being contrary to the provisions of this chapter shall not be subject to the nonconforming use provisions of Chapter 18.54 ACC. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.050 Critical areas maps.

Maps have been developed by the city that show the general location of critical areas. These maps are available for reference at the city department of community development. These maps shall be used for informational purposes as a general guide only for the assistance of property owners and other interested parties; the boundaries and locations shown are generalized. The actual presence or absence, type, extent, boundaries and classification of critical areas on a specific site shall be identified in the field by a qualified consultant and determined by the city, according to the procedures, definitions and criteria established by this chapter. In the event of any conflict between the critical area location or designation shown on the city's maps and the criteria or standards of this section, the criteria, definition, and standards shall prevail. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6287 § 2, 2010; Ord. 5894 § 1, 2005.)

16.10.060 Relationship to other regulations.

A. These critical area regulations shall apply as an overlay and in addition to zoning, land use and other regulations established by the city of Auburn. In the event of any conflict between these regulations and any other regulations of the city, the regulations which provide greater protection to critical areas shall apply.

B. Areas characterized by particular critical areas may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or critical areas. Wetlands, for example, may be defined and regulated according to the wetland, habitat and stream management provisions of this chapter. In the event of any conflict between overlapping regulations for multiple critical areas on the same site, the regulations which provide greater protection to critical areas shall apply.

C. Compliance with the provisions of this chapter does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required (for example, shoreline substantial development permits, hydraulic project approval (HPA) permits, Army Corps of Engineers Section 404 permits, National Pollutant Discharge Elimination System (NPDES) permits). The applicant is responsible for complying with these requirements, apart from the process established in this chapter. Where applicable, the director will encourage use of information such as permit applications to other agencies or special studies prepared in response to other regulatory requirements to support required documentation submitted for critical areas review. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.070 Critical area review process and application requirements.

A. *Pre-Application Conference.* A pre-application conference is available and encouraged prior to submitting an application for a project permit.

B. *Application Requirements.*

1. *Timing of Submittals.* Concurrent with submittal of a SEPA checklist, or concurrent with submittal of an application for projects exempt from SEPA, a critical area report must be submitted to the city for review when the city believes that a critical area may be present. The purpose of the report is to determine the extent, characteristics and functions of any

critical areas located on or potentially affected by activities on a site where regulated activities are proposed. The report will also be used by the city to determine the appropriate critical area classification and, if applicable, to establish appropriate buffer requirements.

2. *Report Contents.* Reports and studies required to be submitted by this chapter shall contain, at a minimum, the information indicated in the provisions of this chapter applicable to each critical area. The director may tailor the information required to reflect the complexity of the proposal and the sensitivity of critical areas that may potentially be present.

C. *Consultant Qualifications and City Review.* All reports and studies required of the applicant by this section shall be prepared by a qualified consultant as that term is defined in these regulations. The city may retain a qualified consultant paid for by the applicant to review and confirm the applicant's reports, studies and plans if the following circumstances exist:

1. The city has technical information that is unavailable to the applicant; or

2. The applicant has provided inaccurate or incomplete information on previous proposals or proposals currently under consideration.

D. *Review Process.* This section is not intended to create a separate critical area review permit for development proposals. To the extent possible, the city shall consolidate and integrate the review and processing of critical area-related aspects of proposals with other land use and environmental considerations and approvals. Any permits required by separate codes or regulations, such as floodplain development permits or shoreline substantial development permits, shall continue to be required. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6295 § 4, 2010; Ord. 5894 § 1, 2005.)

16.10.080 Classification and rating of critical areas.

A. To promote consistent application of the standards and requirements of this chapter, critical areas within the city of Auburn shall be rated or classified according to their characteristics, function and value, and/or their sensitivity to disturbance.

B. Classification of critical areas shall be determined by the director based on consideration of the following factors and in the following order:

1. Consideration of the technical reports submitted by qualified consultants in connection with applications subject to these regulations;

2. Application of the criteria contained in these regulations; and

3. Critical areas maps maintained by the department of community development.

C. Classification shall incorporate Best Available Science as defined under WAC 365-195-900., and utilize statewide classification schemes, such as Ecology's Wetland Rating System and WDFW Priority Habitats and Species maps.

D. *Wetland Classification.* Wetlands shall be rated according to the Washington Department of Ecology wetland rating system, as set forth in the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by Ecology). Wetland rating categories shall not change due to illegal modifications.

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 above.

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 stormwater 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 non-wetland sites are excluded from regulation under this section.

E. *Stream Classification.* Streams shall be classified according to the water typing system as provided in WAC 222-16-030, as amended, and designated as Type S, Type F, Type Np, and Type Ns.

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.

F. *Wildlife Habitat Classification.* Wildlife 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.

e. Buffers for critical habitat shall be consistent with Washington Department of Fish and Wildlife Riparian Ecosystems.

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.

G. *Aquifer Recharge Areas.* The following areas are hereby designated as aquifer recharge areas subject to review under this chapter:

1. *Type I.*

a. Sole source aquifers and wellhead protection areas designated pursuant to the Federal Safe Drinking Water Act and WAC 246-290-135.

b. Areas established for special protection pursuant to a groundwater management program as described by Chapters 90.44, 90.48 and 90.54 RCW and Chapters 173-100 and 173-200 WAC.

c. Any other area meeting the definition of “areas with a critical recharging effect on aquifers used for potable water” as described in Chapter 365-190 WAC and the Auburn comprehensive plan, including groundwater protection areas Nos. 1 through 3 as

designated in the "Water Resource Protection Report" prepared for the city by the Pacific Groundwater Group, December 2000.

2. *Type II.*

a. Groundwater protection area No. 4 as designated in the "Water Resource Protection Report" prepared for the city by the Pacific Groundwater Group, December 2000.

b. Any other area within the city that is not otherwise designated or that is added to the city via annexation shall be treated as a Type II aquifer recharge area.

H. *Geologic Hazard Area Classifications.* Geologic hazard areas shall be classified according to the criteria in this section:

1. *Critical Erosion Hazard Areas.* Critical erosion hazard areas are lands or areas underlain by soils identified by the U.S. Department of Agriculture Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service, as having "severe" or "very severe" erosion hazards. This includes the following group of soils when they occur on slopes of 15 percent or greater: Alderwood-Kitsap (AkF), Alderwood gravelly sandy loam (AgD), Kitsap silt loam (KpD), Everett (EvD), and Indianola (InD).

2. *Landslide Hazard Areas.* Landslide hazard areas are classified as Class I, Class II, Class III, or Class IV as follows:

a. *Class I/Low Hazard.* Areas with slopes of 15 percent or less.

b. *Class II/Moderate Hazard.* Areas with slopes of between 15 percent and 40 percent and that are underlain by soils that consist largely of sand, gravel, or glacial till.

c. *Class III/High Hazard.* Areas with slopes between 15 percent and 40 percent that are underlain by soils consisting largely of silt and clay.

d. *Class IV/Very High Hazard.* Areas with slopes steeper than 15 percent with mappable zones of emergent water (e.g., springs or groundwater seepage), areas of known (mappable) landslide deposits regardless of slope, and all areas with slopes 40 percent or greater.

3. *Seismic Hazard Areas.* Seismic hazard areas are lands that, due to a combination of soil and groundwater conditions, are subject to severe risk of ground shaking, subsidence, or liquefaction of soils during earthquakes. These areas are typically underlain by soft or loose saturated soils (such as alluvium), have a shallow groundwater table and are typically located on the floor of river valleys. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6287 § 2, 2010; Ord. 5894 § 1, 2005.)

16.10.090 Buffer areas and setbacks.

A. *General Provisions.* The establishment of on-site buffers, buffer areas or setbacks shall be required for all development proposals and activities in or adjacent to wetlands, streams, wildlife habitat, and geologically hazardous areas. The purpose of the buffer shall be to protect the integrity, function, value, and resources of the subject critical area (in the case of wetlands, streams, and/or wildlife habitat areas), and/or to protect life, property and resources from risks associated with development on unstable or critical lands (in the case of geologically hazardous areas). Buffers shall typically consist of an undisturbed area of native vegetation retained or established to achieve the purpose of the buffer. No buildings or structures shall be allowed within the buffer unless as otherwise permitted by this section. If the site has previously been disturbed, the buffer area shall be revegetated pursuant to an approved enhancement plan. Buffers shall be protected during construction by placement of a temporary barricade, notice of the presence of the critical area and implementation of appropriate erosion and sedimentation controls. Restrictive covenants or conservation easements may be required to provide long-term preservation and protection of buffer areas.

B. Required buffer widths shall reflect the sensitivity of the particular critical area and resource or the risks associated with development and, in those circumstances permitted by these regulations, the type and intensity of human activity proposed to be conducted on or near the critical area.

C. Buffers shall be measured as follows:

1. Wetland buffers – the buffer shall be measured perpendicular from the wetland edge as delineated and marked in the field using the approved federal wetland delineation manual and the Western Mountains, Valleys, and Coast Regional supplement. Wetland delineations

are valid for five years; after such date the city shall determine whether a revision or additional assessment is necessary;

2. Stream buffers – the buffer shall be measured perpendicular from the ordinary high water mark;

3. Geologic hazard area buffers shall be required for critical landslide hazard areas and shall be measured from the top and toe and along the sides of the slope.

D. *Buffer Width Variances.* A variance from buffer width requirements may be granted by the city subject to the variance criteria set forth in ACC 16.10.160. Minor variances, defined as up to and including 10 percent of the requirement, shall be considered by the director. Variance requests which exceed 10 percent shall be considered by the hearing examiner. Variances to buffer widths can only be made to the standard buffer widths noted in ACC 16.10.090(E)(1)(a)(ii) and cannot be combined with buffer averaging provisions of ACC 16.10.090(E)(1)(b).

E. Buffer widths shall be established for specific critical areas according to the following standards and criteria:

1. Wetland buffers shall be established per the following table. Different buffer width requirements may apply to various portions of a site, without requiring averaging or variances, based on the site plan, the intensity of land uses in various locations, and differences in the category of wetland.

Wetland Category	**Minimum Buffer Width (in feet) with Minimization Measures Listed in ACC 16.10.090(E)(1)(a)(ii)**			**Minimum Buffer Width (in feet) without Minimization Measures Listed in ACC 16.10.090(E)(1)(a)(ii)**		
	Habitat Score*			**Habitat Score***		
	Low (3-5)	**Medium (6-7)**	**High (8-9)**	**Low (3-5)**	**Medium (6-7)**	**High (8-9)**
Category I	75	110	225	100	150	300
Category II	75	110	225	100	150	300
Category III	60	110	225	80	150	300

Category IV	40	40	40	50	50	50

***** As determined per ACC 16.10.080(C).

a. Standard buffer widths as noted in subsection (E)(1) of this section in the table heading "without Minimization Measures" may be reduced to the buffer width in the table heading "with Minimization Measures," if all of the following minimization measures are implemented and as follows:

i. The reduced buffer widths from implementing the minimization measures in table ACC 16.10.090E(1)(a)(ii) cannot be further reduced by critical areas variance or buffer averaging.

ii. For wetlands that score six points or more for habitat function, a relatively undisturbed, vegetated riparian corridor at least 100 feet wide between the wetland and any other priority habitat as defined by the Washington Department of Fish and Wildlife (WDFW). . The corridor must be protected for the entire distance between the wetland and the Priority Habitat consistent with ACC 16.10.110(E). Presence or absence of a nearby habitat must be confirmed by a qualified biologist.

iii. For wetlands that score three to five habitat points, only the minimization measures are required.

Examples of disturbances	Activities and uses that cause disturbances	Examples of measures to minimize impacts
Lights	• Parking lots • Commercial/Industrial • Residential • Recreation (e.g., athletic fields) • Agricultural buildings	• Direct lights away from wetland • Only use lighting where necessary for public safety and keep lights off when not needed • Use motion-activated lights • Use full cut-off filters to cover light bulbs and direct light only where needed • Limit use of blue-white colored lights in favor of red-amber hues • Use lower-intensity LED lighting

		• Dim light to the lowest acceptable intensity
Noise	• Commercial • Industrial • Recreation (e.g., athletic fields, bleachers, etc.) • Residential • Agriculture	• Locate activity that generates noise away from wetland • Construct a fence to reduce noise impacts on adjacent wetland and buffer • Plant a strip of dense shrub vegetation adjacent to wetland buffer
Toxic runoff	• Parking lots • Roads • Commercial/industrial • Residential areas • Application of pesticides • Landscaping • Agriculture	• Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 ft. of wetland • Apply integrated pest management (Note: These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.)
Stormwater runoff	• Parking lots • Roads • Residential areas • Commercial/industrial • Recreation • Landscaping/lawns • Other impermeable surfaces, compacted soil, etc.	Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized or sheet flow from lawns that directly enters the buffer • Infiltrate or treat, detain, and disperse new runoff from impervious surfaces and lawns
Pets and human disturbances	• Residential areas • Recreation	• Use privacy fencing • Plant dense native vegetation to delineate buffer edge and to discourage disturbance • Place wetland and its buffer in a separate tract • Place signs around the wetland buffer every 50-200 ft., and for subdivisions place signs at the back of each residential lot • When platting new subdivisions, locate greenbelts, stormwater facilities, or other lower-intensity land uses adjacent to wetland buffers
Dust	• Tilled fields • Roads	• Use best management practices to control dust

b. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:

i. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a Category I area adjacent to a lower-rated area.

ii. The buffer is increased adjacent to the higher-functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less sensitive portion as demonstrated by a critical area report from a qualified wetland professional.

iii. The total area of the buffer after averaging is equal to the area required without averaging.

iv. The buffer at its narrowest point is never less than either 75 percent of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever buffer is greater.

v. Averaging applies only to standard buffer widths, not reduced widths.

c. Certain uses and activities which are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted by the director within the buffer depending on the sensitivity of the wetland. Examples of uses and activities with minimal impacts which may be permitted in appropriate cases include permeable pedestrian trails, viewing platforms, and utility easements. Trails and easements should be limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer 25 percent of the wetland buffer area, and located to avoid removal of significant trees. Trails should be limited to pervious surfaces no more than eight feet in width for pedestrian use only. Raised boardwalks utilizing nontreated pilings may be acceptable.

d. Where existing buffers are degraded, the director may allow limited filling within the buffer when the applicant demonstrates that the buffer will be enhanced according to standards of this chapter, including appropriate soil preparation, will not result in slopes exceeding 25 percent, and there will be no net loss of wetland or buffer functions and values.

e. Functionally Disconnected Buffer Areas. Buffers may exclude areas that are functionally and effectively disconnected from the wetland by an existing public or private road or legally established development, as determined by the director. Functionally and effectively disconnected means that the road or other significant development blocks the protective measures provided by a buffer.

Significant developments shall include built public infrastructure such as roads and railroads, and private developments such as homes or commercial structures. The director shall evaluate whether the interruption will affect the entirety of the buffer. Individual structures may not fully interrupt buffer function. In such cases, the allowable buffer exclusion should be limited in scope to just the portion of the buffer

that is affected. Where questions exist regarding whether a development functionally disconnects the buffer, or the extent of that impact, the director may require a critical area report to analyze and document the buffer functionality.

2. Stream buffers shall be established as follows:

Stream Type	**Minimum Buffer Width (in feet)**
Type S	Per SMP
Type F	100
Type Np	50
Type Ns	50

a. The applicable minimum buffer for Type S streams is listed in the city's shoreline master program (SMP).

b. The buffer widths required in this section may be increased by the director up to a maximum of 50 percent for Type F and Ns streams and up to 100 percent for Type Np streams in response to site-specific conditions and based on the report information submitted to characterize the functions and values of the stream. This includes, but is not limited to, situations where the critical area serves as habitat for threatened, endangered or sensitive species. The applicant may propose to implement one or more enhancement measures, listed in order of preference below, which will be considered in establishing buffer requirements:

i. Removal of fish barriers to restore accessibility to anadromous fish.

ii. Enhancement of fish habitat using log structures incorporated as part of a fish habitat enhancement plan.

iii. Enhancement of wildlife habitat by adding structures that are likely to be used by wildlife, including wood duck houses, bat boxes, nesting platforms, snags, root wads/stumps, birdhouses, and heron nesting areas.

iv. Additional mitigating measures may include but are not limited to:

(A) Landscaping outside the buffer area with native vegetation or a reduction in the amount of clearing outside the buffer area;

(B) Planting native vegetation within the buffer area, especially vegetation that would increase value for fish and wildlife, increase stream bank or slope stability, improve water quality, or provide aesthetic/recreational value;

(C) Creating a surface channel where a stream was previously culverted or piped;

(D) Removing or modifying existing stream culverts (such as at road crossings) to improve fish passage and flow capabilities which are not detrimental to fish;

(E) Upgrading retention/detention facilities or other drainage facilities beyond required levels; or

(F) Similar measures determined applicable by the director.

c. No structures or improvements shall be permitted within the stream buffer area, including buildings, decks, docks, except as otherwise permitted or required under the city's adopted shoreline master program, or under one of the following circumstances:

i. When the improvements are part of an approved enhancement, restoration or mitigation plan; or

ii. For construction of new public roads and utilities, and accessory structures, when no feasible alternative location exists; or

iii. Construction of foot trails, according to the following criteria:

(A) Designed to minimize impact of permeable materials;

(B) Designed to minimize impact on the stream system;

(C) Of a maximum width of 12 feet;

(D) Located within the outer half of the buffer, i.e., the portion of the buffer that is farther away from the stream; or

iv. Construction of footbridges; or

v. Construction of educational facilities, such as viewing platforms and informational signs.

d. Buffer width averaging may be allowed for Type F and Type Np streams only; provided, that all of the following are demonstrated by the applicant:

i. One or more of the enhancement measures identified in subsections (E)(2)(b)(i) through (E)(2)(b)(iv) of this section are implemented;

ii. The total area contained within the buffer after averaging is no less in area than contained within the standard buffer prior to averaging;

iii. The buffer width averaging will result in stream functions and values equal or greater than before averaging; and

iv. The buffer width is not reduced by more than 25 percent in any location than the buffer widths established by this chapter.

e. Stream buffer widths may be reduced by the director on a case-by-case basis by up to 25 percent if an applicant demonstrates that a reduction will not result in any adverse impact to the stream. Further, if an existing buffer is vegetated, a buffer enhancement plan may be required to demonstrate how the function and values of the buffer and stream will be improved. If the existing buffer has been disturbed and/or is not vegetated, an enhancement plan shall be required that identifies measures to enhance the buffer functions and values and provide additional protection for the stream function and values. Enhancement plans are subject to approval by the director.

3. *Wildlife Habitat Areas.*

a. Buffer widths for critical habitat areas shall be determined by the director based on consideration of the following factors: species recommendations of the Department of Fish and Wildlife; recommendations contained in the wildlife report and the nature and intensity of land uses and activities occurring on the site and on adjacent sites. Buffers shall not be required for secondary or tertiary habitat. When designated Priority Habitat or Species are present, buffer widths shall conform to the best available

science guidance in WDFW's Riparian Ecosystems, Volume 2: Management Recommendations (2020), or as updated. The director may require a critical area report prepared by a qualified professional to document compliance.

b. Buffer widths for critical habitat areas may be modified by averaging buffer widths or by enhancing or restoring buffer quality.

c. Certain uses and activities which are consistent with the purpose and function of the buffer for critical habitat areas and do not detract from its integrity may be permitted by the director within the buffer depending on the sensitivity of the habitat area. Examples of uses and activities with minimal impact which may be permitted in appropriate cases include permeable pedestrian trails and viewing platforms and utility easements; provided, that any impacts to the buffer resulting from permitted facilities shall be mitigated. When permitted, such facilities shall generally be located as far from the critical habitat area as possible.

4. *Critical Landslide Hazard Areas.*

a. Required buffer widths for critical landslide hazard areas shall reflect the sensitivity of the critical landslide hazard area in question and the types and the risks associated with development and, in those circumstances permitted by these regulations, the type and intensity of human activity and site design proposed to be conducted on or near the area.

b. Minimum buffer width from critical landslide hazard areas shall be equal to the vertical height of the landslide hazard or 50 feet, whichever is greater, for all critical landslide hazard areas that measure 10 feet or more in vertical elevation change from top to toe of slope, as identified in the geotechnical report, maps, and field-checking. No disturbance may occur within the buffer except as provided within this chapter. c. Buffers may be reduced to a minimum width of 15 feet when the applicant demonstrates through the geotechnical report that the reduction will adequately protect the critical landslide hazard area and the proposed development through use of proposed engineering techniques.

d. To increase the functional attributes of the buffer, the department may require that the buffer be enhanced through planting of indigenous species. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.100 Alteration or development of critical areas – Standards and criteria – Prohibited uses.

Alteration of specific critical areas and/or their buffers may be allowed by the director subject to the criteria of this section. Alteration shall implement the mitigation standards as identified in ACC 16.10.110, and the performance standards of ACC 16.10.120 and the monitoring requirements of ACC 16.10.130.

A. *Wetlands.*

1. *Category I Wetlands.* Alterations of Category I wetlands shall be avoided subject to the reasonable use provisions of this chapter.

2. *Category II Wetlands.*

a. Alteration and mitigation shall comply with the mitigation performance standards and requirements of these regulations;

b. Where enhancement, restoration or creation is proposed, replacement ratios shall comply with the requirements of these regulations; and

c. No net loss of wetland functions and values may occur.

3. *Category III and IV Wetlands.*

a. Alteration and mitigation shall comply with the mitigation performance standards and requirements of these regulations;

b. Where enhancement, restoration or creation is proposed, replacement ratios shall comply with the requirements of these regulations; and

c. No net loss of wetland functions and values may occur.

d. The following wetlands may be exempt from the requirement to avoid impacts and they may be filled if the impacts are fully mitigated based on the remaining actions. If available, impacts should be mitigated through the purchase of credits from an in-lieu fee program or mitigation bank, consistent with the terms and conditions of the program or bank. Mitigation requirements may be determined using the credit/debit tool described in Calculating Credits and Debits for Compensatory Mitigation in

Wetlands of Western Washington: Final Report (Ecology Publication No. 10-06-011, or as revised and approved by Ecology). In order to verify the following conditions, a critical area report for wetlands meeting the requirements in ACC 16.10.060 must be submitted.

i. All non-federally-regulated Category IV wetlands less than 4,000 square feet that:

(A) Are not associated with riparian areas or their buffers.

(B) Are not associated with shorelines of the state or their associated buffers.

(C) Are not part of a wetland mosaic.

(D) Do not score six or more points for habitat function based on the 2014 update to the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by Ecology).

(E) Do not contain a priority habitat or a priority area for a priority species identified by the Washington Department of Fish and Wildlife, do not contain federally listed species or their critical habitat, or species of local importance identified in ACC 16.10.080(E).

ii. Wetlands less than 1,000 square feet that meet the above criteria and do not contain federally listed species or their critical habitat are exempt from the buffer provisions contained in this chapter.

B. *Streams.*

1. Relocation of a Type F, Np and Ns stream exclusively to facilitate general site design shall not be allowed. Relocation of a stream may take place only when it is part of an approved mitigation or enhancement/restoration plan. Consultation with Washington Department of Fish and Wildlife (WDFW) and a functional assessment demonstrating equal or improved aquatic and riparian ecosystem function, and no net loss of stream functions, is recommended. The result shall be equal or better habitat and water quality, and will not diminish the flow capacity of the stream.

2. Bridges shall be used to cross Type S streams; boring/micro-tunneling, or other forms of trenchless technologies may be considered for utility crossings if it would result in the same or lower impacts as bridging.

3. Culverts are allowable only under the following circumstances:

a. Only in Type F, Type Np, and Type Ns streams;

b. When fish passage will not be impaired;

c. When the following design criteria are met:

i. All new culverts shall be designed following guidance provided in the Washington Department of Fish and Wildlife's document: Water Crossing Design Guidelines, 2013 (or most recent version thereof). The applicant shall obtain a HPA from the Department of Fish and Wildlife;

ii. Culverts will include gradient controls and creation of pools within the culvert for Type F streams;

iii. Gravel substrate will be placed in the bottom of the culvert to a minimum depth of one foot for Type F and Type Np streams;

d. The applicant or successors shall, at all times, keep any culvert free of debris and sediment to allow free passage of water and, if applicable, fish. This responsibility shall be part of the required long-term preservation measure and may be subject to securing all the necessary approvals for any ongoing maintenance.

4. The city may require that an existing culvert be removed from a stream as a condition of approval, unless the culvert is not detrimental to fish habitat or water quality, or removal would be a long-term detriment to fish or wildlife habitat or water quality.

C. *Wildlife Habitat.*

1. *Critical Habitat.* Alterations of critical habitat shall be avoided, subject to the reasonable use provisions of this chapter. If alteration is unavoidable, projects must demonstrate compliance with WDFW's Priority Habitats and Species (PHS) guidelines.

2. *Secondary Habitat.* Alterations of secondary habitat may be permitted; provided, that the applicant mitigates adverse impacts consistent with the performance standards of ACC 16.10.120, and other requirements of this chapter.

3. *Tertiary Habitat.* Alterations of tertiary habitat are permitted consistent with applicable provisions of these regulations and provided that no other regulated critical area is present.

D. *Aquifer Recharge Areas.* The following land uses and activities applied for on or after the effective date of the ordinance codified in this chapter, as amended, shall be prohibited in Type I aquifer recharge areas:

1. Class V injection wells that inject industrial, municipal, or commercial waste fluids (as defined in WAC 173-218-030);

2. Surface impoundments for treating, storing and disposing of dangerous waste (as defined in WAC 173-303-040 and 173-304-100);

3. Waste piles for treating or storing solid waste (as defined in WAC 173-303-040, 173-303-660 and 173-304-420);

4. Hazardous waste treatment, storage, and disposal (as defined in WAC 173-303-040);

5. All types of solid waste landfills (as defined in WAC 173-304-100);

6. On-site sewage systems (as defined in Chapter 246-272A WAC) except as related to RC, residential conservancy zoned properties and properties located within sole source aquifer (community well sites not classified as groundwater protection areas) five- and 10-year time of travel areas. On-site sewage systems may be allowed in instances that there are no other means of sewage disposal and the applicant can demonstrate to the King County health department that the system can meet treatment standard N, as provided in WAC 246-272A-0110. Should an on-site sewage system be unable to meet these requirements, the applicant may apply for a critical areas variance in accordance with this chapter.

7. Recycling facilities that accept, store, or use hazardous substances as defined in WAC 173-218-030.

8. Underground storage of hazardous substances as defined in WAC 173-218-030, excluding the underground storage of petroleum and other substances as regulated by Chapter 173-360A WAC;

9. Use, storage, treatment, or production of perchlorethylene (PCE) or tetrachloroethylene (PERC), other than in closed-loop systems that do not involve any discharge of chemicals;

10. Petroleum refining, reprocessing, and storage, excluding the underground storage of petroleum products and other substances as regulated by Chapter 173-360A WAC;

11. Petroleum-product pipelines not associated with underground storage of petroleum and other regulated substances as regulated by Chapter 173-360 WAC; and

12. Storage or distribution of gasoline treated with the additive methyl tertiary butyl ether (MTBE).

E. *Geologic Hazard Areas.*

1. *General Standards.*

a. The city may approve, condition or deny proposals for the alteration of geologic hazard areas, as appropriate, based on the degree to which the significant risks posed by critical hazard areas to public and private property and to public health and safety can be mitigated. The objective of mitigation measures shall be to render a site containing a critical geologic hazard as safe as one not containing such hazard or one characterized by a low hazard. In appropriate cases, conditions may include limitations of proposed uses, modification of density, alteration of site layout and other appropriate changes to the proposal. Where potential impacts cannot be effectively mitigated or where the risk to public health, safety and welfare, public or private property, or important natural resources is significant notwithstanding mitigation, the proposal shall be denied.

b. When development is permitted in geologic hazard areas by these regulations, an applicant and/or its qualified consultant shall provide assurances which, at the city's discretion, may include one or more of the following:

i. A letter from the geotechnical engineer and/or geologist who prepared the geotechnical report required by these regulations, stating that the risk of damage

from the proposal, both on site and off site, is minimal subject to the conditions set forth in the report, that the proposal will not increase the risk of occurrence of the potential geologic hazard, and that measures to eliminate or reduce risks have been incorporated into its recommendations;

ii. A letter from the applicant, or the owner of the property if not the applicant, stating its understanding and acceptance of any risk of injury or damage associated with development of the site and agreeing to notify any future purchasers of the site, portions of the site, or structures located on the site of the geologic hazard;

iii. A legally enforceable hold harmless agreement, which shall be recorded as a covenant and noted on the face of the deed or plat, and executed in a form satisfactory to the city, acknowledging that the site is located in a geologic hazard area; the risks associated with development of such site; and a waiver and release of any and all claims of the owner(s), their directors, employees, or successors, or assigns against the city of Auburn for any loss, damage, or injury, whether direct or indirect, arising out of issuance of development permits for the proposal; and

iv. Posting of a bond, guarantee or other assurance device approved by the city to cover the cost of monitoring, maintenance and any necessary corrective actions.

2. *Specific Standards.*

a. Critical *Landslide Hazard Areas.*

i. Alterations to landslide hazard areas may be permitted based on the findings and recommendations of a geotechnical engineer (report, letter, etc.) that is prepared consistently with the requirements of this chapter and certifying that the development complies with the criteria in subsection (1) of this section.

ii. Unless otherwise provided or as a necessary part of an approved alteration, removal of any vegetation from a critical landslide hazard area or buffer shall be prohibited, except for removal of dead or diseased trees as verified by an arborist that pose danger to life or property or removal of tree(s) within the public right-of-way by order of the City Engineer to address public safety.

iii. Vegetation on slopes within a landslide hazard area or buffer which has been damaged by human activity or infested by noxious and invasive weeds may be replaced with native vegetation pursuant to an enhancement plan. The use of hazardous substances, pesticides, and fertilizers in landslide hazard areas and their buffers is prohibited, unless otherwise approved by the director.

iv. All alterations shall be undertaken in a manner to minimize disturbance to the landslide hazard area, slope, and vegetation, unless the alterations are necessary for slope stabilization.

b. *Critical Seismic Hazard Areas.*

i. For one-story and two-story residential structures, the applicant shall conduct an evaluation of site response and liquefaction potential based on the performance of similar structures under similar foundation conditions; or

ii. For all other proposals, the applicant shall conduct an evaluation of site response and liquefaction potential including sufficient subsurface exploration to provide a site coefficient (S) for use in the static lateral force procedure described in the International Building Code.

c. *Erosion Hazard Areas*

i. Clearing in an erosion hazard area is not limited to time of year, except when such restrictions are recommended in the geotechnical report and approved by the City.

F. *Flood Hazard Areas.* Development standards are defined by Chapter 15.68 ACC. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements.

A. *Mitigation Standards.* Adverse impacts to critical area functions and values shall be mitigated. Mitigation must follow the sequence of avoidance, minimization, rectification/rehabilitation, reduction of impacts over time, and compensation, in that order. Proposals relying on compensatory mitigation shall demonstrate:

1. All feasible and reasonable measures as determined by the department have been taken to reduce impacts and losses to the critical area, or to avoid impacts where avoidance is required by these regulations;

2. The restored, created or enhanced critical area or buffer will be as viable and enduring as the critical area or buffer area it replaces; and

3. No overall net loss will occur in wetland or stream functions and values. The mitigation shall be functionally equivalent to or greater than the altered wetland or stream in terms of hydrological, biological, physical, and chemical functions; and

4. Mitigation shall occur within the same drainage basin using a watershed approach. However, when the applicant can demonstrate that a mitigation site in a different sub-drainage basin is ecologically preferable, it should be used.

B. *Location and Timing of Mitigation.*

1. The preferred location of mitigation is on site when ecologically preferable to other identified alternatives. Mitigation may be allowed off site when it is determined by the director that on-site mitigation is not ecologically preferable to other identified alternatives. or, in the case of wetlands, where the affected site is identified as appropriate for off-site mitigation in the Mill Creek Special Area Management Plan (SAMP), April 2000. The burden of proof shall be on the applicant to demonstrate that mitigation cannot be provided on site or is consistent with the SAMP. If it is determined that on-site mitigation is not ecologically preferable to other identified alternatives, mitigation shall be provided in the same drainage basin as the permitted activity on property owned, secured, or controlled by the applicant, or provided by the applicant using alternative mitigation options such as mitigation banking or in-lieu fee programs. The mitigation should result in no net loss to

the critical area functions impacted and associated watershed. Where mitigation is authorized to be located outside the city limits, the applicant shall assure to the satisfaction of the director that other requirements of this chapter will be met, including but not limited to, monitoring and maintenance.

2. All off-site mitigation must provide equivalent or greater ecological functions and be consistent with the provisions of this chapter. Where mitigation is located outside the city limits, the applicant shall demonstrate to the satisfaction of the director that long-term protection, maintenance, and monitoring requirements of ACC 16.10.110 and ACC 16.10.130 will be met.

3. In-kind mitigation shall be provided unless the applicant demonstrates, and the director concurs, that out-of-kind mitigation will result in equal or greater ecological or habitat function. Out-of-kind mitigation may be approved only where it provides equal or greater benefits to critical area functions.

4. Mitigation for wetlands, streams, and habitat conservation areas shall occur in a location that has a sufficient and reliable water source, including surface water or groundwater, with a hydrologic connection to the impacted critical area. Preference shall be given to locations with natural hydrologic connections over those that rely on artificial or constructed systems requiring regular maintenance.

5. Timing of Compensatory Mitigation. It is preferred that compensatory mitigation projects be completed prior to activities that will impact wetlands. At the least, compensatory mitigation shall be completed immediately following wetland impacts and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.

6. The applicant shall provide documentation demonstrating that the chosen mitigation location and schedule will achieve no net loss of ecological functions and values and that the mitigation site will be protected in perpetuity consistent with ACC 16.10.130.

C. *Wetland and Buffer Replacement Ratios.*

1. Wetland compensatory mitigation ratios shall account for the wetland category, the proposed impact area and functions, the quality and functions of the mitigation site, location factors, and timing of mitigation. To protect functions and values more fully, and

as an alternative to the mitigation ratios found in Section ACC 16.10.110(C)(2) of this Chapter, the director may allow mitigation based on the Credit-Debit Method developed by the Department of Ecology in Calculating Credits and Debits for Compensatory Mitigation in Wetlands of [Western Washington (Ecology Publication # 10-06-011), see ACC 16.10.110(D) for information on credits from an approved in-lieu fee program.

2. The following acreage replacement ratios shall be used when impacts to wetlands are permitted. These ratios are based on the category of the wetland and the type of mitigation proposed. Ratios apply to permanent, direct impacts to wetlands.

Wetland Category	Creation or Reestablishment	Rehabilitation	Enhancement	Preservation*
I (Functions-based)	4:1	8:1	16:1	16:1
II	3:1	6:1	12:1	12:1
III	2:1	4:1	8:1	8:1
IV	1.5:1	3:1	6:1	6:1

*Preservation ratios apply only when used in combination with reestablishment or creation at no less than a 1:1 ratio.

3. Category IV wetlands may be mitigated either by using the replacement ratios identified in subsection (2) or, when permitted by state and federal regulatory agencies, through authorized fill and compensatory mitigation.

4. Buffer Mitigation Ratios. Impacts to buffers shall be mitigated at a minimum 1:1 ratio. Compensatory buffer mitigation shall replace those buffer functions lost from development.

D. In-Lieu Fee (ILF) Mitigation: Credits from an approved in-lieu fee program may be used when all the following apply:

a. The director determines that it would provide appropriate compensation for the proposed impacts.

b. The proposed use of credits is consistent with the terms and conditions of the approved ILF program instrument.

c. Projects using ILF credits shall have debits associated with the proposed impacts calculated by the applicant's qualified wetland professional using the credit assessment method specified in the approved instrument for the ILF program.

d. The impacts are located within the service area specified in the approved ILF instrument.

E. Long-term protection of regulated wetlands, streams, wildlife habitat areas, geologically hazardous areas, aquifer recharge areas, and any associated buffer(s) shall be provided by one of the following methods:1. For subdivisions, short subdivisions, and binding site plans, the critical area and its buffer shall be protected long-term by one of the following measures in the following order of preference:

a. The critical area and its buffer shall be placed in a separate tract on which development is prohibited and a note shown on the face of the plat indicating that the homeowners or homeowners' association is responsible for maintenance of the tract. If the city agrees to accept dedication of the tract, a city-approved note shall be shown on the face of the plat indicating that the city is responsible for long-term ownership and maintenance of the tract and there shall be adequate provisions for city access to the tract from a public street, as approved by the director.

b. The critical area and its buffer shall be protected by execution of an easement dedicated to the city, a conservation organization or land trust, or similarly preserved through a permanent protective mechanism acceptable to the city. Access to the easement must be assured from the public street.2. For all other developments, the critical area and its buffer shall be protected by execution of an easement dedicated to the city, a conservation organization, or land trust or similarly preserved through a permanent protective mechanism acceptable to the city. The legal description, depicted location, limitations associated with the critical area and its buffer, and access from the public street shall be included within the easement document. The easement provisions shall be reviewed and acceptable to the city prior to recording with the King County recorder or Pierce County auditor.(Ord. 6733 § 3 (Exh. B), 2019; Ord. 6476 § 1, 2013; Ord. 5894 § 1, 2005.)

3. For any critical area mitigation site required by this chapter, long-term protection shall be provided using one of the protective mechanisms described in subsections (E)(1) or (E)(2) of this section and recorded prior to final plat approval or issuance of any occupancy permit.

F. Mitigation Plan Requirements. When a project involves wetland and/or buffer impacts, a mitigation plan prepared by a qualified wetland professional shall be required, meeting the following minimum standards:

1. The report shall include a written plan and plan sheets that contain, at a minimum, the elements listed below. Full guidance can be found in Wetland Mitigation in Washington State–Part 2: Developing Mitigation Plans (Version 1) (Ecology Publication #06-06-011b, or as revised).

a. The written report shall be prepared by a qualified wetland professional and contain, at a minimum:

i. The name and contact information of the applicant; the name, qualifications, and contact information of the primary author(s) of the compensatory mitigation plan; a description of the development proposal; a summary of the impacts and proposed compensation concept; identification of all the local, state, and federal wetland-related permits required for the project; and a vicinity map for the project.

ii. Description of how the development project has been designed to avoid, minimize, or reduce adverse impacts to wetlands.

iii. Description of the existing wetland and buffer areas proposed to be altered. Include acreage or square footage, water regime, vegetation, soils, functions, landscape position, and surrounding land uses. Also describe impacts in terms of acreage by Cowardin classification, hydrogeomorphic classification, and wetland rating.

iv. Description of the compensatory mitigation site, including location and rationale for selection. Include an assessment of existing conditions, including acreage or square footage of wetlands and uplands, water regime, sources of water, vegetation, soils, functions, landscape position, and surrounding land

uses. Estimate future conditions in this location if the compensation actions are not undertaken.

v. Surface and subsurface hydrologic conditions, including an analysis of existing and proposed hydrologic regimes for enhanced, established, or restored compensatory mitigation areas. Include illustrations of how data for existing hydrologic conditions were used to determine the estimates of future hydrologic conditions.

vi. A description of the proposed actions for compensation of wetland and buffer areas affected by the project. Include overall goals of the proposed mitigation, including a description of the targeted functions, hydrogeomorphic classification, and expected categories of wetlands.

vii. A description of the proposed mitigation construction, activities and timing of activities and where appropriate as determined by the director a description and documentation of the as-built conditions.

viii. Performance standards (measurable standards for years post-installation) for wetland and buffer areas, a monitoring schedule, a maintenance schedule, and actions proposed by year.

ix. A discussion of ongoing management practices that will protect wetlands after the development project has been implemented, including proposed monitoring and maintenance programs (for remaining wetlands and compensatory mitigation wetlands).

x. A bond estimate for the entire compensatory mitigation project, including the following elements: site preparation, plant materials, construction materials, installation and oversight, maintenance at least twice per year for up to ten years, annual monitoring field work and reporting, contingency actions for a maximum of the total required number of years for monitoring, and removal of all non-natural site implements (e.g., irrigation equipment, construction fencing, plant protectors, weed barrier fabric) by the end of the monitoring period.

xi. Proof of establishment of Notice on Title for the remaining wetlands and buffers on the development project site (if any) and a legal site protection mechanism for the compensatory mitigation areas.

b. The scaled plan sheets shall contain, at a minimum:

i. Mapped, ground-verified edges of the existing wetland and buffers, proposed areas of wetland and/or buffer impacts, and location of proposed wetland and/or buffer compensation actions.

ii. Existing topography, ground-verified, at two-foot contour intervals in the zone of the proposed compensation actions if any grading activity is proposed in the compensation area(s). Also include existing cross-sections (estimated one-foot intervals) of wetland areas on the development site that are proposed to be altered and of the proposed areas of wetland and buffer compensation.

iii. Conditions expected from the proposed actions on site, including future hydrogeomorphic classes, vegetation community types (e.g., Cowardin class), and future hydroperiods.

iv. Required wetland buffers for existing wetlands and proposed compensation areas. Also identify any zones where buffers are proposed to be reduced or enlarged outside of the standards identified in this Chapter.

v. A planting plan for the compensation area, including all species by proposed community type and hydroperiod, size and type of plant material to be installed, spacing of plants, typical clustering patterns, total number of each species by community type, and timing of installation.

16.10.120 Performance standards for mitigation planning.

The performance standards in this section shall be incorporated into mitigation plans submitted to the city for impacts to critical areas.

A. *Wetlands and Streams.*

1. Use plants native to the Puget Lowlands or Pacific Northwest ecoregion; non-native, introduced plants or plants listed by the Washington State Department of Agriculture as noxious weeds (Chapter 16-750 WAC) shall not be used;

2. Use plants adapted to and appropriate for the proposed habitats and consider the ecological conditions known or expected to be present on the site. For example, plants assigned a facultative wetland (FACW) wetland indicator status should be used for sites with soils that are inundated or saturated for long periods during the growing season. Use nearby reference wetlands or aerial photos to identify plants suitable to the site conditions and hydrologic regimes planned for the mitigation site. Avoid planting significant areas of the site with species that have questionable potential for successful establishment, such as species with a narrow range of habitat tolerances;

3. Utilize plant species' heterogeneity and structural diversity that emulates native plant communities described in "Natural Vegetation of Oregon and Washington" (Franklin, J.F. and C.T. Dyrness, 1988) or other regionally recognized publications on native landscapes;

4. Specify plants that are commercially available from native-plant nurseries or available from local sources. If collecting some or all native plants from donor sites, collect in accordance with ecologically accepted methods, such as those described in the "Washington Native Plant Society's Policy on Collection and Sale of Native Plants," that do not jeopardize the survival or integrity of donor plant populations;

5. Use perennial plants in preference to annual species; the use of annual species should be limited to a temporary basis in order to provide erosion control, support the establishment of perennial plants, or if mitigation monitoring determines that native plants are not naturally colonizing the site or if species diversity is unacceptably low compared to approved performance standards;

6. Use plant species high in food and cover value for native fish and wildlife species that are known or likely to use the mitigation site (according to reference wetlands, published information, and professional judgment);

7. Install a temporary irrigation system and specify an irrigation schedule and responsible party to maintain unless a sufficient naturally occurring source of water is demonstrated. Temporary irrigation facilities shall be removed after the time specified by the qualified consultant;

8. Identify methods of soil preparation. For stream substrate or wetland soils, at least one foot of clean inorganic and/or organic materials, such as cobble, gravel, sand, silt, clay, muck, soil, or peat, as appropriate, shall be ensured. The stream substrate or wetland soils shall be free from solid, dangerous, or hazardous substance as defined by Chapter 70.105 RCW and implementing rules;

9. Confine temporary stockpiling of soils to upland areas. Identify construction access routes and measures to avoid resultant soil compaction. Unless otherwise approved by the director, comply with all applicable best management practices for clearing, grading, and erosion control to protect any nearby surface waters from sediment and turbidity;

10. Show densities and placement of plants; these should be based on the ecological tolerances of species proposed for planting, as determined by a qualified consultant;

11. Provide sufficient specifications and instructions to ensure proper placement and spacing of seeds, tubers, bulbs, rhizomes, springs, plugs and transplanted stock, and other habitat features, and to provide a high probability of success, and to reduce the likelihood of prolonged losses of wetland functions from proposed development;

12. Do not rely on fertilizers and herbicides to promote establishment of plantings; if fertilizers are used, they must be applied per manufacturer specifications to planting holes in organic or controlled release forms, and never broadcast on the ground surface; if herbicides are used to control invasive species or noxious weeds and to help achieve performance standards, only those approved for use in aquatic ecosystems by the Washington Department of Ecology shall be used; herbicides shall only be used in conformance with all applicable laws and regulations and be applied per manufacturer specifications by an applicator licensed in the state of Washington; and

13. Include the applicant's mitigation plan consultant in the construction process to ensure the approved mitigation plan is completed as designed. At a minimum, the consultant's participation will include site visits to inspect completed rough and final grading, installation of in-water or other habitat structures, and to verify the quality and quantity of native plant materials before and after installation;

14. *Signs and Fencing of Wetlands and Streams Critical Areas.*

a. *Temporary Markers.* The outer perimeter of the critical area or buffer and the limits of those areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field in such a way as to ensure that no unauthorized intrusion will occur, and verified by the department prior to the commencement of authorized activities. This temporary marking shall be maintained throughout construction, and shall not be removed until permanent signs, if required, are in place.

b. *Permanent Signs.* As a condition of any permit or authorization issued pursuant to this chapter, the department may require the applicant to install permanent signs along the boundary of a critical area or buffer. Permanent signs shall be made of metal face and attached to a metal post, firmed anchored, or other materials of equal durability approved by the director. Signs must be posted at an interval of one per lot or every 50 feet, whichever is less, and must be maintained by the property owner in perpetuity. The sign shall be worded as follows or with alternative language approved by the director:

> Sensitive Area Boundary
>
> "Help protect and care for this area. Trampling or cutting vegetation, placing fill or garbage, and any other activities that may disturb the sensitive area are prohibited, as regulated under Auburn City Code Chapter 16.10.
>
> Please contact city of Auburn at 253-931-3090 with questions or concerns."

c. *Fencing.*

i. The director shall condition any permit or authorization issued pursuant to this chapter to require the application to install a permanent fence at the edge of the critical area or buffer, when fencing will prevent future impacts on the critical area.

ii. The applicant shall be required to install a permanent fence around the critical area or buffer when domestic grazing animals are present or may be introduced on site.

iii. Fencing installed as part of a proposed activity or as required in this subsection shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes habitat impacts.

iv. Fencing shall include a permanent natural wood split-rail fence, such as cedar or other non-pressure-treated wood, with fence posts set in concrete footings, or similar, as approved by the director.

B. *Wetlands.* Do not exceed a maximum water depth of 6.6 feet (two meters) at mean low water unless approved as part of a planned interspersion of wetland vegetation classes and deep-water habitats.

1. Do not exceed a slope of 25 percent (4H:1V) in the wetland unless it can be clearly demonstrated by supporting documentation that wetland hydrology and hydric soils capable of supporting hydrophytic (wetland) vegetation will be created on steeper slopes;

2. Do not exceed a slope of 25 percent (4H:1V) in the wetland buffer; and

3. Limit deep-water habitat (greater than 6.6 feet at mean low water) in compensatory wetland to no more than 60 percent of the total area, and approach this limit only when deep-water habitat is highly interspersed with wetland vegetation classes, including aquatic bed, emergent, scrub-shrub, and forested.C. *Wildlife Habitat Conservation Areas.*

1. Incorporate relevant performance standards from subsections A and B of this section, as determined by the director;

2. Include the following additional mitigation measures in mitigation planning:a. Locate buildings and structures in a manner that minimizes adverse impacts on critical habitats used by threatened or endangered species and identified by the Washington State Department of Fish and Wildlife, NOAA Fisheries, and U.S. Fish and Wildlife Service;

b. Integrate retained habitat into open space and landscaping;

c. Wherever possible, consolidate critical habitats into larger, unfragmented, contiguous blocks;

d. Use native plant species for landscaping of disturbed or undeveloped areas and in any habitat enhancement or restoration activities;

e. Create habitat heterogeneity and structural diversity that emulates native plant communities described in Natural Vegetation of Oregon and Washington (Franklin, J.F.

and C.T. Dyrness, 1988) or other regionally recognized publications on native landscapes;

f. Remove and/or control any noxious weeds or exotic animals which are problematic to the critical habitat area as determined by the director or consultant hired by the city to review the mitigation plan; and

g. Preserve significant or existing native trees, preferably in stands or groups, consistent with achieving the goals and standards of this chapter; the plan shall reflect the report prepared pursuant to ACC 16.10.070.

3. Where WDFW-designated critical habitat or Priority Habitat/Site (PHS) areas are present adjacent to mitigation sites, buffer widths must be consistent with WDFW Riparian Ecosystems, Volume 2: Management Recommendations (2020).

D. *Geologic Hazard Areas.*

1. Incorporate relevant performance standards from the preceding subsections, as determined by the director;

2. The following additional performance standards shall be reflected in proposals within geologic hazard areas:

a. A geotechnical report shall be prepared to identify and evaluate potential hazards and to formulate mitigation measuresb. Construction methods will not adversely affect geologic hazards or will reduce adverse impacts on geologic hazards;

c. Site planning shall minimize disruption of existing topography and natural vegetation;

d. Impervious surface coverage shall be minimized;

e. Disturbed areas shall be replanted with permanent vegetation as soon as feasible pursuant to a mitigation or landscape plan;

f. Clearing and grading shall be limited to between April 1st and October 31st unless the geotechnical report specifically addresses measures necessary to perform clearing and grading during other portions of the year;

g. The limited use of retaining walls that minimize disturbance or alteration of existing natural slope areas is preferred over graded slopes;

h. Temporary erosion and sedimentation controls, pursuant to an approved plan, shall be implemented during construction;

i. A drainage plan shall be prepared for large projects as required by the city engineer;

j. Development shall not increase instability or create a hazard to the site or adjacent properties, or result in a significant increase in sedimentation or erosion.

E. *Aquifer Recharge Areas.* Protective measures are required of all evelopment except an individual single-family or two-family (duplex) dwelling unit. Development applications shall include the following minimum measures and incorporate the appropriate responses:

1. *Type I Aquifer Recharge Areas.*

a. Indicate how hazardous substances shall be stored and used such that any unauthorized release or discharge of the hazardous substances is prevented.

b. Specify that pesticides, herbicides, and fertilizers shall be applied in strict conformance with manufacturer's instructions and by persons licensed to perform such applications, if applicable.

c. Document hazardous substances management procedures, including, but not limited to, operations plans, drawings and as-built diagrams, emergency response and spill cleanup plans, and employee training documentation. This information can be provided in the form of copies of permits or other documentation required by other authorities.

d. Indicate that any fill material shall be documented to be free of contaminants that exceed Method A and Method B soil cleanup standards specified in Chapter 173-340 WAC prior to placement on the ground, if applicable.

e. Specify that any contaminant release reported to the Washington State Department of Ecology (Ecology) per Chapter 173-340 WAC shall also be reported to the city of Auburn public works department concurrent with notification of Ecology.

f. Include a provision that the implementation of the protective measures will be maintained during the life of the project. Updates shall occur whenever there is a change in use or business occupancy or when there are significant changes in facility operations or hazardous substances management. A copy of the plan is to be available for review by city inspectors at the business or businesses within the development. The plan should cover the facility site in general as well as have a section(s) specific to any tenants within the development.

2. *Type II Aquifer Recharge Areas.* Property owners shall implement best management practices for water resource protection. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.130 Monitoring program and contingency plan.

A. For all actions requiring a mitigation plan, a monitoring program shall be prepared and implemented by the applicant to evaluate the success of the mitigation project and to determine necessary corrective actions. This program shall determine if the original goals and objectives are being met. The monitoring program shall be reviewed and approved by the city prior to implementation. The monitoring program shall include a contingency plan in the event that implementation of the mitigation plan is inadequate or fails.

B. A performance and maintenance security is required to ensure the applicant's compliance with the terms of the approved mitigation plan. The amount of the performance security shall equal 125 percent of the cost of the mitigation project to be provided prior to construction commencing and for the length of the monitoring period after construction is complete; the director may agree to reduce the security in proportion to work successfully completed over the period of the security.

C. Incorporate the following into monitoring programs prepared to comply with this chapter:

1. Appropriate, accepted, and unbiased qualitative or precise and accurate quantitative sampling methods to evaluate the success or failure of the project compared to performance standards approved by the city;

2. Quantitative sampling methods that include permanent photo points installed at the completion of construction and maintained throughout the monitoring period and shall

also include permanent transects, sampling points (e.g., quadrants or water quality or quantity monitoring stations), and wildlife monitoring stations;

3. Clearly stipulated qualitative and quantitative sampling methods that are approved by the city before implementation by the project proponent;

4. Appropriate qualitative and/or quantitative performance standards that will be used to measure the success or failure of the mitigation. For wetlands, streams and habitat areas these will include, at a minimum, standards for plant survival and diversity, including structural diversity, the extent of wetland hydrology, hydric soils, and habitat types and requirements as appropriate; all proposed standards are subject to review and approval by the city or the consultant selected by the city to review the mitigation monitoring plan. The qualitative and/or quantitative performance standards shall generally address the following subject areas:

a. Requirements for survival of plantings;

b. Requirements for plant density or percentage cover by plants;

c. Requirements for plant diversity (species composition diversity, structural diversity – tree, shrub, and groundcover layers, deciduous and evergreen, etc.);

d. Requirements that are staged over time so that different performance standards must be met as the mitigation area matures;

e. Measures to verify that the type and amount of functional areas that are part of the mitigation plan are successfully established (e.g., identify steps that will be implemented to confirm that the amount and type of created wetland meets the criteria of a wetland);

f. Requirements specifically limiting occurrence of exotic and nuisance plant species;

g. Requirements for ongoing preservation and protection measures such as continued existence in good condition of fencing and critical area signage. Also, avoidance of disturbance, trampling and the accumulation of litter or debris within the critical area and its buffer.

5. Monitoring programs for a minimum period of five years for buffer enhancement and other types of mitigation programs that include, at a minimum, preparation of an as-built

plan upon completion of construction; biannual monitoring and preparation of annual monitoring reports following implementation; and a maintenance plan. More stringent monitoring requirements or longer monitoring periods may be required on a case-by-case basis for more complex mitigation plans (e.g., ten years or more when forested or scrub-shrub wetlands are the intended result);

6. Monitoring reports shall be submitted to the director by December 1st of the year in which monitoring is conducted. The reports are to be prepared by a qualified consultant and must contain all qualitative and quantitative monitoring data, photographs, and an evaluation of each of the applicable performance standards. If performance standards are not being met, appropriate corrective or contingency measures must be identified and communicated to the director and upon concurrence, implemented to ensure that performance standards will be met;

7. Provision for the extension of the monitoring period beyond the minimum time frame if performance standards are not being met at the end of the initial five-year period; and provision for additional financial securities or bonding to ensure that any additional monitoring and contingencies are completed to ensure the success of the mitigation. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.140 Procedural provisions.

A. *Interpretation and Conflicts.* The director shall have the authority to administer the provisions of this chapter, to make determinations with regard to the applicability of the regulations, to interpret the intent of unclear provisions, to require additional information, to determine the level of detail and appropriate methodologies for critical area reports and studies, to prepare application forms and informational materials as required, and to promulgate procedures and rules for unique circumstances not anticipated within standards and procedures contained in this section. The director shall also determine whether critical area review is required based on the presence or proximity of mapped critical areas or indicators on a project site. Administrative interpretations may be appealed to the hearing examiner as prescribed in ACC 18.70.050.

B. *Penalties and Enforcement.* Compliance with these regulations and penalties for their violation shall be enforced pursuant to the procedures set forth in Chapter 1.25 ACC.

C. *Appeals of Critical Area Review Decisions.* Appeals of critical area review decisions shall be governed by the procedures set forth in ACC 18.70.050. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

16.10.150 Reasonable use provision.

A. The standards and requirements of these regulations are not intended and shall not be construed or applied in a manner, to deny all reasonable use of private property.

If an applicant demonstrates to the satisfaction of the hearing examiner that strict application of these standards would deny all reasonable economic use of a property, development may be permitted subject to appropriate conditions.

B. Applications for a reasonable use exception shall be processed as a Type III decision, pursuant to ACC 14.03.030 and Chapter 2.46 ACC.

C. An applicant for relief from strict application of these standards shall demonstrate that all of the following criteria are met:

1. There is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density, configuration, and/or building size, that would allow a reasonable and economically viable use with fewer adverse impacts to critical areas and buffers.

2. The proposed development activities, as conditioned, will result in the minimum possible impacts to affected critical areas;

3. All reasonable mitigation measures have been implemented or assured;

4. The proposal is consistent with the general purposes and intent of this chapter and the public interest.

5. The inability to derive reasonable use is not the result of the applicant's actions or that of a previous property owner, such as by segregating or dividing the property and creating an undevelopable condition; and

6. The applicant shall demonstrate that the use would not cause a hazard to life, health or property.

D. Any authorization of a reasonable use exception shall be the minimum necessary to allow for reasonable economic use of the property, and shall include conditions of approval and mitigation as necessary to protect critical areas and their functions and values to the maximum extent practicable.

E. The burden of proof shall be on the applicant to provide evidence in support of the application and to provide sufficient information on which any decision has to be made.

F. Any alteration of a critical area approved under this section shall be subject to an approved mitigation plan consistent with ACC 16.10.110 and 16.10.120.

G. Approval of a reasonable use exception shall not eliminate the need for any other permit or approval otherwise required for a proposal by applicable city codes.

H. Except when application of this title would deny all reasonable use of a site, an applicant who seeks an exception from the regulations of the title shall pursue a variance as provided in ACC 16.10.160. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6442 § 13, 2012; Ord. 5894 § 1, 2005.)

16.10.160 Variances.

Applications for variances to the strict application of the terms of this chapter to a property may be submitted to the city. Minor variances, defined as up to and including 10 percent of the requirement, may be granted by the director as a Type II decision as defined by Chapter 14.03 ACC. Variance requests which exceed 10 percent may be granted by the hearing examiner as a Type III decision, pursuant to ACC 14.03.030 and Chapter 2.46 ACC. Approval of variances from the strict application of the critical area requirements shall conform to the following criteria:

A. There are unique physical conditions peculiar and inherent to the affected property which make it difficult or infeasible to strictly comply with the provisions of this section;

B. The variance is the minimum necessary to accommodate the building footprint and access;

C. The proposed variance would preserve the functions and values of the critical area, and/or the proposal does not create or increase a risk to the public health, safety and general welfare, or to public or private property;

D. The proposed variance would not adversely affect surrounding properties adjoining;

E. Adverse impacts to critical areas resulting from the proposal are minimized; and

F. The special circumstances or conditions affecting the property are not a result of the actions of the applicant or previous owner. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6442 § 14, 2012; Ord. 5894 § 1, 2005.)

16.10.170 Special exception for public agencies and utilities.

A. If the application of this chapter would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception pursuant to this section.

B. *Exception Request and Review Process.* An application for a public agency and utility exception shall be made to the city and shall include a critical area identification form; critical area report, including mitigation plan, if necessary; and any other related project documents such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW and Chapter 197-11 WAC). The director shall prepare a recommendation to the hearing examiner based on review of the submitted information, a site inspection, and the proposal's ability to comply with public agency and utility exception review criteria in subsection D of this section.

C. *Hearing Examiner Review.* The hearing examiner shall review the application and director's recommendation, and conduct a public hearing pursuant to the provisions of Chapter 2.46 ACC. The hearing examiner shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all of the public agency and utility exception criteria in subsection D of this section.

D. *Public Agency and Utility Review Criteria.* The criteria for review and approval of public agency and utility exceptions follow:

1. There is no other practical alternative to the proposed development with less impact on critical areas;

2. The application of this chapter would unreasonably restrict the ability to provide utility services to the public;

3. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;

4. The proposal protects critical area functions and values to the extent feasible and provides for mitigation in accordance with the provisions of this chapter; and

5. The proposal is consistent with other applicable regulations and standards.

E. *Burden of Proof.* The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6442 § 15, 2012; Ord. 5894 § 1, 2005.)

16.10.180 Severability.

If any provision of these regulations or its application to any person or circumstance is held invalid by a court of competent jurisdiction, the remainder of these regulations or the application to other persons or circumstances shall not be affected. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 5894 § 1, 2005.)

The Auburn City Code is current through Ordinance 6961, passed December 2, 2024.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.auburnwa.gov

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CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Home Occupation Text Amendment (Clark)
Discussion of the additional proposed changes to the Home Occupation (Chapter 18.60 ACC) code recommendation made by the Planning Commission on August 5, 2025.

Meeting Date:
September 16, 2025

Department:
Community Development

Attachments:
Home Occupation Code Update w Additional Revisions Memo, Staff PowerPoint Presentation , Exhibit 1 - Home Occ Zoning Code Text Amend Strikeout-Underline Additional Rev in Yellow, Exhibit 2 - Home Occupation Zoning Code Text Amendment CLEAN

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Councilmember:

Staff: Jason Krum

CITY OF AUBURN WASHINGTON

Memorandum

TO: Judi Roland, Chair, Planning Commission
Bill Stewart, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Gabriel R. Clark, Planner II
Department of Community Development

DATE: September 5, 2025

RE: City File No. ZOA25-0001 Home Occupation Text Update – Additional Revisions

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PROPOSAL: The proposed zoning code amendment has been discussed with the Planning Commission during the August 5th, 2025, regular meeting. The Planning Commission held a public hearing for the Home Occupation Code Update at the same August 5th, 2025, meeting. Leadership has recommended additional revisions to the proposed code update.

FINDINGS OF FACT:

Background Summary and Proposal:

1. The proposed zoning code amendment has been discussed with the Planning Commission during the August 5th, 2025, regular meeting. The Planning Commission held a public hearing for the Home Occupation Code Update at the same August 5th, 2025, meeting.
2. Leadership has recommended additional revisions to the proposed code update. Planning Services Staff will present the code and revisions to planning commission at the September 16th Special Meeting.
3. The proposed zoning code amendment with revisions was presented to Planning Commission at the September 16th Special Meeting following recommendations from leadership. Planning Commission held a public hearing for the Home Occupation Code Update at the same September 16th Special meeting.

STAFF RECOMMENDATION: Planning Commission to conduct a public hearing and recommend the City Council to review and adopt the text amendment to the home occupation related zoning regulations of Title 18, Auburn's Zoning Code, specifically Chapter 18.60 "Home Occupations" and Title 14, Auburn's Project Review, specifically Chapter 14.03 "Types of Project Permit Decisions," with the additional text revisions.

ATTACHMENTS:
Staff PowerPoint to Planning Commission
Exhibit 1 – Home Occupation Zoning Code Text Amendment (strikeout-underline version) w/ additional revisions noted or highlighted in yellow
Exhibit 2 – Home Occupation Zoning Code Text Amendment (clean version)

PLANNING COMMISSION

HOME OCCUPATION CODE UPDATE

PRESENTED BY
GABRIEL CLARK, PLANNER II
SEPTEMBER 16, 2025

Department of Community Development
Planning ● Building ● Development Engineering ● Permit Center
Economic Development ● Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

BACKGROUND AND PURPOSE

- ACC 14.03.030 identify special home occupation permits as requiring a Type III decision.
- Project review, public notice, and meeting coordination is an involved process that reduces efficiency.
- Public comment and input from the hearing examiner are infrequent and rarely require reconsideration.

SUMMARY OF CODE CHANGES

- Staff is proposing to revise/amend sections:
  - 14.03.010 – Type I decisions.
  - ~~18.60.015 – Business license required.~~
  - **18.60.020 – Requirements.**
  - 18.60.030 – Exemptions.
  - 18.60.040 – Special home occupation permit.
  - **18.60.050 – Businesses not permitted as home occupations.**

PROPOSED OF CODE CHANGES

- Remove New Section – ACC 18.60.015 Business license required.

- ~~Requires home occupations to apply and receive a business license prior to operation.~~
  - ~~*"Any person desiring to establish or conduct any business enterprise or undertaking as defined in ACC 5.10.020 within the corporate limits of the city must first obtain a business license to conduct such business."*~~

PROPOSED CODE CHANGES

- Revise ACC 18.60.020(C) Occupied Floor Area.

- Requirement C shall read:
  - "Offices, mercantile, food preparation for off-site consumption, personal care salons or similar uses which are conducted primarily by the occupants of the dwelling unit and are secondary to the use of the unit for dwelling purposes, and which do not exceed five hundred (500) square feet of the primary residence **or** accessory structures, except for bed and breakfasts;

PROPOSED CODE CHANGES

- Remove ACC 18.60.050(E) Businesses not permitted as home occupations

- ~~Added "*Uses that can only meet eight (8) or less of the home occupation requirements per ACC 18.60.020.*"~~

STAFF RECOMMENDATION

- Staff recommends that the Planning Commission forward a recommendation of approval to the City Council with proposed revisions to Chapter 18.60 – Home Occupations. This recommendation includes:
  - General updates to Chapter 18.60 Home Occupations.
  - Remove Section ACC 18.60.015.
  - Revision to Subsection ACC 18.60.020(C).
  - Remove ACC 18.60.050(E).

Thank you for your time.
Any questions?

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

SERVICE

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Chapter 18.60
HOME OCCUPATIONS

Sections:

18.60.010 Purpose.
18.60.020 Requirements.
18.60.030 Exemptions.
18.60.040 Special home occupation permit.
18.60.050 Businesses not permitted as home occupations.
18.60.060 Termination.

Previously added "18.60.015 Business license required" section removed.

18.60.010 Purpose.

The purpose of a home occupation is to allow certain activities to be undertaken for gain or profit within a dwelling or a building accessory to a dwelling in any zone in which dwellings are present. The home occupation shall be conducted by a resident of the dwelling unit and is to be conducted in such a manner that the residence shall not differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emissions of sounds, noises, vibrations or odors, or result in traffic impacts that are inconsistent with the character of the area in which the home occupation is located. (Ord. 6141 § 1, 2007; Ord. 4229 § 2, 1987.)

18.60.020 Requirements.

Home occupations are required to have a business license as issued by the city, comply with all city codes and ordinances, and shall be consistent with the following provisions. A home occupation shall meet all eleven (11) of the requirements below. Home occupations not able to meet all eleven (11) but not less than nine (9) of the requirements below shall require a special home occupation permit per ACC 18.60.040 of this chapter:~~:~~

A. Number of employees. Only members of the immediate family residing on the premises and no more than two~~one~~ nonresident(s) may be employed at any one time; provided, that home

occupations with a nonresident employee(s) shall provide off-street parking for the employee(s) on site;

B. Mechanical equipment. No mechanical equipment is used except such as is commonly or customarily used for domestic, household or personal purposes for a dwelling unit (or as deemed similar in terms of power, quantity, noise, emissions and type);

C. Occupied floor area. ~~Not more than one-fourth of the floor area of any building is devoted to such occupation,~~Offices, mercantile, food preparation for off-site consumption, personal care salons or similar uses which are conducted primarily by the occupants of the dwelling unit and are secondary to the use of the unit for dwelling purposes, and which do not exceed five hundred (500) square feet of the primary residence or accessory structures except for bed and breakfasts;

Delete "and accessory structures"

D. Structural alterations. That such occupation shall not require internal or external alteration or involve construction features not customarily found in a dwelling. Internal or external renovations to an accessory structure may be permitted, existing structures shall be subject to plan review;

E. Commercial vehicles. The home occupation shall not involve the use of personal commercial vehicles as defined in ACC 18.04.245 for the distribution of materials to or from the premises. Deliveries or pickups by commercial delivery services shall not apply toward this limitation provided such pickup or delivery does not exceed twice per day;

F. Off-street parking. The conduct of any home occupation, including but not limited to the storage of goods and equipment, shall not reduce or render unusable areas provided for the required off-street parking. Additional parking is not allowed in order to conduct a home occupation, except what may be required through the issuance of a special home occupation permit pursuant to ACC 18.60.040;

G. Signage. Only one sign is permitted, not to exceed 18 inches by 24 inches in area, nonilluminated, and attached to a building, except that home occupations in commercial or industrial zones may have signs consistent with the applicable zoning district;

~~H. No display pertaining to the occupation, other than the one permitted sign, is visible from the street or adjacent residences;~~

~~I~~H. Animals. No more animals are maintained on the premises than what may otherwise be permitted in the zone;

~~J~~I. Hours of operation. Except for bed and breakfasts, employee and customer visits shall be limited to the following hours of operation:

1. Employees from 8:00 a.m. to 6:00 p.m. Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturday and Sunday,

2. Customers from 9:00 a.m. to 6:00 p.m.;

~~K~~J. Vehicle trips. Traffic generated by the home occupation shall be limited to a maximum of eight (two-way) client/delivery-related trips per day for those home occupations that operate by appointment only and do not have overlapping client visits. All other home occupations shall be limited to five (two-way) client/delivery trips per day;

~~L~~K. Outdoor storage. Outdoor storage of materials, goods, products or equipment is not allowed;

~~M. The home occupation is to be conducted in such a manner that the residence shall not differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emissions of sounds, noises, vibrations or odors or result in traffic impacts inconsistent with the character of the area in which the home occupation is located.~~ (Ord. 6419 § 6, 2012; Ord. 6141 § 1, 2007; Ord. 5897 § 21, 2005; Ord. 4229 § 2, 1987.)

18.60.030 Exemptions.

~~Garage sales, yard sales, bake sales, temporary home boutiques or bazaars for handcrafted items, parties for the display of domestic products, and other like uses do not need to comply with the requirements of ACC 18.60.020 as long as the use does not operate for more than 20 days in any one calendar year or in violation of any other provisions of the Auburn City Code. To qualify for this exemption, garage and yard sales must involve only the sale of household goods, none of which were purchased for the purpose of resale.~~

The following activities that may occur at the owner or renter of the primary residence or accessory structure shall be exempt from the requirements of Chapter 18.60 ACC. To qualify for

the exemption, the sale, use, or event shall not operate for more than 20 days in any one calendar year or in violations of any other provision of Auburn City Code. Garage and yard sales must involve only the sale of household goods, none of which were purchased for the purpose of resale.

A. Temporary sales including bake sales, garage sales, yard sales, estate sales;

B. Temporary home boutiques or bazaars for handcrafted items;

C. Parties for display and sale of domestic products.

(Ord. 6141 § 1, 2007; Ord. 4229 § 2, 1987.)

18.60.040 Special home occupation permit.

A. Special home occupation permits are required and must be granted by the hearing examinerplanning director or designee for the following uses, even if the use meets all of the requirements of ACC 18.60.020(A) through (MK), but in no case shall any home occupation meet less than 11 of the 13 requirements:

1. Building and construction contractor services, to include landscaping services (unless the home occupation is solely used for office purposes);

2. Personal service shops;

3. Music and dancing studios;

4. Craft classes/creative art: including, but not limited too, ceramics, painting, recording studios (unless the home-based business is solely used for office purposes);

5. Animal grooming;

6. Home occupations that can only meet 11 9 or 12 10 of the 1113 requirements as outlined in ACC 18.60.020(A) through (KM).

B. In considering applications for special home occupation permits, the hearing examinerplanning director or designee shall consider the nature and conditions of all adjacent

uses and structures. No such special home occupation permit shall be authorized by the ~~hearing examiner~~planning director or designee unless the ~~hearing examiner~~planning director or designee finds that:

1. The authorizing of such special home occupation permit will not be materially detrimental to the public welfare or injurious to the property in the zone or vicinity in which the property is located; and

2. The authorization of such special home occupation permit will be consistent with the spirit and purpose of this title.

C. In authorizing a special home occupation permit, the ~~hearing examiner~~planning director or designee may impose such requirements and conditions with respect to location, installation, construction, maintenance and operation and extent of open spaces in addition to those expressly set forth in this title, as may be deemed necessary for the protection of other properties in the zone or vicinity and the public interest.

~~D. A public hearing shall be conducted on all applications for a special home occupation permit. The hearing shall be held in the same manner as provided in ACC 18.70.040.~~

D. An application for special home occupation permit shall be reviewed in accordance with ACC Title 14 as a Type I decision, subject to the additional provisions of this section. The planning director or designee shall make the final decision unless the application is forwarded to the hearing examiner pursuant to ACC18.60.040(D)(2)(b) of this, in which case the hearing examiner will make the final decision.

1. A notice of application pursuant to ACC 14.07.020 is required;

2. Following the closure of the public comment period required by ACC 14.07.040, the planning director or designee shall:

a. Review the information in the record and render a decision pursuant to the procedural requirements of Title 14 ACC; or

b. Within ten (10) days following the closure of the public comment period, forward the application to the hearing examiner for a public hearing and final decision in accordance with Chapter 2.46 ACC if the planning director or designee determines one or more of the following conditions exists:

i. Public comments indicate a substantial degree of concern, controversy, or opposition to the proposal; or

ii. A public hearing is necessary to address issues of vague, conflicting, or inadequate information; or

iii. The application raises sensitive or controversial public policy issue; or

iv. A public hearing might clarify issues involved in the permit decision.

3. When a public hearing before the hearing examiner is deemed necessary by the planning director or designee;

a. The city shall provide written notice to the applicant within ten (10) days following the closing of the public comment period that the application is forwarded to the hearing examiner for public hearing and decision pursuant to the procedural requirements of this chapter. The notice shall specify the reason the application is being forwarded to the hearing examiner;

b. Processing of the application shall not proceed until any supplemental fees set forth in the City of Auburn Fee Schedule are received; and

c. The application shall be deemed withdrawn if the supplemental fees are not received within thirty (30) days of the applicant notification by the City.

(Ord. 6141 § 1, 2007; Ord. 4304 § 1(44), 1988; Ord. 4229 § 2, 1987.)

18.60.050 Businesses not permitted as home occupations.

The following uses shall not be permitted as home occupations:

A. Automobile and motorcycle repair and body work (to include painting);

B. Automobile services, including stereo installation, car alarms and detailing;

C. Heavy equipment repair and maintenance.

D. Hazardous materials processing, testing, or manufacturing within residentially used structures and their accessory uses in commercial and industrial zones;

(Ord. 6141 § 1, 2007.)

Previously added "18.60.050(E)" section removed.

18.60.060 Termination.

A. A home occupation may be terminated, revoked or suspended as provided for in and in accordance with the regulations for termination, revocation or suspension in ACC Title 5.

B. Notwithstanding any other provisions of this chapter or of the city code, a home occupation may be immediately terminated if the city finds that the home occupation is being conducted in a manner which is detrimental to the public health or safety. In the event of such immediate termination, the operator of the home occupation shall be advised that they shall have the right to request a public hearing on the propriety of such immediate termination, which public hearing, if requested, shall be conducted in the same manner as provided in ACC 18.70.040.

(Ord. 6141 § 1, 2007; Ord. 4229 § 2, 1987. Formerly 18.60.050.)

The Auburn City Code is current through Ordinance 6977, passed June 16, 2025.

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City Website: www.auburnwa.gov

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Chapter 14.03
TYPES OF PROJECT PERMIT DECISIONS

Sections:

14.03.001	**Generally.**
14.03.010	**Type I decisions.**
14.03.020	**Type II decisions.**
14.03.030	**Type III decisions.**
14.03.040	**Type IV decisions.**
14.03.050	***Reserved.***
14.03.060	**Legislative nonproject decisions.**

14.03.001 Generally.

Project permit decisions are classified into four types, based on whether a director, the hearing examiner or the city council makes the decision and the process by which that decision is made.
(Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 4835 § 1, 1996.)

14.03.010 Type I decisions.

Type I decisions are administrative decisions made by the city which are not subject to environmental review under the State Environmental Policy Act (SEPA) codified at Chapter 43.21C RCW. Type I decisions include, but are not limited to, the following project applications:

A. Building permit;

B. Plumbing permit;

C. Mechanical permit;

D. Utility permit;

E. Construction permit;

F. Land clearing permit;

G. Grading permit;

H. Floodplain development permit;

I. Public facility extension agreement;

J. Right-of-way use permit;

K. Boundary line adjustment or boundary line elimination;

L. Special ~~H~~home occupation permit;

M. Temporary use permit (administrative);

N. Administrative use permit;

O. Short subdivision (plat);

P. Mobile home closure plans;

Q. Extensions or minor amendment to an approved master plan;

R. Final plat. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6385 § 1, 2011; Ord. 6295 § 1, 2010; Ord. 5746 § 2, 2003; Ord. 4835 § 1, 1996.)

14.03.020 Type II decisions.

Type II decisions are administrative decisions made by the city which are subject to environmental review and threshold determination under the State Environmental Policy Act (SEPA) codified at Chapter 43.21C RCW. Type II decisions include, but are not limited to, the following project applications:

A. Building permit;

B. Grading permit;

C. Land clearing permit;

D. Public facility extension agreement;

E. Administrative use permit;

F. Short subdivision (plat);

G. Floodplain development permit. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 4835 § 1, 1996.)

14.03.030 Type III decisions.

Type III decisions are quasi-judicial final decisions made by the hearing examiner following a recommendation by staff. Type III decisions include, but are not limited to, the following project applications:

A. Temporary use permit;

B. Substantial shoreline development permit;

C. Variance;

D. Special exceptions;

E. Special home occupation permit;

F. Preliminary plat;

G. Conditional use permit;

H. Surface mining permit;

I. Master plan. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6385 § 2, 2011; Ord. 6295 § 1, 2010; Ord. 6184 § 3, 2008; Ord. 4835 § 1, 1996.)

14.03.040 Type IV decisions.

Type IV decisions are quasi-judicial decisions made by the city council following a recommendation by the hearing examiner. Type IV decisions include, but are not limited to, the following project applications:

Site-Specific Rezone, Category 1. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6779 § 5, 2020; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 6184 § 4, 2008; Ord. 4835 § 1, 1996.)

14.03.050 Reserved.

(Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 6184 § 5, 2008; Ord. 4835 § 1, 1996.)

14.03.060 Legislative nonproject decisions.

Legislative nonproject decisions made by the city council under its authority to establish policies and regulations are not classified as a "type" of project permit decision. Legislative nonproject decisions include, but are not limited to, the following legislative actions:

A. Amendments to the text and map of the comprehensive plan or development regulations.

B. Amendments to the zoning map (rezones) on a city-wide or area-wide basis. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 4835 § 1, 1996.)

The Auburn City Code is current through Ordinance 6976, passed April 7, 2025.

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Chapter 18.60
HOME OCCUPATIONS

Sections:

18.60.010 Purpose.
18.60.020 Requirements.
18.60.030 Exemptions.
18.60.040 Special home occupation permit.
18.60.050 Businesses not permitted as home occupations.
18.60.060 Termination.

18.60.010 Purpose.

The purpose of a home occupation is to allow certain activities to be undertaken for gain or profit within a dwelling or a building accessory to a dwelling in any zone in which dwellings are present. The home occupation shall be conducted by a resident of the dwelling unit and is to be conducted in such a manner that the residence shall not differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emissions of sounds, noises, vibrations or odors, or result in traffic impacts that are inconsistent with the character of the area in which the home occupation is located. (Ord. 6141 § 1, 2007; Ord. 4229 § 2, 1987.)

18.60.020 Requirements.

Home occupations are required to have a business license as issued by the city, comply with all city codes and ordinances, and shall be consistent with the following provisions. A home occupation shall meet all eleven (11) of the requirements below. Home occupations not able to meet all eleven (11) but not less than nine (9) of the requirements below shall require a special home occupation permit per ACC 18.60.040 of this chapter:

A. Number of employees. Only members of the immediate family residing on the premises and no more than two nonresident(s) may be employed at any one time; provided, that home

occupations with a nonresident employee(s) shall provide off-street parking for the employee(s) on site;

B. Mechanical equipment. No mechanical equipment is used except such as is commonly or customarily used for domestic, household or personal purposes for a dwelling unit (or as deemed similar in terms of power, quantity, noise, emissions and type);

C. Occupied floor area. Offices, mercantile, food preparation for off-site consumption, personal care salons or similar uses which are conducted primarily by the occupants of the dwelling unit and are secondary to the use of the unit for dwelling purposes, and which do not exceed five hundred (500) square feet of the primary residence or accessory structures except for bed and breakfasts;

D. Structural alterations. That such occupation shall not require internal or external alteration or involve construction features not customarily found in a dwelling. Internal or external renovations to an accessory structure may be permitted, existing structures shall be subject to plan review;

E. Commercial vehicles. The home occupation shall not involve the use of personal commercial vehicles as defined in ACC 18.04.245 for the distribution of materials to or from the premises. Deliveries or pickups by commercial delivery services shall not apply toward this limitation provided such pickup or delivery does not exceed twice per day;

F. Off-street parking. The conduct of any home occupation, including but not limited to the storage of goods and equipment, shall not reduce or render unusable areas provided for the required off-street parking. Additional parking is not allowed in order to conduct a home occupation, except what may be required through the issuance of a special home occupation permit pursuant to ACC 18.60.040;

G. Signage. Only one sign is permitted, not to exceed 18 inches by 24 inches in area, nonilluminated, and attached to a building, except that home occupations in commercial or industrial zones may have signs consistent with the applicable zoning district;

H. Animals. No more animals are maintained on the premises than what may otherwise be permitted in the zone;

I. Hours of operation. Except for bed and breakfasts, employee and customer visits shall be limited to the following hours of operation:

1. Employees from 8:00 a.m. to 6:00 p.m. Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturday and Sunday,

2. Customers from 9:00 a.m. to 6:00 p.m.;

J. Vehicle trips. Traffic generated by the home occupation shall be limited to a maximum of eight (two-way) client/delivery-related trips per day for those home occupations that operate by appointment only and do not have overlapping client visits. All other home occupations shall be limited to five (two-way) client/delivery trips per day;

K. Outdoor storage. Outdoor storage of materials, goods, products or equipment is not allowed;

(Ord. 6419 § 6, 2012; Ord. 6141 § 1, 2007; Ord. 5897 § 21, 2005; Ord. 4229 § 2, 1987.)

18.60.030 Exemptions.

The following activities that may occur at the owner or renter of the primary residence or accessory structure shall be exempt from the requirements of Chapter 18.60 ACC. To qualify for the exemption, the sale, use, or event shall not operate for more than 20 days in any one calendar year or in violations of any other provision of Auburn City Code. Garage and yard sales must involve only the sale of household goods, none of which were purchased for the purpose of resale.

A. Temporary sales including bake sales, garage sales, yard sales, estate sales;

B. Temporary home boutiques or bazaars for handcrafted items;

C. Parties for display and sale of domestic products.

(Ord. 6141 § 1, 2007; Ord. 4229 § 2, 1987.)

18.60.040 Special home occupation permit.

A. Special home occupation permits are required and must be granted by the planning director or designee for the following uses, even if the use meets all of the requirements of ACC 18.60.020(A) through (K):

1. Building and construction contractor services, to include landscaping services (unless the home occupation is solely used for office purposes);

2. Personal service shops;

3. Music and dancing studios;

4. Craft classes/creative art: including, but not limited too, ceramics, painting, recording studios (unless the home-based business is solely used for office purposes);

5. Animal grooming;

6. Home occupations that can only meet 9 or 10 of the 11 requirements as outlined in ACC 18.60.020(A) through (K).

B. In considering applications for special home occupation permits, the planning director or designee shall consider the nature and conditions of all adjacent uses and structures. No such special home occupation permit shall be authorized by the planning director or designee unless the planning director or designee finds that:

1. The authorizing of such special home occupation permit will not be materially detrimental to the public welfare or injurious to the property in the zone or vicinity in which the property is located; and

2. The authorization of such special home occupation permit will be consistent with the spirit and purpose of this title.C. In authorizing a special home occupation permit, the planning director or designee may impose such requirements and conditions with respect to location, installation, construction, maintenance and operation and extent of open spaces in addition to those expressly set forth in this title, as may be deemed necessary for the protection of other properties in the zone or vicinity and the public interest.

D. An application for special home occupation permit shall be reviewed in accordance with ACC Title 14 as a Type I decision, subject to the additional provisions of this section. The planning director or designee shall make the final decision unless the application is forwarded to the hearing examiner pursuant to ACC18.60.040(D)(2)(b) of this, in which case the hearing examiner will make the final decision.

1. A notice of application pursuant to ACC 14.07.020 is required;

2. Following the closure of the public comment period required by ACC 14.07.040, the planning director or designee shall:

a. Review the information in the record and render a decision pursuant to the procedural requirements of Title 14 ACC; or

b. Within ten (10) days following the closure of the public comment period, forward the application to the hearing examiner for a public hearing and final decision in accordance with Chapter 2.46 ACC if the planning director or designee determines one or more of the following conditions exists:

i. Public comments indicate a substantial degree of concern, controversy, or opposition to the proposal; or

ii. A public hearing is necessary to address issues of vague, conflicting, or inadequate information; or

iii. The application raises sensitive or controversial public policy issue; or

iv. A public hearing might clarify issues involved in the permit decision.

3. When a public hearing before the hearing examiner is deemed necessary by the planning director or designee;

a. The city shall provide written notice to the applicant within ten (10) days following the closing of the public comment period that the application is forwarded to the hearing examiner for public hearing and decision pursuant to the procedural requirements of this chapter. The notice shall specify the reason the application is being forwarded to the hearing examiner;

b. Processing of the application shall not proceed until any supplemental fees set forth in the City of Auburn Fee Schedule are received; and

c. The application shall be deemed withdrawn if the supplemental fees are not received within thirty (30) days of the applicant notification by the City.

(Ord. 6141 § 1, 2007; Ord. 4304 § 1(44), 1988; Ord. 4229 § 2, 1987.)

18.60.050 Businesses not permitted as home occupations.

The following uses shall not be permitted as home occupations:

A. Automobile and motorcycle repair and body work (to include painting);

B. Automobile services, including stereo installation, car alarms and detailing;

C. Heavy equipment repair and maintenance.

D. Hazardous materials processing, testing, or manufacturing within residentially used structures and their accessory uses in commercial and industrial zones;

(Ord. 6141 § 1, 2007.)

18.60.060 Termination.

A. A home occupation may be terminated, revoked or suspended as provided for in and in accordance with the regulations for termination, revocation or suspension in ACC Title 5.

B. Notwithstanding any other provisions of this chapter or of the city code, a home occupation may be immediately terminated if the city finds that the home occupation is being conducted in a manner which is detrimental to the public health or safety. In the event of such immediate termination, the operator of the home occupation shall be advised that they shall have the right to request a public hearing on the propriety of such immediate termination, which public hearing, if requested, shall be conducted in the same manner as provided in ACC 18.70.040.

(Ord. 6141 § 1, 2007; Ord. 4229 § 2, 1987. Formerly 18.60.050.)

The Auburn City Code is current through Ordinance 6977, passed June 16, 2025.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.auburnwa.gov

Hosted by General Code.

Chapter 14.03
TYPES OF PROJECT PERMIT DECISIONS

Sections:

14.03.001	**Generally.**
14.03.010	**Type I decisions.**
14.03.020	**Type II decisions.**
14.03.030	**Type III decisions.**
14.03.040	**Type IV decisions.**
14.03.050	***Reserved.***
14.03.060	**Legislative nonproject decisions.**

14.03.001 Generally.

Project permit decisions are classified into four types, based on whether a director, the hearing examiner or the city council makes the decision and the process by which that decision is made.
(Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 4835 § 1, 1996.)

14.03.010 Type I decisions.

Type I decisions are administrative decisions made by the city which are not subject to environmental review under the State Environmental Policy Act (SEPA) codified at Chapter 43.21C RCW. Type I decisions include, but are not limited to, the following project applications:

A. Building permit;

B. Plumbing permit;

C. Mechanical permit;

D. Utility permit;

E. Construction permit;

F. Land clearing permit;

G. Grading permit;

H. Floodplain development permit;

I. Public facility extension agreement;

J. Right-of-way use permit;

K. Boundary line adjustment or boundary line elimination;

L. Special home occupation permit;

M. Temporary use permit (administrative);

N. Administrative use permit;

O. Short subdivision (plat);

P. Mobile home closure plans;

Q. Extensions or minor amendment to an approved master plan;

R. Final plat. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6385 § 1, 2011; Ord. 6295 § 1, 2010; Ord. 5746 § 2, 2003; Ord. 4835 § 1, 1996.)

14.03.020 Type II decisions.

Type II decisions are administrative decisions made by the city which are subject to environmental review and threshold determination under the State Environmental Policy Act (SEPA) codified at Chapter 43.21C RCW. Type II decisions include, but are not limited to, the following project applications:

A. Building permit;

B. Grading permit;

C. Land clearing permit;

D. Public facility extension agreement;

E. Administrative use permit;

F. Short subdivision (plat);

G. Floodplain development permit. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 4835 § 1, 1996.)

14.03.030 Type III decisions.

Type III decisions are quasi-judicial final decisions made by the hearing examiner following a recommendation by staff. Type III decisions include, but are not limited to, the following project applications:

A. Temporary use permit;

B. Substantial shoreline development permit;

C. Variance;

D. Special exceptions;

E. Special home occupation permit;

F. Preliminary plat;

G. Conditional use permit;

H. Surface mining permit;

I. Master plan. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6385 § 2, 2011; Ord. 6295 § 1, 2010; Ord. 6184 § 3, 2008; Ord. 4835 § 1, 1996.)

14.03.040 Type IV decisions.

Type IV decisions are quasi-judicial decisions made by the city council following a recommendation by the hearing examiner. Type IV decisions include, but are not limited to, the following project applications:

Site-Specific Rezone, Category 1. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6779 § 5, 2020; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 6184 § 4, 2008; Ord. 4835 § 1, 1996.)

14.03.050 Reserved.

(Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 6184 § 5, 2008; Ord. 4835 § 1, 1996.)

14.03.060 Legislative nonproject decisions.

Legislative nonproject decisions made by the city council under its authority to establish policies and regulations are not classified as a "type" of project permit decision. Legislative nonproject decisions include, but are not limited to, the following legislative actions:

A. Amendments to the text and map of the comprehensive plan or development regulations.

B. Amendments to the zoning map (rezones) on a city-wide or area-wide basis. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6654 § 1, 2017; Ord. 6295 § 1, 2010; Ord. 4835 § 1, 1996.)

The Auburn City Code is current through Ordinance 6976, passed April 7, 2025.

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