

**Planning Commission
Regular Meeting
July 7, 2026 - 7:00 PM
City Hall Council Chambers**

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

- A. The Planning Commission Meeting scheduled for Tuesday, July 7, 2026, at 7:00 p.m., will be held in person and virtually.

Virtual Participation Link:

To listen to the meeting by phone or Zoom, please call the number below or click the link:

Phone one-tap:

+12532158782,,82719189611# US (Tacoma)

+12532050468,,82719189611# US

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 253 205 0468 US

888 475 4499 US Toll Free

877 853 5257 US Toll Free

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/82719189611>

Webinar ID: 827 1918 9611

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA MODIFICATIONS

PUBLIC COMMENT

- A. The public can participate in-person or submit written comments in advance. Participants can submit written comments via mail 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

Email written comments to: planning@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 (planning@auburnwa.gov.)

APPROVAL OF MINUTES

- A. June 2, 2026 Draft Minutes from the Regular Planning Commission Meeting

BUSINESS ITEMS

- A. **Auburn Gateway Zoning Text Amendment
Staff Presentation/Introduction (Goode)**
Staff will present the proposed updates to the light industrial uses in the C-AG Auburn Gateway Zone to Planning Commission for a recommendation to City Council.
- B. **Public Hearing**
- C. **Deliberation and Vote**

BUSINESS ITEMS

- A. **Live/Work and Daycare Text Amendment
Staff Introduction/Presentation (Reed)**
Text amendments to Live/Work regulations, and Daycare center regulations as required by House Bill 5509.

COMMUNITY DEVELOPMENT REPORT

ADJOURNMENT

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

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



AGENDA BILL APPROVAL FORM

Agenda Subject:

June 2, 2026 Draft Minutes from the Regular Planning Commission Meeting July 7, 2026

Meeting Date:

Department:

Community Development

Attachments:

06.02.26 P.C. MINUTES

Budget Impact:

Administrative Recommendation:

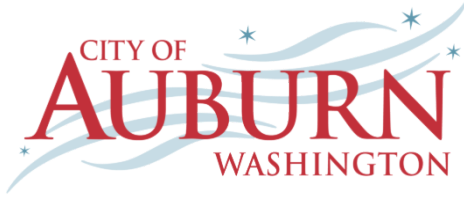
Background for Motion:

Background Summary:

See Attached Draft Minutes

Councilmember:

Staff: Jason Krum



**Planning Commission
Regular Meeting
June 2, 2026 - 7:00 PM
City Hall Council Chambers**

MINUTES

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.

PUBLIC PARTICIPATION

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

Staff members present: Assistant Director of Community Development Steven Sturza, Planning Services Manager Alexandria Teague, Senior Planner Dinah Reed, Planner II Owen Goode, Senior City Staff Attorney Chandra Hein, and Deputy City Clerk Rebecca Wood-Pollock.

AGENDA MODIFICATIONS

Business Item #3 was moved to the first item on the agenda after the Approval of Minutes item.

PUBLIC COMMENT

No one came forward to speak.

APPROVAL OF MINUTES

- A. May 5, 2026 Draft Minutes from the Regular Planning Commission Meeting

Commissioner Vanderpol moved and Commissioner Walters seconded to approve the May 5, 2026, Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEM #3

A. Nonconforming Code Update

Staff Introduction/Presentation (Teague)

Staff will present the proposed updates to Chapter 18.54 “Nonconforming Structures, Land and Uses” to Planning Commission for a recommendation to City Council.

Manager Teague shared a presentation with the Commission on the Nonconforming Code Update, including an overview of nonconforming uses, governing standards, and proposed different options for the code changes.

The Commission discussed the different options and code enforcement violations.

B. Public Hearing

Chair Roland opened the Public Hearing at 7:20 p.m.

Matt McGregor and Laura McGregor provided comments.

Chair Roland closed the Public Hearing at 7:28 p.m.

C. Deliberation and Vote

The Commission expressed support for Option 2 and discussed time extensions, penalties, and non-conformance.

Commissioner Berry moved and Vice Chair Stewart seconded to recommend to Council Option 2 of the Nonconforming Code Update as proposed by staff.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEM #1

A. Live/Work and Daycare Text Amendment

Staff Introduction/Presentation (Reed)

Staff will provide an update on text amendments to Live/Work regulations and Daycare Center regulations, as required by House Bill 5509.

Planner Reed shared a presentation with the Commission on the Live/Work and Daycare Text Amendments, including their purpose, examples of Live/Work Units, supplemental standards, text amendments for land uses and zoning designations, types of daycare, text amendments for daycare definitions, and the next steps in the process.

The Commission discussed Live/Work Unit configuration, parking requirements, demand for Live/Work spaces, public use purposes, building access, capacity, loft space, daycare definitions, adult care, daycare capacity, State requirements and processes, thresholds, and fire code.

BUSINESS ITEM #2

**A. Auburn Gateway Zoning Text Amendment
Staff Introduction/Presentation (Goode)**

Staff will provide an update on the text amendment to introduce light industrial uses in the C-AG Auburn Gateway Zone.

Planner Goode shared a presentation with the Commission on the Auburn Gateway Zoning Text Amendment, including its background and purpose and a summary of the code changes.

The Commission discussed noise pollution, Light Industrial Use Zones, and flood zones.

COMMUNITY DEVELOPMENT REPORT

Assistant Director shared updates on certificates of occupancy recently issued, the King County Sewer project, the new Cascade Middle School replacement and street improvements, Valley Regional Fire Authority ("VRFA") Station 36 opening, and Stuck River Dr Rainier Vista Environmental Impact Statement to be shared in Fall of 2026. Manager Teague shared that the next meeting would be held on July 7, 2026.

The Commission discussed the local business closures, capital improvement project, and National Night Out.

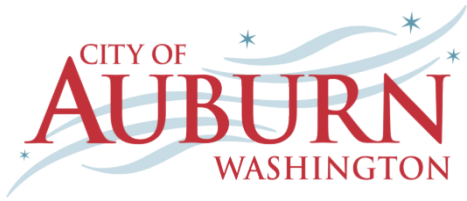
ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:30 p.m.

APPROVED this 7th day of July, 2026.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:

**Auburn Gateway Zoning Text Amendment
Staff Presentation/Introduction (Goode)**

Staff will present the proposed updates to the light industrial uses in the C-AG Auburn Gateway Zone to Planning Commission for a recommendation to City Council.

Meeting Date:

July 7, 2026

Department:

Community Development

Attachments:

Staff Report, Exhibit A
PowerPoint Presentation, Exhibit
B Auburn Gateway Draft Text
Amendment, Exhibit C
Environmental Impact Statement
Addendum, Exhibit D Written
Statement of Conformance,
Exhibit E Site Plan

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:

See attached Staff Report

Councilmember:

Staff: Jason Krum

PLANNING COMMISSION STAFF REPORT

AGENDA SUBJECT/TITLE:

Auburn Gateway Zoning Text Amendment

CITY FILE NO(s):

ZOA25-0005

APPLICANT/REPRESENTATIVE

Charlie Beckett

10900 NE 4th St, Ste. 1850

Bellevue, WA 98007

REQUEST:

Planning Commission to hold a public hearing, deliberate, and take action on the revised proposed text amendment for the Auburn Gateway Zone to add light industrial uses as permissible uses.

LOCATION:

The proposed changes will affect the Copper Gate Plaza and Auburn Gateway Zone which is in the northernmost area of the City of Auburn, between South 277th Street and 49th Street NE and with D St NE intersecting the project area. This is a small portion of a larger project area referred to as the Northeast Auburn Special Plan Area.

King County Assessor's Parcel Nos.: 9360000200, 0002200001, 9360600350, 0002200007, 9360600352, 9360600351, 9360600340, 9360600330

NOTIFICATION:

Hearing Notice was published in the Seattle Times and posted on the City's Land Use Notice webpage and physically at City Hall and City Hall Annex on June 26, 2026.

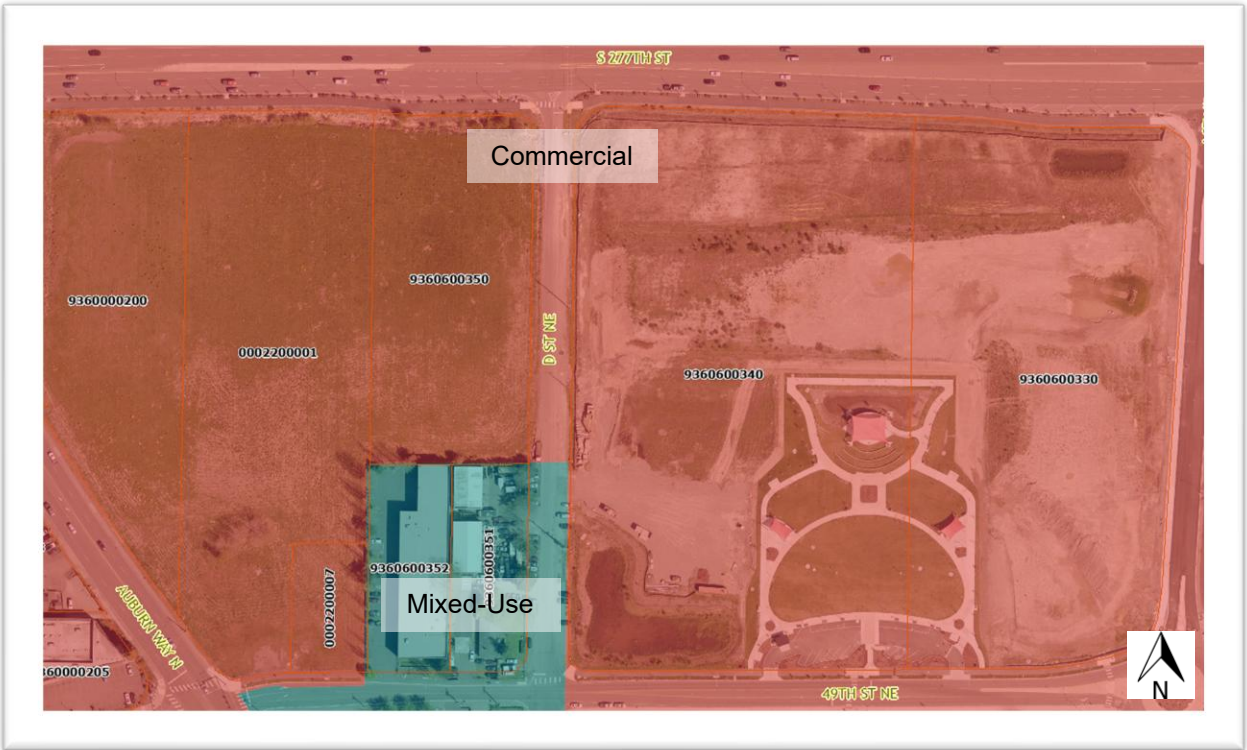
HEARING DATE:

July 7, 2026

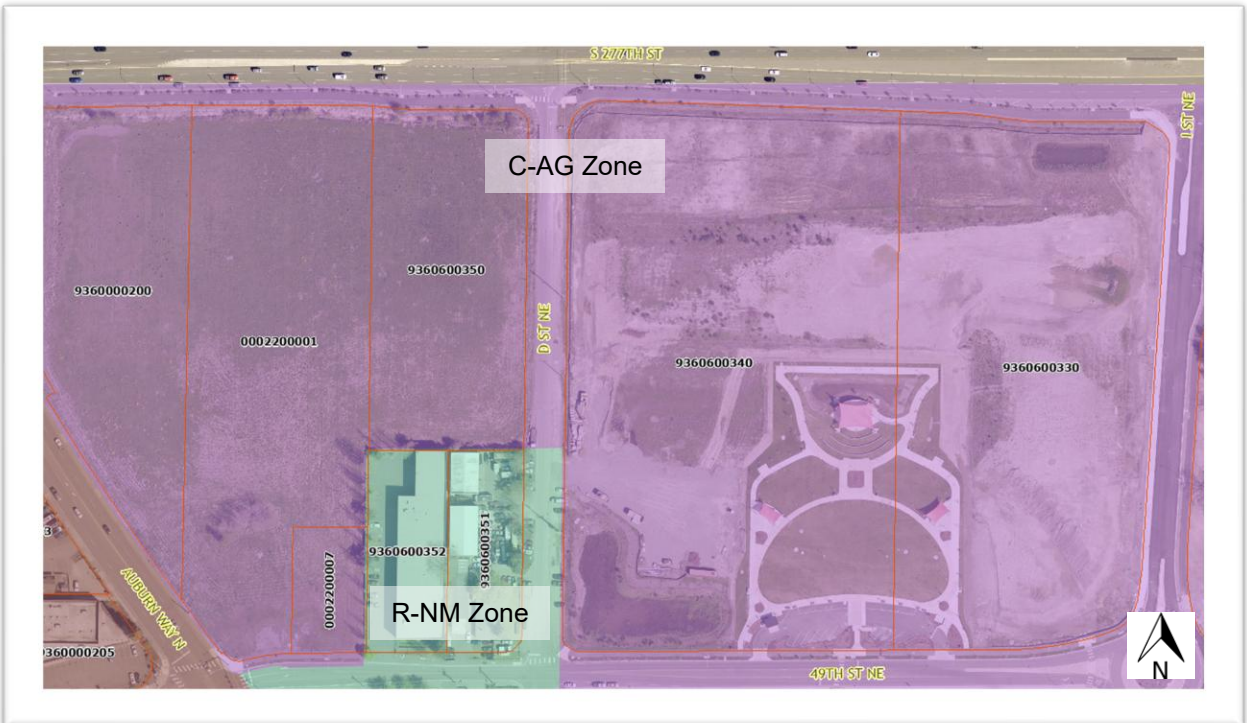
SEPA STATUS:

The Northeast Auburn Special Plan Area was originally analyzed in a 2004 Final Environmental Impact Statement (2004 Final EIS), as well as a 2011 Addendum to the Final EIS (2011 EIS Addendum). The Auburn Gateway project's potential impacts were analyzed in a 2019 Addendum to the Final EIS (2019 EIS Addendum). On December 4, 2025, an application (City File No. SEP25-0022) was received for an additional addendum. On May 21, 2026, a decision was issued that stated no new probable or significant impacts were identified based on the EIS Addendum.

EXISTING LAND USE:



EXISTING ZONING:



STAFF:

Owen Goode, Planner II Dept. of Community Development

STAFF RECOMMENDATION:

The proposed text amendments will support the policy of the Comprehensive Plan by providing a foundation for a financially viable mixed-use development that utilizes horizontal mixed-use and flexibility in uses to provide for local housing, shopping, and employment options in Copper Gate Plaza. Therefore, staff recommends that Planning Commission vote to recommend the text amendment to Title 18 Zoning, Sections 18.02.070, 18.08.040, and 18.23.020, to allow for light industrial uses in the Auburn Gateway Zone, to City Council.

SUMMARY OF CODE CHANGES:

The proposed updates are shown in strike-through and underline in **Exhibit B**. The major changes are summarized below.

18.02.070 - ESTABLISHMENT OF ZONES

Zones established under Auburn City Code (ACC) Section 18.02.070 will now include the “C-AG, Auburn Gateway zone”. The establishment of this zone is necessary to allow specific changes to be implemented within the project area.

18.08.040 - PLANNED ACTION THRESHOLDS

Under ACC 18.08.04 “Planned action thresholds”, the code shall be revised to incorporate “*Light industrial*” as an allowable land use under new subsection “d”. This also includes revisions to the “*Land Use Review Threshold*” table to allow up to 400,000 square feet of light industrial uses and up to 75 feet in structure height. The current EIS addendum analyzes this newly proposed use within the project area.

The Auburn Gateway text amendment does not alter the floor area ratios, density requirements, building height limits, setbacks, or other standards already expressed in Chapter 18.08 ACC. While adding a new permissible use, this use is anticipated to result in lower density, rather than higher density, within the Auburn Gateway Zone, and will conform to the height limitations in place for all other uses.

18.23.020 - INTENT OF COMMERCIAL AND INDUSTRIAL ZONES

Under ACC 18.23.020(D), the intent of the C-AG, Auburn Gateway Zone shall be revised to include light industrial uses as a permissible use. Additional language is proposed to be removed from this section for consistency throughout the intent of the zone.

18.23.030 – USES

Within “*Table 18.23.030 Permitted, Administrative, Conditional, and Prohibited Uses by Zone, Commercial and Industrial Zones*” the following uses are proposed to now be “*Permitted*” or “*Administrative*” uses within the C-AG Zone:

- **Building contractor, light** – Permitted
- **Manufacturing, assembling and packaging – Light intensity** – Permitted
- **Manufacturing, assembling and packaging – Medium intensity** – Administrative
- **Storage – Personal household storage facility (mini-storage)** – Permitted
- **Warehousing and distribution** – Permitted
- **Warehousing and distribution bonded and located within a designated foreign trade zone** – Permitted
- **Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery)** – Permitted
- **Sports and entertainment assembly facility** – Administrative
- **Building and landscape materials sales** – Permitted
- **Construction and heavy equipment sales and rental** – Permitted
- **Convenience store** – Permitted
- **Drive-through espresso stands** – Permitted
- **Entertainment, commercial** – Administrative

To maintain compatibility with all uses throughout the site, a new footnote is also added to Table 18.23.030. Footnote 4 shall require that any building landscape materials and sales uses, or heavy equipment sales and rental uses shall be located wholly inside the building when located within the C-AG Zone.

FINDINGS OF FACT:

Background Summary:

1. The proposed project, referred to as the Copper Gate Plaza project, is a revision to the northern half of the Auburn Gateway project, which is part of a larger related project referred to as the Northeast Auburn Special Plan Area.
2. The Northeast Auburn Special Plan Area was originally analyzed in a 2004 Final Environmental Impact Statement (2004 Final EIS), as well as a 2011 Addendum to the Final EIS (2011 EIS Addendum). The Auburn Gateway project's potential impacts were analyzed in a 2019 Addendum to the Final EIS (2019 EIS Addendum).
3. In 2026, an EIS Addendum was submitted by Vector Development Corporation (Vector) to address minor changes to the Northeast Auburn Special Area Plan and the Auburn Gateway project. The focus of the addendum is on proposed changes to the configuration and list of allowed uses in the Auburn Gateway project area and zone under the Copper Gate Plaza Development Plan.
4. The 2026 EIS addendum was prepared pursuant to the State Environmental Policy Act (SEPA) Rules, contained in Chapter 197-11 of the Washington Administrative Code (WAC). In accordance with WAC 197-11-625 through -635, the analysis and results as presented in the 2004, 2011, and 2019 addendum are incorporated into the SEPA Checklist for the 2026 EIS Addendum.
5. The proposed project includes 42 multifamily residential units, 26,000 gross square feet of commercial retail space, and 400,000 gross square feet of light industrial uses. The draft language of the text amendment incorporates the newly proposed light industrial uses.

6. On June 2, 2026, a public meeting was held with the Planning Commission to discuss the potential changes to the project area by sharing the draft text amendment language and identifying the list of potentially permissible and administratively permissible light industrial uses.
7. The “Manufacturing, assembling and packaging – Medium intensity” use, which is proposed to be administratively permissible, was identified by the Planning Commission as a potential concern for noise associated with that use.
8. The 2026 EIS Addendum analyzed the aesthetic impacts of the newly proposed uses and did not identify significant unavoidable adverse impacts to the project or existing EIS. The light industrial uses proposed may result in the potential for public views of the loading areas for such uses. The erection of a berm, in conjunction with a security fence, and compliance with prior mitigation measures, including a master landscape plan, will ensure that any visual impacts of such uses are screened and reduced from the public view.
9. The proposed landscaping, screening, and berm have been identified as potential mitigation measures to assist with reducing noise. Additionally, the project applicant intends to use “Fox blocks” as part of the construction which assist in reducing noise transmission more effectively than standard wood-frame construction.

Procedural Steps:

10. Per ACC 18.68.025 (B)(1) any member of the public may submit an application requesting to amend the text of this title using the city’s established application process.
11. The applicant has filed for a “Substantive Zoning Text Amendment” to change the text of ACC Title 18 on December 4, 2025. As provided in ACC 18.68.030(B) a zoning text amendment shall be processed as a legislative nonproject decision, consistent with ACC 14.03.060. Public notice shall be provided consistent with ACC Title 14.
12. “Substantive” matters relate to regulations that define or limit what can be done in terms of conduct, use or action. Substantive text amendments shall be reviewed by the planning commission, and the planning commission shall conduct a public hearing and make a recommendation before being presented to the city council for consideration and action.
13. The proposed text amendment has been discussed with the Planning Commission previously at a regular meeting on June 2, 2026.
14. Pursuant to Revised Code of Washington (RCW) 36.70A, the text amendment was transmitted to the Washington State Department of Commerce on May 7, 2026. The 60-day notice period ended on July 6, 2027. No comments were received.
15. The 2026 EIS Addendum, that provided new analysis for the light industrial uses, which does not substantially change the analysis of significant impacts and alternatives in the existing environmental document, was issued on relating to City File No. SEP25-0022 on May 21, 2026. There is no appeal period for the EIS addendum.

16. ACC 14.22.100 outlines the public hearing requirements by planning commission.
- A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
 - 1. For site-specific plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
 - 2. For area-wide plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
 - c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
 - B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
 - C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.
 - D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
 - E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
 - F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW.
17. A Notice of Public Hearing (NOH) will be issued on June 26, 2026. Pursuant to ACC 14.22.100, the following methods of noticing for the Planning Commission public hearing were conducted:
- a. The NOH was published in the Seattle Times on June 26, 2026.
 - b. The NOH was posted in two general public locations (City Hall and City Annex).
 - c. The NOH was posted on City's Public Land Use Notice webpage.

18. A public hearing will be conducted by the Planning Commission on July 7, 2026.

EXHIBITS:

- A. PowerPoint Presentation
- B. Auburn Gateway Zone Draft Text Amendment
- C. Environmental Impact Statement Addendum
- D. Written Statement of Conformance
- E. Site Plan

PLANNING COMMISSION

AUBURN GATEWAY
TEXT AMENDMENT

PRESENTED BY
OWEN GOODE, PLANNER II
JULY 7, 2026

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

BACKGROUND

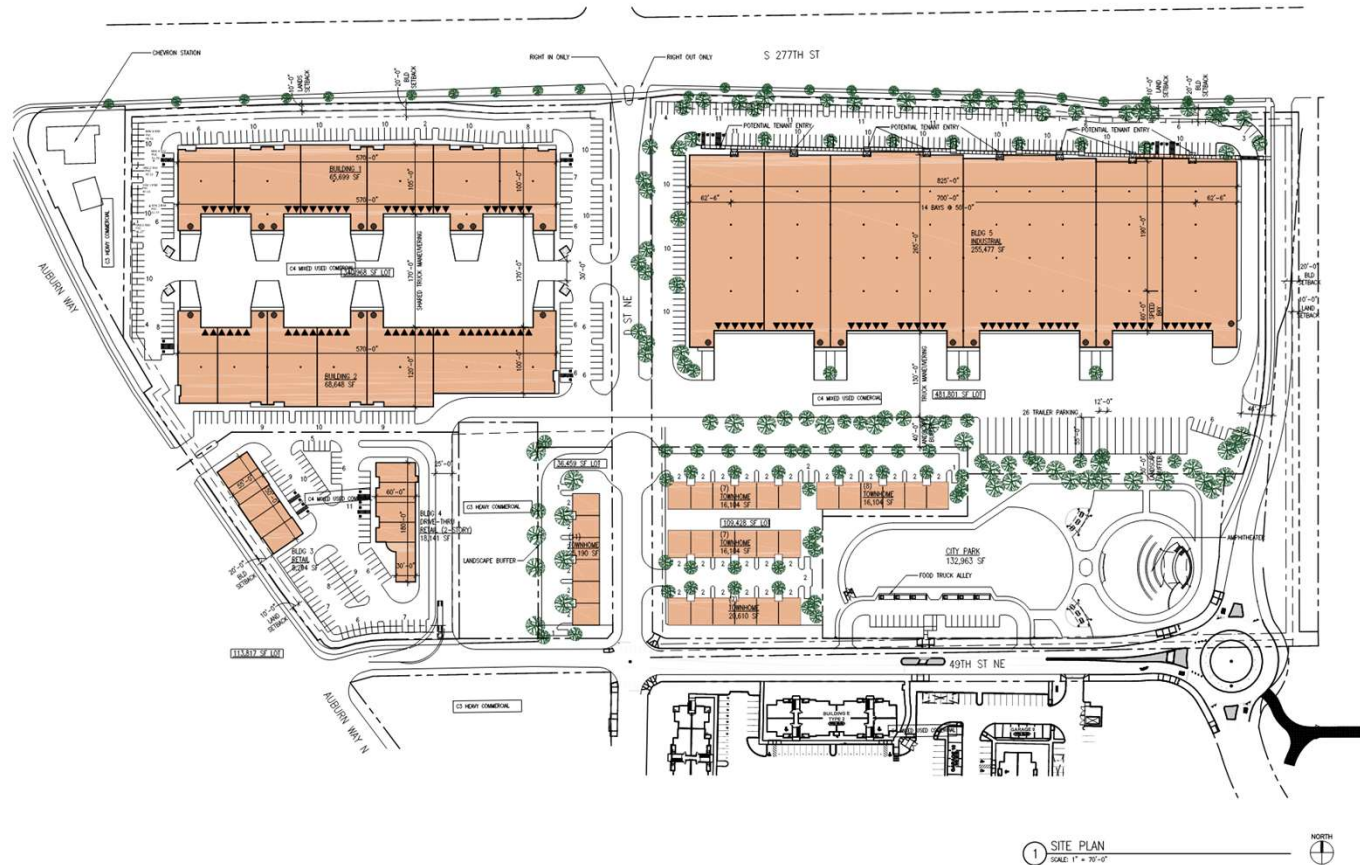
- Copper Gate Plaza
- Part of Northeast Auburn Special Area Plan
- Project applicant proposes increase in mix of uses



Aerial Image of Project Area

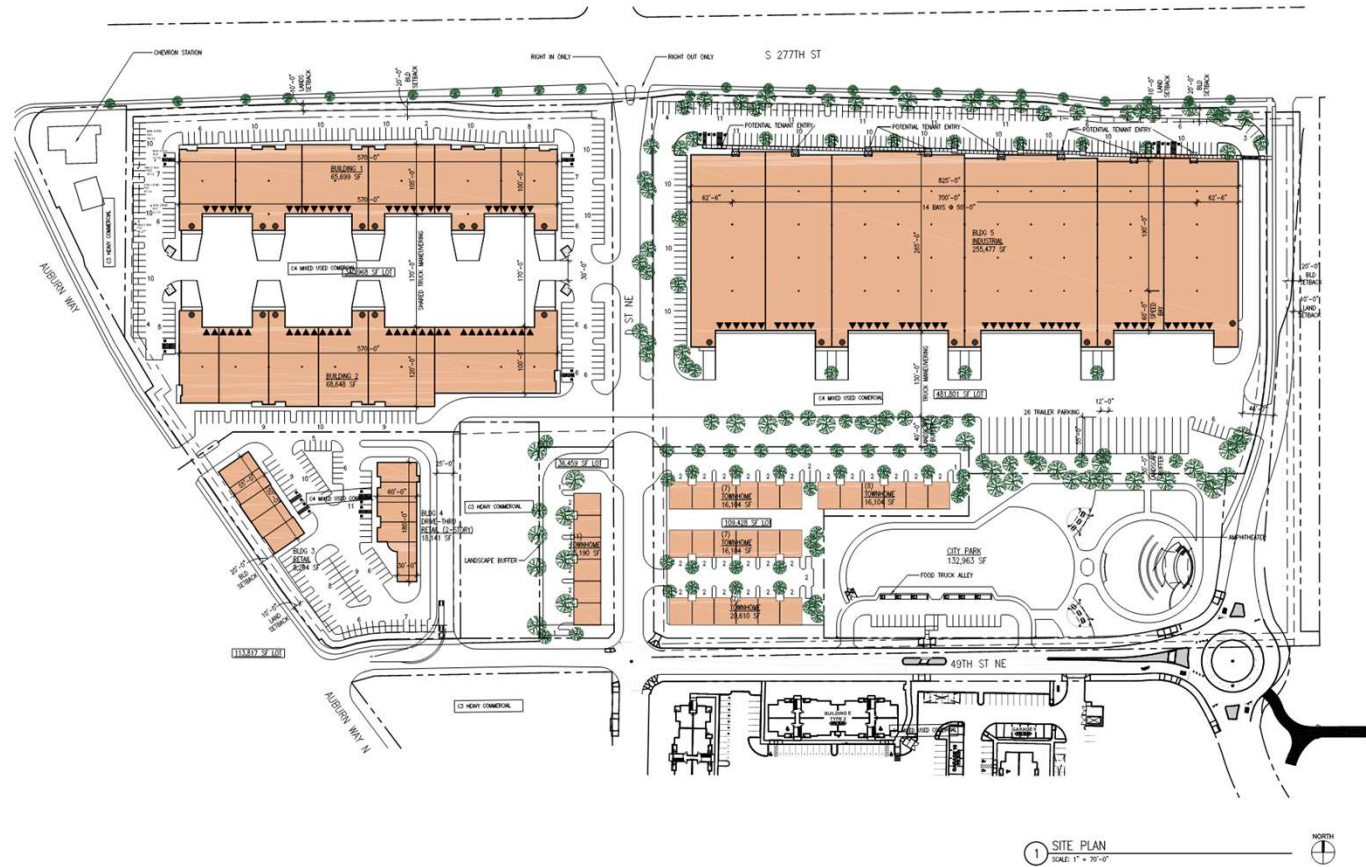
PURPOSE OF TEXT AMENDMENT

- Increase viability of commercial uses
- Availability of access for newly proposed uses along Auburn Way North Corridor



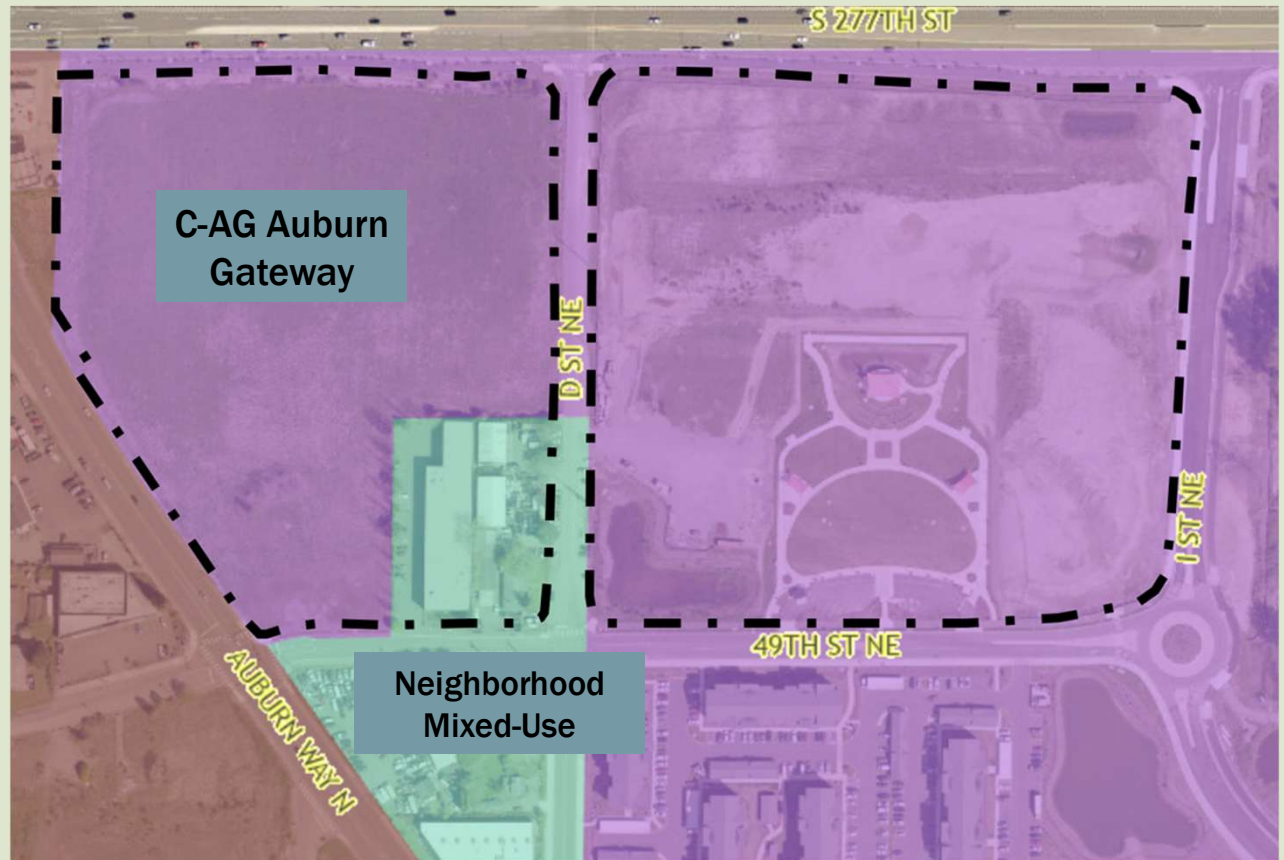
PURPOSE OF TEXT AMENDMENT

- Complimentary mix of commercial and residential uses to serve the neighborhood



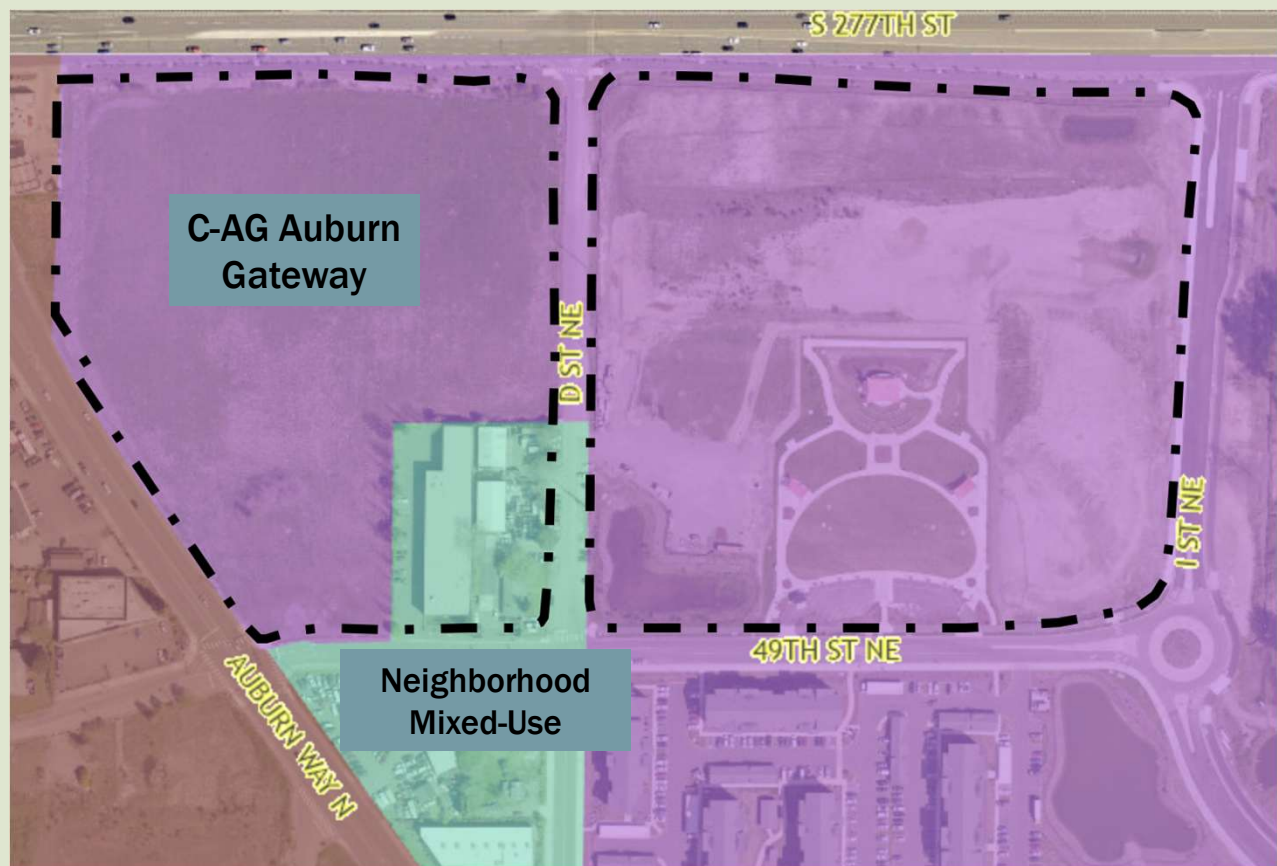
SUMMARY OF CODE CHANGES

- Introduce Light Industrial Use to C-AG “Auburn Gateway Zone”
- Remove language that limits Light Industrial Uses in the C-AG Zone



SUMMARY OF CODE CHANGES

- Allow 13 new land uses within the C-AG Zone (Permitted and Administrative Uses)
- Prohibit outdoor storage for specific land uses



QUESTIONS?

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

18.02.070 Establishment of zones.

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

1. RC, residential conservancy zone (one dwelling unit per four acres);
2. R-1, residential one unit per acre zone;
3. R-2, residential low zone;
4. R-3, residential moderate zone;
5. R-4, residential high zone;
6. R-MHC, manufactured/mobile home community zone;
7. R-F, residential flex zone;
8. R-NM, residential neighborhood mixed-use zone;
9. C-1, light commercial zone;
10. C-2, heavy commercial zone;
11. C-AG, Auburn Gateway zone;
11. M-1, light industrial zone;
12. M-2, heavy industrial zone;
13. L-F, airport landing field zone;
14. P-1, public use zone;
15. UNC, unclassified use zone;
16. I, institutional use zone;
17. DUC, downtown urban center, 125 District;
18. DUC, downtown urban center, 75 District;
19. DUC, downtown urban center, 55 District;
20. DUC, neighborhood residential district;
21. DUC, health and wellness district;
22. DUC, residential-flex district;
23. DUC, light commercial district;

24. DUC, heavy commercial district;

25. DUC, light industrial district;

26. OS, open space [zone](#).

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

C. The intent statement for each [zone](#) set forth in this title shall be used to guide the application of the [zones](#) to all lands in the city of Auburn. The intent statements shall guide interpretation and application of land [use](#) regulations within the [zones](#), and any change to the range of allowed [uses](#) within each [zone](#) through amendment to this title. (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6885 § 1 (Exh. A), 2022; Ord. 6677 § 1, 2018; Ord. 6245 § 2, 2009.)

18.08.040 Planned action thresholds.

Subject to the [zoning](#) regulations for the [site](#) and the mitigation measures described in this chapter, the maximum levels of development described below have been evaluated in the Northeast Auburn/Robertson Properties special area plan EIS, as described in the EIS (and any addenda thereto), and are planned actions pursuant to RCW [43.21C.031](#). In order to qualify as a planned action, total cumulative development within the Auburn Gateway project area that has been permitted under this chapter shall meet all of the following criteria:

A. Land Use.

1. The following are the primary categories of [uses](#) authorized under this planned action:

a. Office.

b. Retail.

c. Multifamily [residential](#).

d. [Light Industrial](#)

2. *Land Use Review Threshold.* The planned action designation applies to future development proposals within the Auburn Gateway project area which are within the range evaluated in the Northeast Auburn/Robertson Properties special area plan EIS and the EIS addenda as shown below.

| Use | Maximum | Maximum |
|---------------------|---------|---------|
|---------------------|---------|---------|

| | Allowable | Structure Height |
|--|-------------------------------------|-------------------------|
| Multifamily residences | 500 dwelling units | 75 feet |
| Retail uses | 720,000 square feet | 75 feet |
| Office uses | 1,600,000 square feet | 75 feet |
| Light Industrial Uses | 400,000 square feet | 75 feet |

18.23.020 Intent of commercial and industrial zones.

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

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

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

and have more potential for impacts to surrounding properties and street systems than those [uses](#) permitted in the more restrictive commercial classifications.

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

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

F. *M-2, Heavy Industrial Zone*. The M-2 heavy industrial [zone](#) is intended to accommodate a broad range of manufacturing and industrial [uses](#). Permitted activity may vary from medium to higher [intensity uses](#) that involve the manufacture, fabrication, assembly, or processing of raw and/or finished materials. Heavy industrial [uses](#) should not be located near [residential](#) development. While other [uses](#) may be [sited](#) within this [zone](#), permits for such [uses](#) should not be issued if such [uses](#) will discourage [use](#) of adjacent [sites](#) for heavy industry, interrupt the continuity of industrial [sites](#), or produce traffic in conflict with the industrial [uses](#). (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6885 § 1 (Exh. A), 2022; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6433 § 26, 2012.)

18.23.030 Uses.

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

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

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

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

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|---|--------------------|-----|---------------|-----|-----|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-A G | M-1 | M-2 | |
| INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING | | | | | | |
| Building contractor, light | X | P | XP | P | P | |
| Building contractor, heavy | X | X | X | A | P | |
| Manufacturing, assembling and packaging – Light intensity | X | P | XP | P | P | ACC 18.31.180 |

| | | | | | | |
|--|---|---|---------------|---|---|-----------------------------------|
| Manufacturing, assembling and packaging – Medium intensity | X | A | XA | P | P | ACC 18.31.180 |
| Manufacturing, assembling and packaging – Heavy intensity | X | X | X | X | A | ACC 18.31.180 |
| Marijuana processor | X | X | X | C | C | Chapter 18.59 ACC |
| Marijuana producer | X | X | X | C | C | Chapter 18.59 ACC |
| Marijuana researcher | X | X | X | C | C | Chapter 18.59 ACC |
| Marijuana retailer | X | C | X | C | C | Chapter 18.59 ACC |
| Marijuana transporter business | X | X | X | C | C | Chapter 18.59 ACC |

| | | | | | | |
|---|---|---|---------------|---|---|----------------------------------|
| Outdoor storage, incidental to principal permitted use on property | X | P | X | P | P | ACC 18.57.020(A) |
| Storage – Personal household storage facility (mini-storage) | P | P | XP | P | P | ACC 18.57.020(B) |
| Warehousing and distribution | X | X | XP | P | C | ACC 18.57.020(C) |
| Warehousing and distribution, bonded and located within a designated foreign trade zone | X | P | XP | P | P | |

| | | | | | | |
|---|---|---|--------------------|---|---|----------------------------------|
| Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery) | X | P | XP 4 | P | P | |
| RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES | | | | | | |
| Commercial recreation facility, indoor | P | P | P | P | A | |
| Commercial recreation facility, outdoor | X | A | A | P | A | ACC 18.57.025(A) |
| Conference/convention facility | X | A | X | A | X | |
| Library, museum | A | A | X | A | X | |
| Meeting facility, public or private | P | P | X | A | A | |
| Movie theater, except drive-in | P | P | P | X | X | |

| | | | | | | |
|---|---|---|----------------|---|---|-----------------------------------|
| Private school– Specialized education/training (for profit) | A | P | P | P | P | |
| Religious institutions, lot size less than one acre | P | P | A | A | A | ACC 18.31.165 |
| Religious institutions, lot size more than one acre | P | P | A | A | A | ACC 18.31.165 |
| Sexually oriented businesses | X | P | X | P | P | Chapter 18.74 ACC |
| Sports and entertainment assembly facility | X | A | X A | A | A | |

| | | | | | | |
|--|---|---|---|---|---|-------------------------------|
| Studio – Art, dance, martial arts, music, etc. | P | P | P | P | A | |
| RESIDENTIAL | | | | | | |
| Apartment units, as part of a mixed-use development ² | X | P | P | P | X | ACC 18.57.030 |
| Apartments, standalone | X | X | X | X | X | |
| Caretaker apartment | P | P | X | P | P | |
| Indoor emergency housing or shelter | P | P | P | A | A | ACC 18.31.160 |
| Live/work unit, as part of a mixed-use development ² | X | P | P | P | X | |

| | | | | | | |
|---|---|---|---|---|---|-------------------------------|
| Live/work unit, standalone ³ | X | X | X | X | X | |
| Work/live unit, as part of a mixed-use development ² | X | P | P | P | X | |
| Work/live unit, standalone ³ | X | X | X | X | X | |
| Marijuana cooperative | X | X | X | X | X | |
| Nursing home, assisted living facility | P | P | C | X | X | |
| Senior housing ² | X | A | X | X | X | |
| Supportive housing (permanent) | P | P | P | A | A | ACC 18.31.160 |
| Transitional housing | P | P | P | A | A | ACC 18.31.160 |
| RETAIL | | | | | | |

| | | | | | | |
|---|---|---|----------------------------|---|---|----------------------------------|
| Building and landscape materials sales | X | P | XP ₄ | P | P | ACC 18.57.035(A) |
| Community retail establishment | P | P | P | P | P | |
| Construction and heavy equipment sales and rental | X | X | XP ₄ | A | P | |
| Convenience store | A | P | XP | P | P | |
| Drive-through espresso stands | A | P | AP | P | A | |
| Drive-through facility, including banks and restaurants | A | P | P | P | P | ACC 18.52.040 |
| Entertainment, commercial | A | P | XA | A | A | |

| | | | | | | |
|---|---|---|---|---|---|----------------------------------|
| Groceries, specialty food stores | P | P | P | P | X | |
| Neighborhood retail establishment | P | P | P | P | P | |
| Nursery | X | P | A | P | P | ACC 18.57.035(C) |
| Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category) | P | P | P | P | P | ACC 18.57.035(D) |
| Regional retail establishment | X | P | P | P | A | |
| Restaurant, cafe, coffee shop | P | P | P | P | P | |
| Tasting room | P | P | P | P | P | |
| Tavern | P | P | P | P | A | |

| | | | | | | |
|--|---|---|---|---|---|----------------------------------|
| Wine production facility, small craft distillery, small craft brewery | P | P | P | P | P | |
| SERVICES | | | | | | |
| Animal daycare (excluding kennels and animal boarding) | A | P | A | P | P | ACC 18.57.040(A) |
| Animal sales and services (excluding kennels and veterinary clinics) | P | P | P | P | P | ACC 18.57.040(B) |
| Banking and related financial institutions, excluding drive-through facilities | P | P | P | P | P | |

| | | | | | | |
|--|---|---|---|---|---|----------------------------------|
| Catering service | P | P | A | P | P | |
| Daycare, including mini daycare, daycare center, preschools or nursery schools | P | P | P | P | X | |
| Dry cleaning and laundry service (personal) | P | P | P | P | P | |
| Equipment rental and leasing | X | P | X | P | P | |
| Kennel, animal boarding | X | A | X | A | A | ACC 18.57.040(C) |

| | | | | | | |
|---|---|---|---|---|---|--|
| Government facilities; this excludes offices and related uses that are permitted outright | A | A | A | A | A | |
| Hospital | P | P | X | P | P | |
| Lodging – Hotel or motel | P | P | P | A | A | |
| Medical – Dental clinic | P | P | P | P | X | |
| Mortuary, funeral home, crematorium | P | P | X | P | X | |
| Personal service shops | P | P | P | P | X | |
| Pharmacies | P | P | P | X | X | |
| Print and copy shop | P | P | P | P | X | |

| | | | | | | |
|--|---|---|---|---|---|----------------------------------|
| Printing and publishing (of books, newspaper and other printed matter) | A | P | P | P | P | |
| Professional offices | P | P | P | P | P | |
| Repair service – Equipment, appliances | A | P | P | P | P | ACC 18.57.040(D) |
| Veterinary clinic, animal hospital | P | P | P | P | X | |
| Youth community support facility | P | X | X | X | X | ACC 18.57.040(E) |
| TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE | | | | | | |
| Ambulance, taxi, and specialized transportation facility | X | A | X | P | P | |

| | | | | | | |
|--|---|---|---|---|---|----------------------------------|
| Broadcasting studio | P | P | X | P | P | |
| Heliport | X | C | X | C | C | |
| Motor freight terminal ¹ | X | X | X | X | X | See Footnote No. 1 |
| Parking facility, public or commercial, surface | P | P | P | P | X | |
| Parking facility, public or commercial, structured | P | P | P | P | X | |
| Towing storage yard | X | X | X | A | P | ACC 18.57.045(A) |
| Utility transmission or distribution line or substation | A | A | A | A | A | |

| | | | | | | |
|--|---|---|---|---|---|---|
| <p>Wireless communications facility (WCF) (See ACC 18.04.912(W))</p> | * | * | * | * | * | <p>*See ACC 18.31.100 for use regulations and zoning development standards.</p> |
| <p>Eligible facilities request (EFR) (wireless communications facility) (See ACC 18.04.912(H))</p> | P | P | P | P | P | |
| <p>Small wireless facilities (ACC 18.04.912(Q))</p> | P | P | P | P | P | |
| <p>VEHICLE SALES AND SERVICES</p> | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|----------------------------------|
| Automobile washes (automatic, full or self-service) | A | P | P | P | P | ACC 18.57.050(A) |
| Auto parts sales with installation services | A | P | P | P | P | |
| Auto/vehicle sales and rental | A | P | X | P | P | ACC 18.57.050(B) |
| Fueling station | A | P | P | P | P | ACC 18.57.050(C) |
| Mobile home, boat, or RV sales | X | P | X | P | P | |
| Vehicle services – Repair/body work | X | P | X | P | P | ACC 18.57.050(D) |
| OTHER | | | | | | |

Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: 7:00 a.m. to 10:00 p.m.

A A A A A

| | | | | | | |
|---|---|---|---|---|---|--|
| <p>Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6), Unclassified Uses.</p> | P | P | P | P | P | |
|---|---|---|---|---|---|--|

1 Any [motor freight terminal](#), as defined by ACC [18.04.635](#), in existence as of the effective date of the ordinance codified in this section, is an outright [permitted use](#) in the M-1 and M-2 [zones](#). Any maintenance, alterations and additions to an existing [motor freight terminal](#) which are consistent with ACC [18.23.040](#), [Development standards](#), are allowed.

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

3 Any standalone [live/work units](#) or standalone [work/live units](#) vested prior to the effective date of the ordinance codified in this chapter are outright [permitted uses](#).

4 Any building landscape materials and sales uses, or heavy equipment sales and rentals uses located wholly inside a Building are permitted uses in the CAG zone. Building landscape materials and sales uses wholly or partly outside of a Building are not permitted in the CAG zone.

(Ord. 6977 § 1 (Exh. A), 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6885 § 1 (Exh. A), 2022; Ord. 6838 § 1 (Exh. A), 2021; Ord. 6799 § 6 (Exh. F), 2020; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

Exhibit C

Northeast Auburn Special Area Plan
3rd Edition
(Copper Gate Plaza Development Plan)
4th Environmental Impact Statement Addendum

Prepared April 6, 2026

R. Charles “Charlie” Beckett

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Project Background

Vector Development Corporation has prepared this report to analyze potential impacts associated with a proposed multi-family housing, mixed commercial, and light industrial development in the City of Auburn, King County, Washington. The proposed project, referred to as the Copper Gate Plaza project, is a revision to northern half of the Auburn Gateway project, which is itself part of a larger, related project in the Northeast Auburn Special Plan Area. The Northeast Auburn Special Plan Area was originally analyzed in a 2004 Final Environmental Impact Statement (2004 Final EIS), as well as a 2011 Addendum to the Final EIS (2011 EIS Addendum). The Auburn Gateway project’s potential impacts were analyzed in a 2019 Addendum to the Final EIS (2019 EIS Addendum).

This report, the 2026 EIS Addendum, addresses minor changes to the Northeast Auburn Special Area Plan and the Auburn Gateway project proposed by the prospective buyer of the properties in the Auburn Gateway project, Vector Development Corporation (Vector). Vector is in the process of purchasing the properties within this area that are owned by Inland Washington LLC (Inland), which it purchased from the original project proponent, Robertson Property Group (RPG). As the project applicant, Vector proposes multi-family housing, mixed commercial, and light industrial development in a configuration that requires minor modification to zoning regulations and the to the Development Agreements established by RPG and Inland. Vector’s proposal is referred to here as the *Copper Gate Plaza Development Plan*, to distinguish it from the prior plans of RPG and Inland. The project history is summarized below.

Robertson Properties Special Area Plan

In July 2004, the Final EIS was issued for the Northeast Auburn/Robertson Properties Special Area Plan (City of Auburn 2005). The Special Area Plan was developed to address a designated ‘special planning area’ as a subarea of the City’s Comprehensive Plan and to establish policies governing the redevelopment and uses of the area in the auburn Comprehensive Plan (city of Auburn 2005). The 2004 final EIS also evaluated an application to redevelop the property located within the area designated as the “Northeast Auburn Special Plan Area.” The Northeast Auburn Special Area Plan was adopted in June 2008 (Ordinance No. 6183) along with a Development Agreement (Resolution No. 4756, adopted 2011) and a “planned action” ordinance (Ordinance no. 6382) as authorized under RCW 43.21C.031 (a more detailed description of the early planning history, including the rezone action that was part of previous land use approvals, can be found in the 2004 Final EIS).

The Northeast Auburn Special Area Plan covers approximately 90 acres of land (referred to in the 2004 Final EIS as the “planning area”). The planning area is bordered by Auburn Way N, S 277th Street, 45th Street NE, and the undeveloped right-of-way of I Street NE (Figured 1) as it existed within Parcel 0004200006 in 2004. A portion of the I Street NE right-of-way was vacated as part of the implementation of the plan.

At the time of the 2004 Final EIS, RPG owned the Valley Six Drive-in Theater and several adjacent properties within the planning area. In addition to a "no action" scenario, the 2004 Final EIS evaluated three redevelopment alternatives for the RPG properties to retail, office, and multi-family residential uses. RPG named its redevelopment proposal "*Auburn Gateway*." A core area of RPG's holdings, together with other properties that RPG was considering acquiring or that could be cooperatively developed, was defined in the 2004 Final EIS as the *Auburn Gateway project area*. This area totaled approximately 60 acres, a subset of the 90-acre planning area for the Northeast Auburn/Robertson Properties Special Area Plan. An EIS Addendum in 2011 expanded the impacts of the study of the Auburn Gateway area to 71 acres (City of Auburn 2011). The boundaries of the planning area and the Auburn Gateway project area as evaluated in the 2004 Final EIS are shown in Figure 2. These boundaries are not changed by this 2019 EIS Addendum; however, the number of properties owned by RPG grew after the publication of the 2004 Final EIS.

After the 2004 Final EIS was published, RPG purchased four additional parcels outside of the Auburn Gateway project area but within the boundaries of the planning area. These were the subject of the 2011 EIS Addendum, shown in Figure 2 as Auburn Gateway 11. Between 2011 and 2019, RPG acquired other parcels within the Auburn Gateway planning area including:

- A parcel at the southeast corner of the Valley 6 Drive-in (Parcel 936060-0271).
- A parcel adjacent to the southeast corner of the intersection of NE 49th Street and D Street NE (Parcel 936060-0300, previously referred to as the McKee property).
- A parcel near the northeast corner of the Auburn Gateway Site (Parcel 936060- 0325, previously referred to as the Stein property).

While the Northeast Auburn Special Area Plan covers approximately 90 acres of land, the total size of the Auburn Gateway project remains approximately 71 acres. A complete list of assessor parcel numbers (APNs) associated with the subject property is included in this 2019 EIS Addendum in Attachment B.

Auburn Gateway project area (the remaining portions of the planning area) as developing in accordance with existing zoning. This would include multi-family residential development to the south and east, and heavy commercial development to the west.

Inland Development Plan

In October 2019, City of Auburn issued an addendum to the 2004 Final EIS. The 2019 EIS Addendum focused on proposed changes to the configuration of uses in the Auburn Gateway project area under the *Inland Development Plan*. The *Inland Development Plan* included a multi-family residential area referred to in reports submitted by Inland as *Copper Gate*. The Inland Development Plan also proposed changes to the phasing of development. Under the Inland Development Plan, the central park (known as the “Heart”) was to be developed concurrently with the southern portion of the Inland Development Plan project area. The Inland Development Plan also set forth the infrastructure to support commercial development, which it closely associated with multi-family residential development. There are also road improvements, grading, and floodplains within other portions of the site.

Copper Gate Plaza Development Plan

The focus of this 2026 EIS Addendum is on proposed changes to the configuration and list of allowed uses in the Auburn Gateway project area under the Copper Gate Plaza Development Plan. The Copper Gate Plaza Development Plan encompasses a mixed-use, multi-family housing, mixed commercial, and light industrial area known as Copper Gate Plaza. Where the Copper Gate Plaza project area falls entirely within what was the “north” area of the Inland Development Plan project area, development will occur in a single phase. The infrastructure to support the uses proposed in the Copper Gate Plaza Development Plan are also proposed and are closely associated with such uses.

This 2026 EIS Addendum was prepared pursuant to the State Environmental Policy Act (SEPA) Rules, contained in Chapter 197-11 of the Washington Administrative Code (WAC). In accordance with WAC 197-11-625 through -635, the analysis and results as presented in both the 2004 Final EIS, the 2011 EIS Addendum, and the 2019 EIS Addendum are incorporated by reference into this 2019 EIS Addendum.

PURPOSE OF THIS 2026 EIS ADDENDUM

The focus of this 2026 EIS Addendum is on proposed changes to the configuration of uses in the Copper Gate Plaza project area under the *Copper Gate Plaza Development Plan*. Other changes include a reduction in the degree of commercial and residential development to offset the introduced light industrial use, such that impacts will fall within the scope of previous analyses.

The purpose of this 2026 EIS Addendum is to compare the impacts of the Copper Gate Plaza Development Plan with those of the 2019 Inland Development Plan, and those of the 2004 Auburn Gateway project, to ensure that all potentially significant impacts remain avoided or adequately mitigated.

Figure A provides a site plan for the *Copper Gate Plaza Development Plan*. Reflecting that the Copper Gate Plaza project is a subset of the Inland Development Plan, the Copper Gate Plaza Development Plan proposes a reduced scope of potential residential and commercial

development than was evaluated under the 2004 EIS, the 2011 EIS Addendum, and/or the 2019 EIS Addendum to offset an included light industrial use. The amount of retail and other allowed commercial uses proposed by Vector is less than was evaluated in any of these prior analyses as well. Even with the addition of the light industrial uses, the occupied portions of the Copper Gate Plaza project area will be less than was previously evaluated.

Under Vector's proposal, the project would be developed in a single phase. Vector's proposal is in accord with the Inland Development Plan, which proposed that the northern portion of the Inland Development Plan project area (north of 49th St. NE, which constitutes the entirety of the Copper Gate Plaza project area) be developed separately from the southern portion.

Vector proposes residential, commercial, and light industrial development occurring simultaneously with road and utility improvements serving the entire site.

- Element A – (Warehouse) – Includes up to 270,000 gross square feet of light industrial warehouse space, and site work. Element A also includes completion of public utility and transportation improvements specified in the Development Agreement.
- Element B – (Business Park) – Includes up to 130,000 gross square feet of light industrial design contractor space, and site work. Element B also includes completion of public utility and transportation improvements specified in the Development Agreement.
- Element C – (Commercial) – Includes up to 26,000 gross square feet of retail space, and site work. Element C also includes completion of public utility and transportation improvements specified in the Development Agreement.
- Element D – (Multi-family) – Includes up to 42 multi-family residential units (which includes up to 6 ADUs, and are collectively referred to as Copper Gate Apartments), supporting buildings and site work, built in rolling tranches. Element D also includes completion of public utility and transportation improvements specified in the Development Agreement.
- Element E – (Park) – Includes work required for the open area/green space, the amphitheater, and the mobile food truck lot in the southeast portion of the Copper Gate Plaza serving the users of Copper Gate Plaza and the surrounding neighborhood. It also includes site work and the completion of public utility and transportation improvements specified in the Development Agreement.

Access to this development is proposed via D Street NE & I Street NE between 49th Street NE and S 277th Street. Wetlands and the existing pedestrian trail system along the south of 277th Avenue (and running to the wetlands to east along I Street) would be preserved as open space.

Additional Revisions from the 2004 Final EIS, 2011 EIS Addendum, and 2019 EIS Addendum

Additional 2026 revisions proposed subsequent to the issuance of the 2004 Final EIS, 2011 EIS Addendum, and 2019 EIS Addendum include:

Since the 2019 EIS Addendum was prepared, City of Auburn regulations and policies have changed. Notable regulatory changing affecting the Copper Gateway Project since the 2019 EIS Addendum are described in the impacts below.

Table 1. Comparison of Preferred Alternative from the 2004 Final EIS and the Inland Development Plan with the Copper Gate Plaza Development Plan

| Land Use | Preferred Alternative from Final EIS (2004) | Inland Development Plan | Copper Gate Plaza Development Plan |
|--------------------------|--|--|--|
| Office | Up to 1,600,000 gross square feet | Up to 111,000 gross square feet. | - |
| Retail | Up to 720,000 gross square feet | Up to 168,000 gross square feet. | Up to 26,000 gross square feet |
| Multi-family residential | Up to 500 units | Up to 500 units | Up to 42 units, including ADUs |
| Light Industrial | - | - | Up to 400,000 gross square feet. |
| Parking | Up to 6,133 spaces | Up to 870 spaces for residential. Commercial would meet code requirements: Up to approximately 555 for office and 672 for retail, for a total of 1,227 spaces. Overall total - up to 2,097 spaces. | Up to 70 spaces for residential Up to 100 spaces for commercial Up to 225 spaces for the business park Up to 200 spaces for the warehouse Up to 30 semi-trailer parking spaces Overall total – up to 625 spaces |
| Roads | S 277th Street would be widened. I Street NE would be constructed from S 277th Street to 45th Street NE. A new east-west street (49th Street NE) would be constructed. The south end of D Street NE at Auburn Way N would be closed | Same as preferred alternative, as indicated in the 2011 EIS Addendum, D Street NE could be vacated north of 49th Street NE and be turned into an internal aisle and a right-in/right-out driveway at S 277th Street. D Street NE would remain as a public road and terminate at Auburn Way North via a cul-de-sac. (S 277th Street has already been widened since the 2011 EIS | Same as Inland Development Plan, however Vector's proposed site plan would maintain public access to D Street from 49 th Street to the north end of the cul-de-sac, then convert to a private internal street from the north side of the cul-de-sac improvements to the south side of 277 th through a City street vacation process. |

| | | | |
|----------------------------------|--|--|--|
| Pedestrian trails and open space | A pedestrian trail would be constructed along the south side of S 277th Street. A pedestrian trail would be constructed to link the wetland areas within the project area and to public roads and trail connections. | Addendum). Same as preferred alternative. (The trail along S 277th Street has been constructed). | Same as Inland Development Plan |
| Signs | A coordinated signage system would be constructed throughout the project area, including pylon signs, monument signs, directional signage, and signs for individual stores and tenants. | Same as preferred alternative | Same as preferred alternative, however Vector's Development Agreement will comply with revisions made to Auburn's Master Sign Ordinance (AMC 18.56.030). |
| Wetlands and Streams | Wetlands would be preserved, with the exception of the ditches along S 277th Street and the wetlands within the existing and proposed right-of-way of 49th Street NE. | Wetlands and streams may require temporary grading, filling and mitigation in accordance with agency standards to provide for the development as shown in the Inland Development Plan and to provide for the road and infrastructure improvements associated with the development. | Same as Inland Development Plan |
| Other features | Approximately 400,000 cubic feet of landscaped stormwater detention ponds would be constructed. | Grading, stormwater management, and floodplain storage would conform to current (2019) regulations for Phase 1. Phase 2 may be governed by | Same as Inland Development Plan for Phase 1, with the exception that grading, stormwater management, and floodplain storage would conform |

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| | <p>Approximately 250,000 cubic yards of soil would be excavated, and approximately 650,000 cubic yards of fill would be placed. (Increased to 750,000 cubic yards in the 2011 EIS Addendum.)</p> <p>Compensatory floodplain storage is proposed to be provided in the Port of Seattle Wetland Mitigation Site unless storage capacity is unavailable or insufficient and the City would then allow temporary storage on-site.</p> | <p>standards in effect at the time of construction as allowed by the development agreement.</p> <p>Phase 1 detention volumes total approximately 222,460 cubic feet.</p> <p>Future phases would be determined once a detailed site plan is established for the commercial phase of development.</p> <p>Estimated volumes for Phase 1 (residential) are: 150,000 cubic yards of excavation, and 150,000 cubic yards of fill.</p> <p>Maximum grading volumes for the entire site would not exceed those described in the 2004 Final EIS and 2011 EIS Addendum.</p> <p>Approximately 250,000 cubic yards of soil could be excavated, and approximately 750,000 cubic yards of fill could be placed.</p> <p>Permanent floodplain compensation will be provided within previously constructed advance storage on the Port of Seattle wetland mitigation site, per Resolution 4841 (City of Auburn 2012). If the timeframe for approvals for replacement storage does not coincide with the need for displacement, or is deemed insufficient, the City will allow</p> | <p>to the current regulations, which have changed since 2019.</p> |
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| | | temporary floodplain storage within the northern portion of the site during Phase 1. | |
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Proposed Analysis for the 2026 EIS Addendum

The following environmental elements warrant evaluation of potential changes in the affected environment and a change in the intensity of impacts associated with the Auburn Gateway project under the Copper Gate Plaza Development Plan.

- Transportation
- Aesthetics

These elements require a detailed analysis because the Copper Gate Plaza project involves changes to the proposed uses of Copper Gate Plaza, incorporating light industrial uses into the mix of uses, resulting in reduced total trip generation relative to the impacts projected in either the 2004 Final EIS or the 2019 EIS Addendum, but also slightly different buildings constructed and noise generated. Under the Copper Gate Plaza Development Plan, the impacts of these changes would have less overall development and intensity than previously evaluated. Although this may require less mitigation, Vector intends to meet the mitigation measures previously set forth in the 2019 EIS Addendum.

Impacts on the remaining environmental elements evaluated under the 2004 Final EIS and the 2019 EIS Addendum are not expected to be substantially different from those evaluated under the respected documents.

The following sections assess the changes that have occurred in the affected environment, environmental impacts, and mitigation measures resulting from the changes in use that are proposed from what was contained in the 2004 Final EIS, 2011 EIS Addendum, and 2019 EIS Addendum. For all other impacts other than those described in this EIS Addendum, the 2019 EIS Addendum analysis and conclusions (and by extension the 2004 Final EIS analysis and conclusions) have not changed, and the mitigation measures in the 2004 Final EIS and 2019 EIS Addendum continue to apply.

The analysis below does not find any significant impacts that were not disclosed in either the 2004 Final EIS or the 2019 EIS Addendum. The information contained in this 2026 EIS Addendum is provided to allow the revised project to be evaluated by the City and other regulators, in order to determine appropriate mitigation for developer development.

ADDENDUM TO AFFECTED ENVIRONMENT, IMPACTS, AND MITIGATION

Transportation

Affected Environment

In the 2004 Final EIS and 2011 EIS Addendum, development-related traffic impacts were evaluated under year 2020 traffic conditions. The 2019 EIS addendum evaluated actual traffic conditions in 2019, along with historical growth trends. Vector now projects Copper Gate Plaza to be completed in year 2028, but likewise uses the 2019 traffic conditions, along with the historical growth trends since 2019 to provide a more accurate projection of future growth trends.

Information on recent conditions is below. The 2024 Trip Generation prepared by Heath and Associates also provides information on existing conditions in the study area for 2026. Characteristics are provided for the roadway network, non-motorized facilities, transit services, existing traffic volumes, traffic operations, and traffic safety.

Roadway Network – Characteristics of the existing street system in the vicinity of the proposed project are shown in Table 2 below.

Table 2. Summary of Existing Street System in the Study Area

| Roadway | Arterial Classification | Posted Speed Limit (mph) | Number of Travel Lanes | Parking | Sidewalks | Bicycle Facilities |
|----------------------------|--|--------------------------|------------------------|---------|-----------|--------------------|
| Auburn Way N | Principal Arterial | 35 | 5 | No | Yes | No |
| S 277th Street | Principal Arterial | 35 | 5-6 | No | Yes | Partial |
| 49 th Street NE | Non-Residential Collector | 25 | 3 | No | Yes | Partial |
| D Street NE | Non-Residential Collector/Local Street | 25 | 2 | Yes | No | No |
| I Street NE | Minor Arterial | 35 | 3 | No | Yes | Partial |

Non-Motorized Facilities - In addition to the facilities provided on the roadways, there is a non-motorized trail on the south side of S 277th Street between Auburn Way and L Street NE. This trail connects to other non-motorized facilities on either side that extend to the Interurban Trail to the west and to the S 277th Corridor Recreational Trail to the east. About a quarter mile south of the project, off I Street NE, a trail connects to Brannan Park and Auburn Golf Course.

Transit Service - King County Metro provides transit service in the project study area. Route 160 operates along Auburn Way N from approximately 4:20AM to 3:20AM on weekdays, and from

approximately 5:00AM to 2:40AM on weekends, with a weekday **PM** peak hour headway of 30 minutes. Route 160 provides service to the north through Kent and Kent Station and to the Renton Transit Center, and to the south to Auburn Station.

Traffic Volumes - This transportation analysis focuses on the weekday PM peak hour when traffic conditions would be the highest. Existing turning movement counts in the study area were counted in February 2019. Weekday PM peak hour traffic volumes are summarized in the TGM and were used to characterize existing traffic conditions.

Methodology To Assess Project Impacts

The analysis below is summarized from the Trip Generation Memorandum – Copper Gate 2024 prepared by Heath and Associates, November 2024 (2024 TGM), which is a revision to the analysis set forth in the Traffic Impact Analysis – Copper Gate report prepared by Transpo Group, July 2019 (2019 TIA). The 2019 TIA and 2024 TGM are hereby incorporated into this analysis. Where much of the traffic-related improvements proposed in the 2019 TIA and the Inland Development Plan have been implemented, the 2024 TGM focuses on the changes posed by the Copper Gate Plaza Development plan to those elements proposed and previously analyzed under the Inland Development Plan.

Summary Of Project Impacts

The detailed analysis of projects impacts is provided in the 2024 TGM. Project impacts are summarized below:

- The project is expected to generate 287 new PM Peak hour projects trips (104 inbound and 183 outbound). This is a reduction from the 543 new PM Peak hour project trips analyzed under the 2019 TIA.
- For the development, all intersections are expected to operate at comparables level of service (LOS) to the 2022 With-Project Full Buildout scenarios

Mitigation

The 2019 TIA presented an assessment of the mitigation needs of the Inland Development Plan and compared them to the mitigation needs in Inland’s Development agreement. Where such mitigation measures have been largely implemented, and where the impacts of the Copper Gate Plaza Development Plan will be less than those of the Inland Development Plan, such mitigation measures will be adequate to offset any impacts of the Copper Gate Plaza Development Plan, and no additional mitigation is necessary at this time.

Significant Unavoidable Adverse Impacts

As with the Inland Development Plan, the Copper Gate Plaza Development Plan would not result in significant unavoidable adverse impacts. Traffic impacts are expected to be less than was described in any of the 2004 Final EIS, 2011 EIS Addendum, and/or the 2019 EIS Addendum.

For the 2026 EIS Addendum the following traffic conditions are expected:

- The proposed project would be developed in a single phase. The phase would include 42 multi-family residential units, 26,000 gross square feet of commercial retail, and 400,000 gross square feet of light industrial uses.

For this development, all intersections are expected to operate at comparable levels of service as was analyzed under the 2019 EIS Addendum.

Aesthetics

Affected Environment

In the 2004 Final EIS, development-related aesthetic impacts were evaluated under the 2004 design guidelines, which assumed a mix of retail, office, residential and mixed-use structures, surface parking lots, and stormwater facilities. The 2011 EIS Addendum evaluated a slightly different mix of uses under the Inland Development Plan, and concluded that there was no change in the impacts despite that altered mix of uses. Vector now projects the Cooper Gate Plaza to be completed in year 2028, and the City of Auburn's ordinances have been updated since the 2011 EIS Addendum was analyzed, but nonetheless expects to be able to meet the Auburn Gateway Design Guidelines with only minor revisions.

Recent aesthetic conditions of the property remain as they were in 2019.

Methodology To Assess Project Impacts

Summary Of Project Impacts

Project impacts are summarized below:

- Same as or less than the preferred alternative under the 2004 Final EIS except
- Light Industrial buildings up to 75 feet in height
- The potential for public views of loading areas could be slightly greater than evaluated under the preferred alternative under the 2004 Final EIS
- A slightly greater increase in outdoor lighting, to ensure safety around the light industrial uses

Mitigation

The 2004 Final EIS presented an assessment of the mitigation needs of the Northeast Auburn Special Area Plan. The 2011 EIS Addendum presented an assessment of the mitigation needs of the Inland Development plan and compared them to the mitigation needs in Inland's Development Agreement, and concluded that no additional mitigation was required.

The Auburn Gateway Design Guidelines were drafted to constitute adequate mitigation for the aesthetic impacts of the Northeast Auburn Special Area Plan. Where the impacts of the Copper Gate Plaza Development Plan will be comparable or less than the Northeast Auburn Special Area Plan, such mitigation measures (including the Auburn Gateway Design Guidelines, AMC 18.56.030 – the master sign ordinance, and the requirement for a master landscape plan) will be largely adequate to offset any impacts of the Copper Gate Plaza Development Plan.

The light industrial uses proposed may result in the potential for public views of the loading areas for such uses. The erection of a berm, in conjunction with a security fence, and compliance with prior mitigation measures, including a master landscape plan, will ensure that any visual impacts of such uses are screened from the public view, and no additional mitigation is necessary at this time.

Significant Unavoidable Adverse Impacts

As with the Inland Development Plan, the Copper Gate Plaza Development Plan would not result in significant unavoidable adverse impacts. Aesthetic impacts are expected to be comparable to what was described in any of the 2004 Final EIS, 2011 EIS Addendum, and/or the 2019 EIS Addendum.

ENVIRONMENTAL ELEMENTS NOT ANALYZED

The following briefly describes the reasons that additional analysis was not performed for other elements of the environment analyzed in the 2004 Final EIS, the 2011 EIS Addendum, and/or the 2019 EIS Addendum.

Geology/Soils

No change is expected impacts related to geology and soils due to the development of Auburn Gateway under the Copper Gate Plaza Development Plan. The project acreage remains approximately the same, grading volumes are expected to be similar to or less than those evaluated in the 2004 Final EIS, and the project will be required to meet future changes in FEMA floodplains.

Air Quality

No change is expected for impacts related to air quality due to the development of the Auburn Gateway project under the *Copper Gate Plaza Development Plan*. The analysis in the 2004 Final EIS estimated maximum peak hour carbon monoxide concentrations by examining intersections that would be most affected by the project, and is still relevant. As outlined in the 2024 TGM, the development of Auburn Gateway under the *Copper Gate Plaza Development Plan* would result in a

decrease in project-related trips because a smaller amount of retail and residential square footage is proposed for the project, compared to that evaluated in the 2004 Final EIS, and which more than offsets the increased light industrial use. There would be minor changes in traffic circulation related to D Street NE and 49th Street NE. The change in traffic generation is expected to reduce the project-related volume of traffic at S 277th Street and Auburn Way N during the PM peak hour under Alternative 2 of the 2004 Final EIS, an intersection studied in the 2004 Final EIS for carbon monoxide concentrations. Lower traffic volumes would result in less delay at the Auburn Way N and S 277th Street intersection, which in turn would result in less carbon monoxide concentrations during the PM peak hour than shown in the 2004 Final EIS under Alternative 2.

Noise

No increase is expected for impacts related to noise due to the development of the Auburn Gateway project under the *Inland Development Plan* as compared to that evaluated in the 2004 Final EIS. Temporary construction noise would likely be of shorter duration due to the lower overall density of development. Similarly, operational noise from project-related traffic is expected to be proportionally lower than that described in the 2004 Final EIS. Of the four noise study focus areas studied in the 2004 Final EIS, only residences along D Street NE would find project-related traffic to have noticeably increased noise levels compared to existing noise levels. The proposed change in traffic circulation would not increase traffic volume along D Street NE any further than what was evaluated in the 2004 Final EIS. To ensure noise from the operations and land uses does not result in noise impacts, a noise mitigation master plan is required to be provided and approved prior to vertical construction authorization by the development agreement. Post-construction, the Copper Gate Plaza Development Plan will call for business hours of operation that comply with the City of Auburn's Noise Ordinance (AMC 8.28.010 et seq.), and that will call for operating hours that are ordinary for Light Industrial uses (e.g. 7am to 8pm, Monday through Friday).

Hazardous Materials

No change is expected for impacts related to hazardous materials due to the development of the Auburn Gateway project under the *Copper Gate Plaza Development Plan*. A Phase I Site Assessment was conducted by Landau Associates in 2014 to assess and document environmental conditions on a property acquired by RPG after the 2011 EIS Addendum (Landau Associates 2014a). The report indicates that the site had underground storage tanks that were removed in 1991. The analytical results for the soil samples taken after tank removal indicated the presence of benzene, xylene, and gasoline-range total petroleum hydrocarbons (TPH-G) at concentrations greater than the current Ecology Model Toxics Control Act (MTCA) Method A soil cleanup levels based on unrestricted land uses. Landau conducted groundwater and soil sampling in 2014 and concluded that soil and groundwater were below cleanup levels and requested a No Further Action determination from Ecology (Landau Associates 2014b). The No Further Action determination from Ecology was issued on April 14, 2021. There is a soil remediation plan on parcel # 936060-0269 under City grading permit GRA19- 0017, which may become part of the project in the future and is included for that purpose. Further environmental review may be required as part of the grading permit process if Vector moves forward with purchase of the property.

Cultural and Historic Resources

No change is expected for impacts related to cultural and historic resources due to the development of the Auburn Gateway project under the *Copper Gate Plaza Development Plan*. The 2004 Final EIS evaluated the entire planning area for the potential of discovering cultural and historic resources. The 2004 Final EIS indicated that there is a high probability of hunter-fisher-gatherer, ethnographic period and historic Indian, and historic period archaeological resources within the planning area. The probability estimates for the Auburn Gateway project area and the planning area were based on the availability of the Duwamish River - Green River floodplain for hunter-fisher-gatherer use, soils data that indicate old channels and low terrace deposits, prehistoric and historic period land use in similar environmental settings, and documented ethnographic and historic period land use in these two areas.

Recreation

No change is expected for impacts related to recreation due to the development of the Copper Gate Plaza project under the *Copper Gate Plaza Development Plan*. The development of the *Copper Gate Plaza Development Plan* would tie into the trail that has been developed along the south side of S 277th Street. Internal trail connections are proposed as part of the Auburn Gateway project and identified in the proposed Auburn Gateway Design Guidelines. The recreational demand as a result of retail, office, and/or residential development would likely be lower than what was evaluated in the 2004 Final EIS since the *Inland Development Plan* proposes a lower amount of total development than evaluated in the 2004 Final EIS.

Utilities and Public Services

No change is expected for impacts related to utilities (except storm drainage systems) and public services due to the development of the Copper Gate Plaza project under the *Copper Gate Plaza Development Plan*. The residential development would be similar to alternatives evaluated in the 2004 Final EIS, and the retail and office component would be lower. Therefore, the estimate for domestic water consumption and wastewater production associated with development in the 2004 Final EIS likely overstates demand that would be expected under the *Inland Development Plan*. To ensure orderly and efficient extensions of public utilities consistent with the proposed phasing and City regulations, a master plan will be provided prior to construction authorization. The fiscal impact analysis in the 2004 Final EIS associated with fire, emergency medical, and police service is also still applicable.

Written Statement of Conformance Criteria

Copper Gate Plaza Zoning Code Text Amendments to Auburn Gateway (C-AG) Zoning

Criteria – AMC 18.68.025(B) & RCW 36.70A.130(1)(e):

Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan.

Provide a written statement about how the proposed text amendment complies with following (sic) decision criteria:

- 1. The intent of the zoning code and the comprehensive plan of the City. Is the text amendment consistent with the comprehensive plan?*
- 2. Reason/purpose for the proposed text amendment.*

Purpose: The purpose of Vector Development Corporation’s (“Vector’s”) proposed textual amendments to the Auburn Gateway (C-AG) Zoning is to allow for introduction of light industrial uses in the C-AG zone. The introduction of such uses will make it commercially viable for Vector to effectuate the purpose of the Northeast Auburn Special Area Plan and Auburn Gateway Planned Action (Chapter 18.08 AMC).

Intent: The proposed text amendments are consistent with the policies and text of the land use, economic development, and park and recreation elements of the City of Auburn’s Comprehensive Plan.

- Land Use.

Table 2. Adjusted Employment Development Capacity by Zone

The City of Auburn assumes that the Auburn Gateway District will provide employment for approximately 653 people. As proposed, the text amendments to the zoning code will allow for approximately eight light industrial businesses, twelve “business park” businesses, and ten retail businesses, which are estimated to employ anywhere from 300 to 600 people.

Map 1.1

The City of Auburn assumes that there will be 58 new households in the area occupied by the Auburn Gateway district by 2044. The proposed text amendments provide for horizontal mixed-use of commercial and residential uses, enabling the construction of 36 residential housing units, and an additional 6 accessory dwelling units. This will fulfill the need for over half of the housing units sought in the Auburn Gateway District under the Comprehensive Plan for the next 20 years.

Description: The Mixed-Use Designation permits a complementary mix of residential and commercial uses in a single land use designation. This designation encourages vertical mixed-use, horizontal-mixed use, conversion of existing residential to commercial, middle housing, and pedestrian and non-motorized travel, while allowing flexibility for how uses are combined within this area. Mixed-Use Districts align with areas where moderate and high-density development is served by transit, bicycle facilities and sidewalks, and amenities that create healthy and livable neighborhoods.

The proposed text amendments will allow for the utilization of portions of the Auburn Gateway District for the construction of horizontal mixed-use development and middle housing, creating a complementary mix of residential uses and retail, commercial, and light industrial uses. The presence of these uses along the Auburn Way North corridor means that these uses will be well-served by transit and other amenities, such that it will serve to create a healthy and livable neighborhood.

Design Criteria 2. Residential and commercial uses are encouraged to be integrated as a component in all development projects.

The proposed text amendments will allow for the integration of residential and commercial uses into a viable development project that will enable the northwestern portion of the Auburn Gateway District to be developed, as has been envisioned by the City of Auburn and various developers for the past 20 years.

Design Criteria 3. A variety of housing options and development types is encouraged within this designation.

The proposed text amendments will allow Vector to develop Copper Gate Plaza in such a manner that a variety of development types, including residential, retail commercial, light industrial, and open spaces uses will also exist in a harmonious manner within the development.

LU-37 Establish intensity limitations such as floor area ratios, density, building height, coverage ratios, setbacks, and other standards.

The Auburn Gateway District do not alter the floor area ratios, density requirements, building height limits, coverage ratios, setbacks, or other standards already expressed in Chapter 18.08 AMC. While adding a new permissible use, this use is anticipated to result in lower density, rather than higher density, within the Auburn Gateway District, and will conform to the height limitations in place for all other uses already extant.

LU 41 Mixed-Use Districts should support cohesive, diverse, neighborhood mixed-use centers that allow vertical and horizontal mixed-use flexibility, as well as flexibility in uses that provide for local housing, shopping, and employment options that also allows each center its own identity.

The proposed text amendments will support the policy of the Comprehensive Plan by providing a foundation for a financially viable mixed-use development that utilizes horizontal mixed-use and flexibility in uses to provide for local housing, shopping, and employment options in Copper Gate Plaza. It is the hope of Vector that this will allow Copper Gate Plaza to develop an identity as a “business park” and shopping area that supports new homeowners as they build and remodel their homes, and will thus become a draw to the wider community.

LU-43 Support development of small-scale, local neighborhood serving commercial such as food and drink establishments and local services in Residential Two and Three designations.

The proposed text amendments will make it viable to service a number of local neighborhood-serving commercial uses. Along with the proposed retail options, these text amendments will allow for the creation of a food truck plaza in the park area, which it is hoped will be of utility to the surrounding neighborhood.

- **Economic Development:**

ED-30. Establish design standards and procedures within commercial and mixed-use areas. This ensures that development plans align with the preferences and needs of the local community.

The proposed text amendments do not alter the design standards in place for mixed-use areas. The goal of these amendments is ensure that the development plans remain contemporary to the preferences and needs of the local community, which have changed since the Auburn Gateway District was first envisioned.

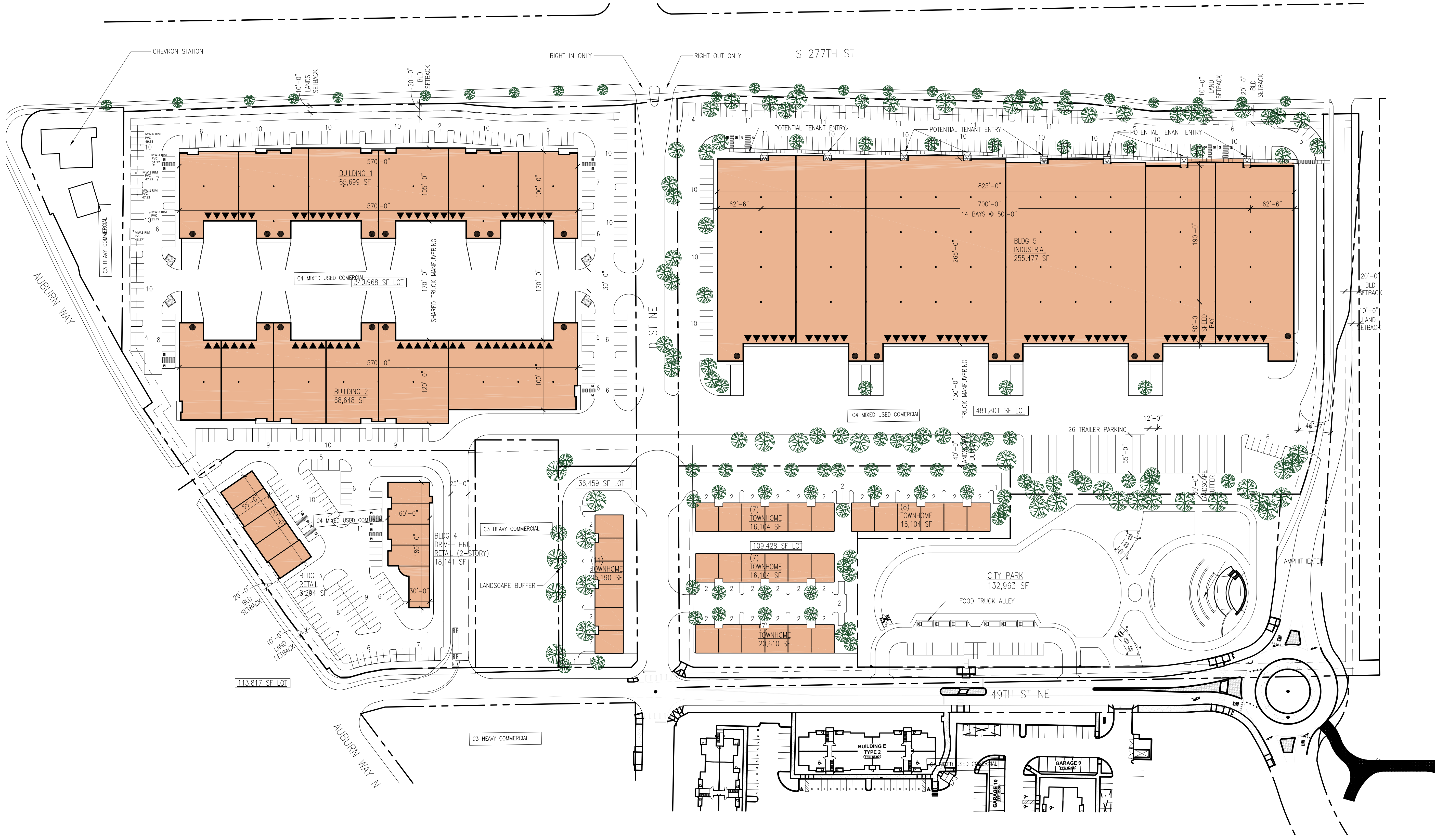
- **Parks and Recreation:**

PR-1. Incorporate diverse activities: Offer a range of recreational facilities and programs that cater to different age groups, interests, and fitness levels to improve the physical and mental well-being of community members

The proposed text amendments will allow for the construction of a medium size park in the southeast portion of Copper Gate Plaza. This park will contain a food truck, play area, and amphitheater. It is hoped that this range of activities and programs will cater to a broad range of age groups and interests to improve the well-being of the community.

PR-2. Promote accessibility: Develop a comprehensive system of neighborhood and community parks ensuring that every resident lives within a half-mile walking distance to a developed park.

By allowing for the creation of a medium park, it is hoped that the text amendments will contribute to the system of neighborhood and community parks in the City of Auburn. At present, there are no parks within almost a mile radius of the Auburn Gateway District, meaning there is likely significant community need for such a use to be developed.



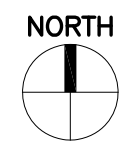
| | |
|--------------------|------------|
| BUILDING 1 | 65,699 SF |
| PARKING PROVIDED | 191 STALLS |
| 9'x10' DOCK DOOR | 28 |
| 12'x14' GRADE DOOR | 8 |
| BUILDING 2 | 68,648 SF |
| PARKING PROVIDED | 69 STALLS |
| 9'x10' DOCK DOOR | 28 |
| 12'x14' GRADE DOOR | 6 |
| BUILDING 5 | 255,477 SF |
| PARKING PROVIDED | 183 STALLS |
| 9'x10' DOCK DOOR | 44 |
| 12'x14' GRADE DOOR | 8 |

PROGRESS PRINTING
 September 5, 2025

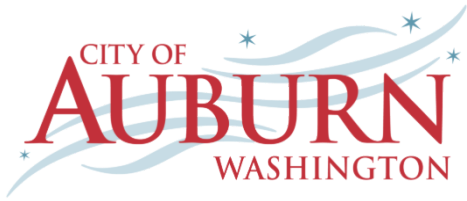
NOT FOR CONSTRUCTION
 PROJECT INFORMATION

COPPER GATE LOGISTICS
 AUBURN WAY
 AUBURN WA 98002

1 SITE PLAN
 SCALE: 1" = 70'-0"



| | |
|------------|------------|
| REVISED | 08 29 2025 |
| REVISED | 08 26 2025 |
| ARCHIVED | 05 28 2025 |
| ISSUE DATE | 05 10 2022 |



AGENDA BILL APPROVAL FORM

Agenda Subject:

**Live/Work and Daycare Text Amendment
Staff Introduction/Presentation (Reed)**

Text amendments to Live/Work regulations, and Daycare center regulations as required by House Bill 5509.

Meeting Date:

July 7, 2026

Department:

Community Development

Attachments:

Memorandum, Chapter 18.04
ACC Text Amendment, ACC
18.07.020 Text Amendment,
ACC 18.09.020 Text
Amendment, ACC 18.23.030
Text Amendment, Chapter 18.31
ACC Text Amendment, ACC
18.35.030 Text Amendment,
ACC 18.38.060 Text
Amendment, ACC 18.52.020
Text Amendment, ACC
18.74.030 Text Amendment,
ACC 18.76.045 Text
Amendment, Presentation Live-
Work and Daycare

Budget Impact:

Administrative Recommendation:

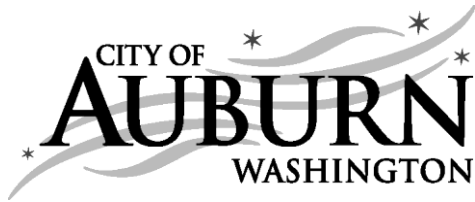
Background for Motion:

Background Summary:

See attached Memorandum

Councilmember:

Staff: Jason Krum



Memorandum

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

FROM: Dinah Reed, Senior Planner
Department of Community Development

DATE: July 7, 2026

RE: **Live/work and Daycare Code Update - ZOA26-0006**

I. BACKGROUND & PURPOSE

LIVE/WORK

Live/work units are an integrated housing unit and commercial workspace, occupied, and utilized by the property owner or business owner with a place to work and live in a single unit. Live/work and Work/live definitions were added as a use in Auburn' city code (specifically Title 18 "Zoning") in 2012 under Ord. No. 6433 but has not had supplemental development standards associated with the use that would set clear and objective standards. The purpose of the text amendment is to provide specific development regulations for new Live/work units (buildings) and for re-purposing existing buildings into Live/work units. Additionally, Live/work and Work/live were originally separated out as different uses in the code based on the percentage of space occupied by the nonresidential portion versus the residential portion of the unit. It was determined in practical application that having only one version of Live/work would simplify the use, therefore, Work/live has been removed as a use.

DAYCARE

House Bill (HB) 5509, intended to regulate the siting of child care centers, was passed by the State Legislature in 2025. HB 5509 allows child care centers, and the conversion of existing buildings for use as child care centers, as an outright permitted use in all zones except industrial zones and open space zones. Cities may impose reasonable restrictions on the permit, including pickup and drop-off areas. A city must provide for a conditional use approval of an on-site child care center in industrial zones, excluding the use in or around high hazard facilities.

City code uses the term "daycare" versus the term "child care", which is used in HB 5509, therefore the term daycare has been replaced with child care throughout the city code, except where it is referenced as "home based".

ACC 18.04.290 current definitions for the different types of daycares in city code are as follows:

"Daycare center," "nursery school," or "preschool" means any type of group daycare programs, for children or adults, including nursery schools for children under minimum age for education in public schools, parent cooperative nursery schools, playgroups for preschool children, covering afterschool care for school children, and programs which provide organized learning and education experiences, provided such establishments are licensed by the state and

conducted in accordance with state requirements. For the purpose of this title (Title 18) the following shall also apply to daycare center, nursery schools or preschools:

- A. *“Home based daycare”* means a licensed daycare that regularly provides daycare for not more than 12 children or adults in the provider’s home in the family living quarters, for periods of less than 24 hours.
- B. *“Mini daycare center”* means a place, other than the home of the provider, which provides regular custodial care for one to 12 children, for periods of less than 24 hours.
- C. *“Daycare center”* means a place, other than the home of the provider, which provides regular custodial care for 12 or more children, for periods of less than 24 hours.
- D. *“Preschool/nursery school”* means a place, other than the home of the provider, which provides regular custodial care and/or organized learning and educational experiences for children.

II. SUMMARY OF PROPOSED CODE CHANGES

LIVE/WORK

Section ACC 18.31.125 Supplemental standards for Live/work

This section is new and establishes the purpose for Live/work units as well as a definition that coincides with the definition adopted by the International Building Code (IBC). Supplemental regulations for Live/work units are as follows, in summary:

- 1) The ground floor frontage of the building shall be used for nonresidential purposes.
- 2) Any ‘work’ use proposed for a Live/work unit in Residential zones are subject to ACC 18.07.020 “Permitted Use Table” and limited to the “Commercial Uses” category.
- 3) Any ‘work’ use proposed for a Live/work unit in Commercial zones are subject to ACC 18.23.030 “Permitted Use Table” and limited to the “Retail” and “Services” categories.
- 4) Any ‘work’ use proposed for a Live/work unit in Special Purpose Zones are subject to ACC 18.35.030 “Permitted Use Table” and limited to the “Retail”, “Services” and “Recreation, Education, and Public Assembly” categories.
- 5) For new development, the nonresidential frontage must meet the design standards of a storefront per Citywide Design Standards.
- 6) For existing buildings, the ground floor frontage shall provide a public entrance and street level transparency meeting the design standards of a storefront per the Citywide Design Standards.
- 7) The residential and work components shall be occupied as a single unit.
- 8) No portion of the Live/work unit may be rented, leased, or sold separately.
- 9) Off-street parking is not required for Live/work.

Section ACC 18.04.527 Live/work unit definition

- 1) Updates the definition of a Live/work unit to include the current adopted definition under the International Building Code (IBC).

Section ACC 18.04.913 Work/live unit definition

- 1) Removes the definition of Work/Live.

Section 18.07.020 Residential Zones Uses

- 1) Adds Live/work as standalone units compliant with ACC 18.31.125 (“supplemental standards”) as outright permitted in all residential zones except Residential Conservancy and R-1, Residential Low.
- 2) Adds Footnote 13 that “any standalone Live/work units vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses”.

Section 18.23.030 Commercial and Industrial Zones Uses

- 1) Removes “Apartment units, as part of a mixed-use development” and replaces it with “Mixed-use development” to eliminate redundancy.
- 2) Removes Live/work and Work/live as part of a mixed-use development to eliminate redundancy.
- 3) Removes Work/live as a standalone use per the definition being eliminated.
- 4) Amends Footnote 3 to remove the “Work/Live” language.

Section 18.35.030 Special Purpose Zones Uses

- 1) Removes the Work/live unit and adds a link to ACC 18.31.125 Live/work supplemental standards for Live/work.

Chapter 18.31. ACC Supplemental Development Standards

- 1) Adds 18.31.125 Live/work standards to Table of Contents.

DAYCARE

Chapter 18.04

- 1) Combined definition of daycare (18.04.290) and child care (18.04.1001) into new section 18.04.238.1.
 - a) Removes “or adults” in the combined definition of child care. Adult daycare would be an allowed use under “meeting facility, public or private” as an outright permitted use in the commercial zones and as an administrative use permit in the industrial zones.
 - b) Removes babysitting care – suggest not regulating under city code.
 - c) ACC 18.04.290(B) allows for 16 children in a “home based daycare” pursuant to Washington Administrative Code (WAC) 110-300-0358 and Revised Code of Washington (RCW) 43.216.692 allowing home providers to apply in writing to request waivers to serve more than 12 but not more than 16 children.

Section 18.07.020 Residential Zones Uses

- 1) Amends Daycare uses to be outright permitted in all residential zones and removes the requirement that Daycare Centers must be located on an arterial.

Section 18.23.030 Commercial and Industrial Zones Uses

- 1) Amends daycare to be allowed as a conditional use permit (CUP) in M-1 (light industrial) and M-2 (heavy industrial) zones. It was previously prohibited in these zones. The reason for the conditional use permit (hearing examiner approval) is to ensure that the location is suitable for a child care center.

Section 18.35.030 Special Purpose Zones Uses

- 1) Amends daycare as a permitted use in Institutional (P-1) and Open Space (OS) zones.

Section 18.38.060 Airport Land Field Zone, Section 18.76.045 Lakeland Hills S PUD, Section

18.09.020 Mobile Home/Manufactured Home Zone, and Section 18.74.030 Location of Sexually Oriented Businesses

- 1) In these sections the only change was changing daycare to child care to match the definition.

Section 18.31.010 Child Care Standards

- 1) Removes the term adult daycares, similar to Chapter 18.04 “Definitions”.
- 2) Amends Daycare to child care to match definition.

Section 18.31.090 Work Release Standards & Section 18.31.150 Secure Community Transition Standards

- 1) Updates daycare to child care to match definition.
- 2) Updates the citation for daycares to child care.

III. TEXT AMENDMENT

The text amendment is shown by strikeout/underline and is attached to this memo as Attachments 1 through 10.

IV. STAFF REQUEST

To review the proposed Live/work and Daycare text amendments and provide feedback. To move forward with the proposed Live/Work and Daycare text amendments to Chapter 18.04 ACC, ACC 18.23.030, ACC 18.31.125, ACC 18.35.030, ACC 18.07.020, ACC 18.09.020, ACC 18.38.060, ACC 18.52.020, ACC 18.74.030, ACC 18.76.045 Chapter 18.31 ACC to a public hearing on August 4th, 2026.

V. ATTACHMENTS

- 1 Chapter 18.04 ACC Text Amendment
- 2 ACC Section 18.07.020 Text Amendment
- 3 ACC Section 18.09.020 Text Amendment
- 4 ACC Section 18.23.030 Text Amendment
- 5 Chapter 18.31 ACC Text Amendment
- 6 ACC Section 18.35.030 Text Amendment
- 7 ACC Section 18.38.060 Text Amendment
- 8 ACC Section 18.52.020 Text Amendment
- 9 ACC Section 18.74.030 Text Amendment
- 10 ACC Section 18.76.045 Text Amendment
- 11 Presentation Live/work and Daycare

Chapter 18.04 DEFINITIONS

18.04.236 Charging levels.

18.04.237 Chicken coop.

18.04.238 Chicken run.

18.04.238.1 Child care center.

18.04.239 Co-living housing.

18.04.240 Commercial use.

18.04.245 Commercial vehicle.

18.04.246 Commercial recreation facility, indoor.

18.04.247 Commercial recreation facility, outdoor.

18.04.912 Wireless communications.

18.04.913 Work/live unit.

18.04.914 Work release facility.

18.04.960 Zone.

18.04.1001 Child care center.

18.04.1005 Marijuana or marihuana.

18.04.290238.1 Daycare-Child care center, nursery school, preschool.

“Child care center” means an entity that regularly provides child daycare and early learning services for a group of children for periods of less than 24 hours licensed by the Washington State Department of Early Learning under Chapter 170-295 WAC. Child care center is inclusive of “Daycare center, the terms “daycare centers” and “daycare”. “Child care centers,” “nursery school,” or “preschool” means any type of group daycare-child care programs, for children-or-adults, including nursery schools for children under minimum age for education in public

schools, parent cooperative nursery schools, playgroups for preschool children, covering afterschool care for school children, and programs which provide organized learning and education experiences, provided such establishments are licensed by the state and conducted in accordance with state requirements. For the purpose of this title the following shall also apply to ~~child care centers, daycare center~~, nursery schools or preschools:

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

~~BA.~~ "Home based daycare" means a licensed daycare that regularly provides daycare for not more than ~~12-16~~ children ~~in~~ the provider's home in the family living quarters, for periods of less than 24 hours.

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

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

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

18.04.645 Neighborhood services.

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

The Auburn City Code is current through Ordinance 7008, passed November 17, 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.

18.04.527 Live/work unit.

~~"In addition to the current adopted International Building Code (IBC) definition, a live/work unit" means an integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and includes a complete dwelling unit. The work space is at ground level meeting the design standards of a storefront per the Citywide or Downtown Architectural and Design Standards. and working space reserved for and regularly used by one or more occupants of the dwelling unit. Within a live/work unit the "work" component of a live/work unit is secondary to its residential use. Live/work units are allowed within mixed-use developments.~~ (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6433 § 14, 2012.)

18.04.645 Neighborhood services.

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

18.04.913 — Work/live unit.

~~“Work/live unit” means an integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and includes a complete dwelling unit and working space reserved for and regularly used by one or more occupants of the dwelling unit. Within a work/live unit the “work” component is the primary use, to which the residential use is secondary, while the “work” component of a live/work unit is secondary to its residential use. Work/live units are allowed within mixed-use developments. (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6433 § 25, 2012.)~~

18.04.1001 — Child care center.

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

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Chapter 18.07 RESIDENTIAL ZONES

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zones

| P = Permitted A = Administrative C = Conditional Use X = Not Permitted | | | | | | | |
|---|---------------------|----------------|----------------|-----------------|----------------|----------------|----------------|
| Land Uses | Zoning Designations | | | | | | |
| | RC | R-1 | R-2 | R-3 | R-4 | R-NM | R-F |
| A. Residential Uses. | | | | | | | |
| Accessory dwelling units subject to the provisions contained in Chapter 18.32 ACC | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ |
| Accessory use, residential | P | P | P | P | P | P | P |
| Adult family home | P | P | P | P | P | P ¹ | P |
| Apartments (7 units or more) | X | X | X | P ¹¹ | P | P | X |
| Bed and breakfast or short-term rentals | P | P | P | P | P | X | P |
| Caretaker apartment | X | X | X | X | X | P | X |
| Communal residence | P | P | P | P | P | X | P |
| Foster care homes | P | P | P | P | P | X | P |
| Group residence facilities (7 or more residents) | X | X | X | P | P | P | P |
| Group residence facilities (6 or fewer residents) | P | P | P | P | P | P | P |
| Keeping of animals ⁴ | P ² | P ² | P ² | P ² | P ² | P ² | P ² |
| <u>Live/work, standalone subject to compliance with ACC 18.31.125¹³</u> | X | X | P | P | P | P | P |
| Middle housing subject to the provisions in Chapter 18.25 ACC (2 to 6 units) | P | P | P | P | P | P | P |

| | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|---|---|
| Neighborhood recreational buildings and facilities owned and managed by the neighborhood homeowners' association | A ⁶ | A ⁶ | A ⁶ | A ⁶ | A ⁶ | P | P |
| Use as dwelling units of (1) recreational vehicles that are not part of an approved recreational vehicle park, (2) boats, (3) automobiles, and (4) other vehicles | X | X | X | X | X | X | X |
| Renting of rooms, for lodging purposes only, to accommodate not more than two persons in addition to the family or owner occupied unit ⁸ | P | P | P | P | P | P | P |
| Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities | P | P | P | P | P | P | P |
| Single-unit detached dwellings, new | P | P | P | X | X | X | P |
| Supportive housing (permanent), subject to the provisions of ACC 18.31.160 | P | P | P | P | P | P | P |
| Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses | P | P | P | P | P | P | P |
| Townhouses (attached) | X | X | X | X | P | P | P |
| Transitional housing | P | P | P | P | P | P | P |
| B. Commercial Uses. | | | | | | | |
| Commercial horse riding and bridle trails | A | X | X | X | X | X | X |
| Commercial recreation facility, indoor | X | X | X | X | P | P | X |
| Commercial retail establishment | X | X | A | A | P | P | A |
| Convenience store | X | X | X | X | P | P | X |
| Daycare, limited to a mini dayChild care, including mini-Daychild care center, child care center, preschool, or nursery school may also be permitted but must be located on an arterial | X P | P | P | P | P | P | P |

| | | | | | | | |
|--|----------------|---|---|---|----------------|---|---|
| Grocery or specialty food store | X | X | X | A | P | P | A |
| Home-based (or family) daycare as regulated by RCW 35.63.185 and through receipt of approved city business license | P | P | P | P | P | P | P |
| Home occupations subject to compliance with Chapter 18.60 ACC | P | P | P | P | P | P | P |
| Marijuana cooperative | X | X | X | X | X | X | X |
| Marijuana processor | X | X | X | X | X | X | X |
| Marijuana producer | X | X | X | X | X | X | X |
| Marijuana-related business | X | X | X | X | X | X | X |
| Marijuana researcher | X | X | X | X | X | X | X |
| Marijuana retailer | X | X | X | X | X | X | X |
| Marijuana transporter business | X | X | X | X | X | X | X |
| Mixed-use development ^{3, 10} | X | X | X | P | P | P | P |
| Personal service shop | X | X | A | P | P | P | P |
| Nursing homes | X | X | X | X | C | C | C |
| Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area | X | A | A | A | A | P | P |
| Professional offices | X | X | A | A | P ⁹ | P | P |
| Restaurant, café, or coffee shop | X | X | A | A | P | P | A |
| Neighborhood retail establishment | X | X | A | A | P | P | P |
| C. Resource Uses. | | | | | | | |
| Agricultural enterprise: ⁷ | | | | | | | |
| When 50 percent, or more, of the total site area is dedicated to active agricultural production during | A ⁷ | X | X | X | X | X | X |

| | | | | | | | |
|---|----------------|---|---|---|---|---|---|
| the growing season, and with 52 or less special events per calendar year | | | | | | | |
| When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year | C ⁷ | X | X | X | X | X | X |
| Agricultural type uses are permitted provided they are incidental and secondary to the single-family use: | | | | | | | |
| Agricultural crops and open field growing (commercial) | P | X | X | X | X | X | X |
| Barns, silos and related structures | P | X | X | X | X | X | X |
| Commercial greenhouses | P | X | X | X | X | X | X |
| Pasturing and grazing ⁴ | P | X | X | X | X | X | X |
| Public and private stables ⁴ | P | X | X | X | X | X | X |
| Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements. | P | X | X | X | X | X | X |
| Fish hatcheries | C | X | X | X | X | X | X |
| D. Government, Institutional, and Utility Uses. | | | | | | | |
| Civic, social and fraternal clubs | X | X | X | X | A | A | A |
| Government facilities | A | A | A | A | A | A | A |
| Hospitals (except animal hospitals) | X | X | X | X | X | C | C |
| Municipal parks and playgrounds | A | P | P | P | P | P | P |
| Museums | X | X | X | X | A | A | A |
| Religious institutions, less than one acre lot size ¹² | A | A | A | A | A | A | A |
| Religious institutions, one acre or larger lot size ¹² | C | C | C | C | C | C | C |

| | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Transmitting towers | C | C | C | C | C | C | C |
| Type 1-D wireless communications facility (see ACC 18.04.912(W) and 18.31.100) | P | P | P | P | P | P | P |
| Eligible facilities request (EFR) (wireless communications facility – See ACC 18.04.912(H)) | P | P | P | P | P | P | P |
| Utility facilities and substations | C ⁵ | C ⁵ | C ⁵ | C ⁵ | C ⁵ | C ⁵ | C ⁵ |
| Small wireless facilities (ACC 18.04.912(Q)) | P | P | P | P | P | P | P |

1 An accessory dwelling unit may be permitted with an existing single-unit residence pursuant to Chapter [18.32](#) ACC.

2 Please see the supplemental development standards for animals in ACC [18.31.220](#).

3 Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

4 Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the board of health code.

5 Excludes all public and private utility facilities addressed under ACC [18.02.040\(E\)](#).

6 Administrative use permit not required when approved as part of a subdivision or binding site plan.

7 Agricultural enterprise uses are subject to supplemental development standards under ACC [18.31.210](#), Agricultural enterprises development standards.

8 An owner occupant that rents to more than two persons but no more than four persons is required to obtain a city of Auburn rental housing business license and shall meet the standards of the International Property Maintenance Code.

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

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

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

12 Reference ACC [18.31.165](#) for standards related to homeless encampments hosted by a religious organization.

13 Any standalone live/work units vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses.

(Ord. 6977 § 1 (Exh. A), 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6799 § 5 (Exh. E), 2020; Ord. 6642 § 4, 2017; Ord. 6600 § 9, 2016; Ord. 6565 § 2, 2015; Ord. 6560 § 9, 2015; Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

The Auburn City Code is current through Ordinance 7008, passed November 17, 2025.

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[City Website: www.auburnwa.gov](http://www.auburnwa.gov)

[Hosted by General Code.](#)

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Chapter 18.09 R-MHC MANUFACTURED/MOBILE HOME COMMUNITY ZONE

18.09.020 Uses.

Permitted Use Table – Residential Zoning Designations

| | Land Use | R-MHC Zone |
|---|---|-------------------|
| A | Manufactured/mobile home community | P |
| B | Residential accessory use | P |
| C | Manufactured/mobile home community accessory use | P |
| D | Keeping of not more than six household pets. This limit shall not apply to birds, fish, or suckling young of pets. | P |
| E | Home-based daycare | P |
| F | DayChild care center, including— limited to a mini daychild care center, daychild care center, or preschool/nursery school | A |
| G | Marijuana cooperative | X |
| H | Marijuana processor | X |
| I | Marijuana producer | X |

| | Land Use | R-MHC Zone |
|---|------------------------------|-----------------------|
| J | Marijuana-related business | X |
| K | Marijuana researcher | X |
| L | Marijuana retailer | X |
| M | Marijuana transport business | X |

P = Permitted Use.

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

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

X = Prohibited.

Also see ACC [18.02.120](#) for further rules on interpretation.

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

Chapter 18.23 COMMERCIAL AND INDUSTRIAL ZONES

18.23.030 Uses.

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

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

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

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

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P - Permitted C - Conditional A - Administrative X - Prohibited |
|--|--------------------|-----|------|-----|-----|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING | | | | | | |
| Building contractor, light | X | P | X | P | P | |
| Building contractor, heavy | X | X | X | A | P | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|--|--------------------|-----|------|-----|-----|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Manufacturing, assembling and packaging – Light intensity | X | P | X | P | P | ACC 18.31.180 |
| Manufacturing, assembling and packaging – Medium intensity | X | A | X | P | P | ACC 18.31.180 |
| Manufacturing, assembling and packaging – Heavy intensity | X | X | X | X | A | ACC 18.31.180 |
| Marijuana processor | X | X | X | C | C | Chapter 18.59 ACC |
| Marijuana producer | X | X | X | C | C | Chapter 18.59 ACC |
| Marijuana researcher | X | X | X | C | C | Chapter 18.59 ACC |
| Marijuana retailer | X | C | X | C | C | Chapter 18.59 ACC |
| Marijuana transporter business | X | X | X | C | C | Chapter 18.59 ACC |
| Outdoor storage, incidental to principal permitted use on property | X | P | X | P | P | ACC 18.57.020(A) |
| Storage – Personal household storage facility (mini-storage) | P | P | X | P | P | ACC 18.57.020(B) |
| Warehousing and distribution | X | X | X | P | C | ACC 18.57.020(C) |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|---|---------------------------|------------|-------------|------------|------------|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Warehousing and distribution, bonded and located within a designated foreign trade zone | X | P | X | P | P | |
| Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery) | X | P | X | P | P | |
| RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES | | | | | | |
| Commercial recreation facility, indoor | P | P | P | P | A | |
| Commercial recreation facility, outdoor | X | A | A | P | A | ACC 18.57.025(A) |
| Conference/convention facility | X | A | X | A | X | |
| Library, museum | A | A | X | A | X | |
| Meeting facility, public or private | P | P | X | A | A | |
| Movie theater, except drive-in | P | P | P | X | X | |
| Private school – Specialized education/training (for profit) | A | P | P | P | P | |
| Religious institutions, lot size less than one acre | P | P | A | A | A | ACC 18.31.165 |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|--|--------------------|--------------|--------------|--------------|--------------|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Religious institutions, lot size more than one acre | P | P | A | A | A | ACC 18.31.165 |
| Sexually oriented businesses | X | P | X | P | P | Chapter 18.74 ACC |
| Sports and entertainment assembly facility | X | A | X | A | A | |
| Studio – Art, dance, martial arts, music, etc. | P | P | P | P | A | |
| RESIDENTIAL | | | | | | |
| Apartment units, as part of a mixed-use development² | X | P | P | P | X | ACC 18.57.030 |
| Apartments, standalone | X | X | X | X | X | |
| Caretaker apartment | P | P | X | P | P | |
| Indoor emergency housing or shelter | P | P | P | A | A | ACC 18.31.160 |
| Live/work unit, as part of a mixed-use development² | X | P | P | P | X | |
| Live/work unit, standalone ³ | P | P | P | X | X | ACC 18.31.125 |
| Work/live unit, as part of a mixed-use development² | X | P | P | P | X | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|--|--------------------|-----|------|-----|-----|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Work/live unit, standalone³ | X | X | X | X | X | |
| Mixed-use development² | X | P | P | X | X | ACC 18.57.030 |
| Marijuana cooperative | X | X | X | X | X | |
| Nursing home, assisted living facility | P | P | C | X | X | |
| Senior housing ² | X | A | X | X | X | |
| Supportive housing (permanent) | P | P | P | A | A | ACC 18.31.160 |
| Transitional housing | P | P | P | A | A | ACC 18.31.160 |
| RETAIL | | | | | | |
| Building and landscape materials sales | X | P | X | P | P | ACC 18.57.035(A) |
| Community retail establishment | P | P | P | P | P | |
| Construction and heavy equipment sales and rental | X | X | X | A | P | |
| Convenience store | A | P | X | P | P | |
| Drive-through espresso stands | A | P | A | P | A | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|---|---------------------------|------------|-------------|------------|------------|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Drive-through facility, including banks and restaurants | A | P | P | P | P | ACC 18.52.040 |
| Entertainment, commercial | A | P | X | A | A | |
| Groceries, specialty food stores | P | P | P | P | X | |
| Neighborhood retail establishment | P | P | P | P | P | |
| Nursery | X | P | A | P | P | ACC 18.57.035(C) |
| Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category) | P | P | P | P | P | ACC 18.57.035(D) |
| Regional retail establishment | X | P | P | P | A | |
| Restaurant, cafe, coffee shop | P | P | P | P | P | |
| Tasting room | P | P | P | P | P | |
| Tavern | P | P | P | P | A | |
| Wine production facility, small craft distillery, small craft brewery | P | P | P | P | P | |
| SERVICES | | | | | | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|---|--------------------|-----|------|----------------------------|----------------------------|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Animal daycare (excluding kennels and animal boarding) | A | P | A | P | P | ACC 18.57.040(A) |
| Animal sales and services (excluding kennels and veterinary clinics) | P | P | P | P | P | ACC 18.57.040(B) |
| Banking and related financial institutions, excluding drive-through facilities | P | P | P | P | P | |
| Catering service | P | P | A | P | P | |
| Child care Daycare, including mini daycare, daycare-child care center, child care center, preschools or nursery schools | P | P | P | PC ⁴ | XC ⁴ | |
| Dry cleaning and laundry service (personal) | P | P | P | P | P | |
| Equipment rental and leasing | X | P | X | P | P | |
| Kennel, animal boarding | X | A | X | A | A | ACC 18.57.040(C) |
| Government facilities; this excludes offices and related uses that are permitted outright | A | A | A | A | A | |
| Hospital | P | P | X | P | P | |
| Lodging – Hotel or motel | P | P | P | A | A | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|---|---------------------------|------------|-------------|------------|------------|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Medical – Dental clinic | P | P | P | P | X | |
| Mortuary, funeral home, crematorium | P | P | X | P | X | |
| Personal service shops | P | P | P | P | X | |
| Pharmacies | P | P | P | X | X | |
| Print and copy shop | P | P | P | P | X | |
| Printing and publishing (of books, newspaper and other printed matter) | A | P | P | P | P | |
| Professional offices | P | P | P | P | P | |
| Repair service – Equipment, appliances | A | P | P | P | P | ACC 18.57.040(D) |
| Veterinary clinic, animal hospital | P | P | P | P | X | |
| Youth community support facility | P | X | X | X | X | ACC 18.57.040(E) |
| TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE | | | | | | |
| Ambulance, taxi, and specialized transportation facility | X | A | X | P | P | |
| Broadcasting studio | P | P | X | P | P | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|--|---------------------------|------------|-------------|------------|------------|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Heliport | X | C | X | C | C | |
| Motor freight terminal ¹ | X | X | X | X | X | See Footnote No. 1 |
| Parking facility, public or commercial, surface | P | P | P | P | X | |
| Parking facility, public or commercial, structured | P | P | P | P | X | |
| Towing storage yard | X | X | X | A | P | ACC 18.57.045(A) |
| Utility transmission or distribution line or substation | A | A | A | A | A | |
| Wireless communications facility (WCF) (See ACC 18.04.912(W)) | * | * | * | * | * | *See ACC 18.31.100 for use regulations and zoning development standards. |
| Eligible facilities request (EFR) (wireless communications facility) (See ACC 18.04.912(H)) | P | P | P | P | P | |
| Small wireless facilities (ACC 18.04.912(Q)) | P | P | P | P | P | |
| VEHICLE SALES AND SERVICES | | | | | | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|---|---------------------------|------------|-------------|------------|------------|--|
| LAND USE | Zoning Designation | | | | | Standards for Specific Land Uses |
| | C-1 | C-2 | C-AG | M-1 | M-2 | |
| Automobile washes (automatic, full or self-service) | A | P | P | P | P | ACC 18.57.050(A) |
| Auto parts sales with installation services | A | P | P | P | P | |
| Auto/vehicle sales and rental | A | P | X | P | P | ACC 18.57.050(B) |
| Fueling station | A | P | P | P | P | ACC 18.57.050(C) |
| Mobile home, boat, or RV sales | X | P | X | P | P | |
| Vehicle services – Repair/body work | X | P | X | P | P | ACC 18.57.050(D) |
| OTHER | | | | | | |
| Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: 7:00 a.m. to 10:00 p.m. | A | A | A | A | A | |
| Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6) , Unclassified Uses. | P | P | P | P | P | |

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

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

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

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

4 Child care centers shall not be allowed adjacent to or within high hazard facilities.

(Ord. 6977 § 1 (Exh. A), 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6885 § 1 (Exh. A), 2022; Ord. 6838 § 1 (Exh. A), 2021; Ord. 6799 § 6 (Exh. F), 2020; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

The Auburn City Code is current through Ordinance 7008, passed November 17, 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](http://www.auburnwa.gov)

[Hosted by General Code.](#)

Chapter 18.31 SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

- 18.31.010 ~~Child Daycare~~ standards.
- 18.31.020 Fences.
- 18.31.025 Retaining walls.
- 18.31.030 Height limitations – Exceptions.
- 18.31.040 Lots.
- 18.31.050 Single-unit detached siting and design standards.
- 18.31.060 Recreational vehicle parks.
- 18.31.070 Setbacks.
- 18.31.080 Heliports.
- 18.31.090 Work release, prerelease and similar facilities.
- 18.31.100 Wireless communications facilities siting standards.
- 18.31.110 Siting of small wireless facilities.
- 18.31.115 Wetland mitigation.
- 18.31.120 *Repealed.*
- 18.31.125 Live/work standards.
- 18.31.130 Communal residence standards.
- 18.31.140 Gated residential subdivisions.
- 18.31.150 Secure community transition facilities.
- 18.31.160 Supplemental standards for transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing.
- 18.31.165 Homeless encampment hosted by a religious organization.
- 18.31.170 *Reserved.*
- 18.31.180 Performance standards.
- 18.31.190 Supplemental standards for residential mobile home communities.
- 18.31.200 Architectural and site design review standards and regulations.
- 18.31.210 Agricultural enterprises development standards.
- 18.31.220 Permitted animals.
- 18.31.230 *Repealed.*

18.31.125 Supplemental standards for Live/work

A. Purpose. Live/work units are an integrated housing unit and work space, occupied and utilized by the property owner, business owner, or business employee with a place to work and live in a single unit (ACC 18.04.527). A Live/work unit can be a new building (e.g. townhouse) or an existing unit (e.g. small commercial building with a dwelling space above or behind) and existing single-family residences allowed in the zone.

B. Live/work units shall meet the following standards in addition to the current Washington State adopted International Building Code (IBC) code live/work sections.

1. The ground floor frontage of the building shall be used for nonresidential purposes.
2. Any 'work' use proposed for a Live/work unit in Residential zones are subject to ACC 18.07.020 "Permitted Use Table" and limited to the "Commercial Uses" category.
3. Any 'work' use proposed for a Live/work unit in Commercial zones are subject to ACC 18.23.030 "Permitted Use Table" and limited to the "Retail" and "Services" categories.
4. Any 'work' use proposed for a Live/work unit in Special Purpose Zones are subject to ACC 18.35.030 "Permitted Use Table" and limited to the "Retail", "Services" and "Recreation, Education, and Public Assembly" categories.
5. For new development, the nonresidential frontage must meet the design standards of a storefront per Citywide Design Standards.
6. For existing buildings, the ground floor frontage shall provide a public entrance and street level transparency meeting the design standards of a storefront per the Citywide Design Standards.
7. The residential and work components shall be occupied as a single unit.
8. No portion of the Live/work unit may be rented, leased, or sold separately.
9. Off-street parking is not required for Live/work units.

18.31.010 DayChild care center standards.

A. The following performance standards shall apply to all child daycares, ~~but shall not apply to adult daycare:~~

1. If applicable, must be properly licensed with the state of Washington;
2. ~~DayChild~~ care centers, preschool and nursery school services shall not be conducted before 5:00 a.m. or after 9:00 p.m. in the following residential zones: RC, R-1, R-2, R-3, R-4, R-NM, R-F.

B. The provisions of subsection [A](#) of this section are not intended to reduce the requirements of any other licensing agency or department. (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6245 § 15, 2009.)

18.31.090 Work release, prerelease and similar facilities.

The following siting and performance standards shall apply to all work release, prerelease and similar facilities offering alternatives to imprisonment:

A. *Maximum Number of Residents.* No work release, prerelease or similar facility shall house more than 50 persons, excluding resident staff.

B. *Dispersion Criteria.*

1. The lot line of any new or expanding work release, prerelease or similar facility shall be located:

- a. One thousand (1,000) feet or more from any residential zone; and
- b. One thousand (1,000) feet or more from any group residence facility as defined by ACC [18.04.440](#); and
- c. One thousand (1,000) feet or more from any accredited public, private or parochial school, excluding commercial schools such as business, vocational or technical schools; and
- d. One thousand (1,000) feet or more from any religious institution meeting the requirements of a conforming use and meeting all other requirements of the Auburn City Code; and

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- e. One thousand (1,000) feet or more from any public park; and
 - f. One thousand (1,000) feet or more from any licensed daychild care center, nursery school or preschool as defined by ACC 18.04.238.1;18.04.290; and
 - g. One mile or more from any other work release, prerelease or similar facility.

2. The distances provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located or expanded to the nearest point of the parcel of property or the land use district boundary line from which the proposed land use is to be separated.

18.31.150 Secure community transition facilities.

The following siting and performance standards shall apply to all secure community transition facilities (SCTFs) as defined in RCW [71.09.020](#):

- A. *Maximum Number of Residents.* No SCTF shall house more than 15 persons, excluding resident staff.
- B. *Siting Criteria.* As an essential public facility of regional or statewide importance, any SCTF shall be sited consistent with the essential public facilities process in the Auburn comprehensive plan and shall be located in the region-serving area of Auburn, as defined and mapped in the Auburn comprehensive plan. Such facilities should be located in relationship to transportation facilities in a manner appropriate to their transportation needs. Extensive buffering from adjacent uses may be required.
- C. *Dispersion Criteria.*
 - 1. The lot line of any new or expanding SCTF shall be located:
 - a. One thousand (1,000) feet or more from any residential use; and
 - b. One thousand (1,000) feet or more from any group residence facility as defined by ACC [18.04.440](#); and

c. Not adjacent to a parcel containing nor within the line of sight of any of the following:

- i. Any accredited public, private or parochial school;
- ii. Any religious institution in existence as of the effective date of the ordinance codified in this section;
- iii. Any public park, publicly dedicated trail, sports field, playground, or recreational or community center;
- iv. Any licensed day child care center, nursery school or preschool as defined by ACC ~~18.04.290~~; 18.04.238.1;
- v. Any school bus stop in existence at the time the facility is proposed;
- vi. Any public library; and
- vii. Any other facilities as identified by the State of Washington Department of Social and Health Services following the hearings on a potential site as required in RCW 71.09.315;

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Chapter 18.35 SPECIAL PURPOSE ZONES

18.35.030 Uses.

A. *General Permit Requirements.* Table 18.35.030 identifies the uses of land allowed in each special purpose zone and the planning permit required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column (Standards for Specific Land Uses) in Table 18.35.030 includes a section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

Table 18.35.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | P – Permitted |
|--|---|----|----------------------------------|--------------------|
| | | | | C – Conditional |
| LAND USE | | | | A – Administrative |
| | | | | X – Prohibited |
| Zoning Designations | | | Standards for Specific Land Uses | |
| P-1 | I | OS | | |
| MARIJUANA-RELATED BUSINESSES | | | | |
| Marijuana processor | X | X | X | |
| Marijuana producer | X | X | X | |
| Marijuana researcher | X | X | X | |
| Marijuana retailer | X | X | X | |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|---|----------------------------|----------|-----------|--|
| LAND USE | Zoning Designations | | | Standards for Specific Land Uses |
| | P-1 | I | OS | |
| Marijuana transporter business | X | X | X | |
| PUBLIC | | | | |
| Animal shelter, public | P | X | X | |
| Government facilities; this excludes offices and related uses that are permitted outright | P | P | C | |
| Municipal parks and playgrounds | P | P | P | |
| RECREATION, EDUCATION AND PUBLIC ASSEMBLY | | | | |
| Campgrounds | X | P | P | |
| Recreational vehicle parks, private | X | P | X | |
| Cemetery, public | P | A | X | |
| Cemetery, private | X | A | X | |
| College, university, public | A | A | X | |
| Commercial recreation facility – Indoor | X | P | X | |
| Commercial recreation facility – Outdoor | X | A | C | ACC 18.57.025(A) |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|--|----------------------------|----------------|-----------|--|
| LAND USE | Zoning Designations | | | Standards for Specific Land Uses |
| | P-1 | I | OS | |
| Conference/convention facility | X | A | X | |
| Library, museum | P | P | A | |
| Meeting facility, public or private | P | P | A | |
| Private school – specialized education/training (for profit) | X | P | X | |
| Public schools (K-12) and related facilities | P | X | X | |
| Religious institutions, lot size less than one acre | X | P | X | |
| Religious institutions, lot size more than one acre | X | P | X | |
| Studio – Art, dance, martial arts, music, etc. | X | X | X | |
| RESIDENTIAL | | | | |
| Middle housing subject to the provisions in Chapter 18.25 ACC (2 to 6 units) | X | A ¹ | X | |
| Home occupation | X | P | P | Chapter 18.60 ACC |
| Live/work unit work/live unit | X | A | X | ACC 18.31.125 |
| Apartments (7 or more units) | X | A ² | X | |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | P - Permitted C - Conditional A - Administrative X - Prohibited |
|---|---------------------|---|----------------|--|
| LAND USE | Zoning Designations | | | Standards for Specific Land Uses |
| | P-1 | I | OS | |
| One single-unit detached dwelling | X | X | P ⁴ | |
| Nursing home, assisted living facility | X | P | X | |
| Senior housing | X | A | X | |
| RETAIL | | | | |
| Marijuana cooperative | X | X | X | |
| Restaurant, cafe, coffee shop, excluding drive-through facilities | P | A | X | |
| SERVICES | | | | |
| Banking and related financial institutions, excluding drive-through facilities ³ | X | X | X | |
| DayChild care, including mini daychild care, daycare-child care center, preschools, or nursery schools | XP | P | AP | |
| Home-based daycare | X | P | P | |
| Medical services – Clinic or urgent care ³ | X | X | X | |
| Mortuary, funeral home, crematorium | X | X | X | |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|--|----------------------------|----------|-----------|--|
| LAND USE | Zoning Designations | | | Standards for Specific Land Uses |
| | P-1 | I | OS | |
| Professional offices | X | A | A | |
| Personal service shops | X | X | X | |
| Pharmacies | X | X | X | |
| TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE | | | | |
| Utility facilities, substations, utility transmission or distribution line | X | X | A | See ACC 18.02.040(E) |
| Wireless communications facility (WCF) (See ACC 18.04.912(W)) | * | * | * | *See ACC 18.31.100 for use regulations and zoning development standards. |
| Eligible facilities request (EFR) (Wireless communications facility) (See ACC 18.04.912(H)) | P | P | P | |
| Small wireless facilities (ACC 18.04.912(Q)) | P | P | P | |
| Emergency wireless communications facility (EWCF) | X | P | X | See ACC 18.04.912 and 18.31.100 |
| OTHER USES THAT ARE NOT LISTED | | | | |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | P – Permitted C – Conditional A – Administrative X – Prohibited |
|---|----------------------------|----------|-----------|--|
| LAND USE | Zoning Designations | | | Standards for Specific Land Uses |
| | P-1 | I | OS | |
| Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted | P | P | P | |

Notes:

- 1** Minimum lot area not applicable; duplexes must meet other development standards of the I zone.
- 2** Minimum lot area not applicable; apartments must meet other development standards of the I zone, dwellings; provided, that 2,400 square feet of lot area is provided for each dwelling unit.
- 3** Permitted within a public college or university as an amenity or service provided to students: A stand-alone bank or medical services/clinic is not permitted.
- 4** One single-unit detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.

(Ord. 6959 § 1 (Exh. A), 2024; Ord. 6894 § 1 (Exh. B), 2022; Ord. 6799 § 9 (Exh. I), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6677 § 3, 2018; Ord. 6642 § 11, 2017; Ord. 6434 § 1, 2012.)

Chapter 18.38 L-F AIRPORT LANDING FIELD DISTRICT, OVERLAY, AND FAR PART 77 SURFACES

18.38.060 Airport overlay restrictions and standards.

A. *Zones 1 and 2.* The following regulations shall apply within the boundaries of Zones 1 and 2:

1. The following new uses established after the effective date of the ordinance codified in this chapter are prohibited in Zones 1 and 2:

- a. Multiple-family dwellings, stand-alone;
- b. Mixed-use development;
- c. Nursing home;
- d. Assisted living facility;
- e. Supportive housing;
- f. Hospitals;
- g. Senior housing;
- h. Schools, elementary, middle/junior high, and secondary or high school;
- i. ~~Day~~Child care center and nursery schools/preschools;
- j. Detached single-family dwellings, except caretakers quarters; and
- k. Other uses, similar to those above, or activities determined by the planning director in consultation with the airport manager to be incompatible with aviation, aviation safety, or any activity that has the potential to interfere with the airport, airport traffic patterns, and aircraft operations.

18.52.020 Number of off-street parking spaces required.

Table 18.52.020. Off-Street Parking Requirements by Land Use

| Land Use Type: | Unit of Measure: | Required Parking Rate (spaces per unit of measure): ⁶ |
|---|--|--|
| Residential Categories | | |
| Single-unit detached dwelling, adult family home, home-based child daycares | Dwelling unit | 2.00 ⁸ |
| Middle housing (2 to 6 units) | See Chapter 18.25 ACC for middle housing parking requirements. | |
| Apartments (7 or more units) | Dwelling unit | 0.50 |
| Mobile home dwellings ¹ | Dwelling unit | 2.00 |
| Assisted living facilities and senior housing | Per unit | 0.00 |
| Permanent supportive housing, transitional housing, emergency housing, and emergency shelters | Per unit | 0.00 |
| Group living (includes boardinghouse) | 4 bedrooms | 1.00 |
| Co-living housing ⁷ | 1 sleeping unit | 0.25 |
| Commercial Categories | | |
| Auto sales and motorcycle, new | 1,000 sf of floor area | 2.29 |
| Auto sales and motorcycle, used | 1,000 sf of floor area | 3.08 |
| Day Child care centers | Each 10 children in care | 2.00 |

| Land Use Type: | Unit of Measure: | Required Parking Rate (spaces per unit of measure):⁶ |
|---|---------------------------------|--|
| Eating and drinking establishments | 1,000 square feet of floor area | 8.00 |
| Food retail stores and markets | 1,000 square feet of floor area | 5.00 |
| Health and fitness clubs | 1,000 square feet of floor area | 5.00 |
| Hotel or motel | Guest room or rental unit | 1.00 |
| <u>Live/work</u> | <u>Per unit</u> | <u>0.00</u> |
| Mini-marts and gas stations | 1,000 square feet of floor area | 5.00 |
| Mortuaries or funeral homes | 25 square feet of floor space | 0.25 |
| Motor vehicle repair and services | 1,000 square feet of floor area | 2.50 |
| Personal service shops | 1,000 square feet of floor area | 2.50 |
| Retail commercial establishments, less than 15,000 square feet of floor area | 1,000 square feet of floor area | 2.50 |
| Retail commercial establishments, greater than 15,000 square feet of floor area | 1,000 square feet of floor area | 4.00 |
| Shopping centers | 1,000 square feet of floor area | 4.00 ⁴ |
| Office Categories | | |
| Business and professional offices | 1,000 square feet of floor area | 2.00 |
| Medical-dental clinic; urgent care | 1,000 square feet of floor area | 3.00 |
| Manufacturing Processing and Warehousing Categories | | |

| Land Use Type: | Unit of Measure: | Required Parking Rate (spaces per unit of measure):⁶ |
|--|--|--|
| <i>(See also ACC 18.52.020(D))</i> | | |
| All manufacturing, industrial, and processing uses, except the following: | 1,000 square feet of floor area | 1.00 |
| Warehousing | 2,000 square feet of floor area | 1.00 |
| Storage – Personal storage/mini-storage facilities | 1,000 square feet of floor area ² | 0.10 |
| Recreation, Education, Public Assembly Categories | | |
| Auditoriums, stadiums, and theaters | 25 square feet of floor space | 0.25 |
| Commercial recreation facilities – Indoor, except for the following: | 1,000 square feet of floor area | 5.00 |
| Bowling alleys | Lanes | 5.00 |
| Pool and billiard rooms | Table | 2.00 |
| Skating rinks | 1,000 square feet of floor area | 5.00 |
| Commercial recreation facilities – Outdoor | 1,000 square feet of usable recreational area | 3.00 |
| Hospitals | Bed | 1.75 |
| Library, museum | 1,000 square feet of floor area | 2.50 |
| Meeting facility, public or private | 25 square feet of floor space | 0.25 |
| Religious assembly | 25 square feet of floor space | 0.20 |

| Land Use Type: | Unit of Measure: | Required Parking Rate (spaces per unit of measure):⁶ |
|--|--|--|
| Schools (public and private) | | |
| Preschool schools | Employee ³ | 1.00 |
| Elementary/middle schools | Teaching station | 1.20 |
| Secondary (high) schools | Student | 0.40 |
| College or university (including trade and business schools) | Student | 0.75 |
| Studios (dance, martial arts, etc.) | 1,000 square feet of floor area | 5.00 |
| Tennis/racquetball/handball or other sport courts | Court | 2.00 |
| | Each 300 sf of floor area for accessory uses | 1.00 |
| Recreational uses not listed elsewhere | Same as retail, based on size | |

Notes:

- 1** Within mobile home parks, parking space shall not be allowed within the required setbacks. Guest parking shall be provided within the development: five percent of total requirement.
- 2** Includes total on-site building square feet.
- 3** There shall be two visitor-parking stalls provided for each 10 required employee stalls.
- 4** Compliance with these standards is not required for a change of use within an existing building.
- 5** Employee and customer parking only.
- 6** If the rate ends in .5 and above the number of parking spaces is rounded up to the next full number to provide the total number of parking spaces required.
- 7** Off-street parking shall not be required within one-half mile walking distance of a major transit stop as defined by RCW [36.70A.535\(11\)\(b\)](#).

8 Is the total number of parking spaces required.

(Ord. 6998 § 1 (Exh. A), 2025; Ord. 6977 § 1, 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6419 § 5, 2012; Ord. 6388 § 1, 2011; Ord. 6167 § 4, 2008; Ord. 6140 § 2, 2007; Ord. 6071 § 3, 2007; Ord. 5777 § 1, 2003; Ord. 5556 § 1, 2001; Ord. 5170 § 1, 1998; Ord. 4949 § 1, 1997; Ord. 4304 § 1(40), (41), 1988; Ord. 4229 § 2, 1987.)

Chapter 18.74 LOCATION OF SEXUALLY ORIENTED BUSINESSES

18.74.030 Prohibited in certain areas.

A. Sexually oriented business uses are prohibited:

1. Within 1,000 feet of any property zoned for any residential use or of any property used for any single-family or multiple-family residential use; provided, that for the purposes of this section, properties located in the M-1 light industrial zone are not zoned for residential use, notwithstanding the fact that residential use may be allowed or permitted in this zone;
2. Within 1,000 feet of any public or private elementary or secondary school;
3. Within 1,000 feet of any child ~~day~~care center, child care service, nursery, preschool or community youth center;
4. Within 1,000 feet of any church or other facility or institution used primarily for religious purposes;
5. Within 1,000 feet of any public park, open space or other similar place where children are likely to congregate;
6. Within 1,000 feet of any large enclosed multi-business retail complex that caters as a significant part of its business to children. For the purposes hereof, a large enclosed multi-business retail complex that caters as a significant part of its business to children means a covered complex of retail and service business that include at least 30 businesses, and that have any combination of amenities geared to children, including but not limited to: attractions designed for use by children, regularly scheduled events for children, and designated play child areas; and
7. Within 1,000 feet of any other sexually oriented business use.

B. As used herein, the distances shall mean the straight-line distance between the edge or corner of the property on which the sexually oriented business use is located to the nearest edge or corner of the property of another sexually oriented business use or any of the sensitive uses set forth above; provided, that if there is more than one business or tenancy on the property, then the distances shall mean the straight-line distance between the edge or corner of that portion of the property (or tenancy) on which the sexually oriented business use is

located to the nearest edge or corner of the property of another sexually oriented business use or any of the sensitive uses set forth above.

C. It is provided, however, that any sexually oriented business operating within the city of Auburn as of the initial effective date of the ordinance codified in this chapter shall constitute a pre-existing nonconforming use pursuant to ACC [18.04.650](#). (Ord. 6120 § 2, 2007; Ord. 5835 § 1, 2004; Ord. 4886 § 2, 1996. Formerly 18.74.020.)

Chapter 18.76 PLANNED UNIT DEVELOPMENT DISTRICT (PUD) – LAKELAND HILLS SOUTH

18.76.045 Uses requiring an administrative use permit.

A. The following uses may be permitted throughout the PUD as specifically authorized by the development plan and when an administrative use permit has been issued pursuant to the provisions of Chapter 18.64 ACC:

1. Civic, social and fraternal clubs;
2. Mini ~~child-day~~care and ~~day-child~~ care centers;
3. Preschools or nursery schools;
4. Religious institutions;
5. Utility substations;
6. Municipal services:
 - a. Police;
 - b. Fire;
 - c. Library.

B. The following uses may be permitted in areas of the PUD with a comprehensive plan designation of “Light Commercial” as specifically authorized by the development plan and when an administrative use permit has been issued pursuant to the provisions of Chapter 18.64 ACC:

1. Automobile service stations;
2. Drive-through facilities, including banks and restaurants;
3. Brew pubs. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6269 § 37, 2009.)

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E C O N O M Y
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S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

PLANNING COMMISSION

LIVE/WORK AND DAYCARE
CODE UPDATE

PRESENTED BY
DINAH REED, SENIOR PLANNER
JULY 7, 2026

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

PURPOSE FOR UPDATE – LIVE/WORK

Live/work units

- **Allows for residential and commercial workspace in the same building.**
- **Allows for business owner to live and work in the same space.**
- **Were added in 2012 but did not include supplemental standards.**

PURPOSE FOR UPDATE – LIVE/WORK

The supplemental development standards will apply to new Live/work units (buildings) and for re-purposing existing buildings into Live/work units.

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**Interior loft
space**

**Ground level-
commercial and
open to the public.
Upper level - living
space.**



**NEW
LIVE/WORK
EXAMPLES**

EXAMPLE OF “RE-PURPOSED” LIVE/WORK UNITS

Older, smaller and historically significant buildings.

Ground level is commercial and upper floors are residential.

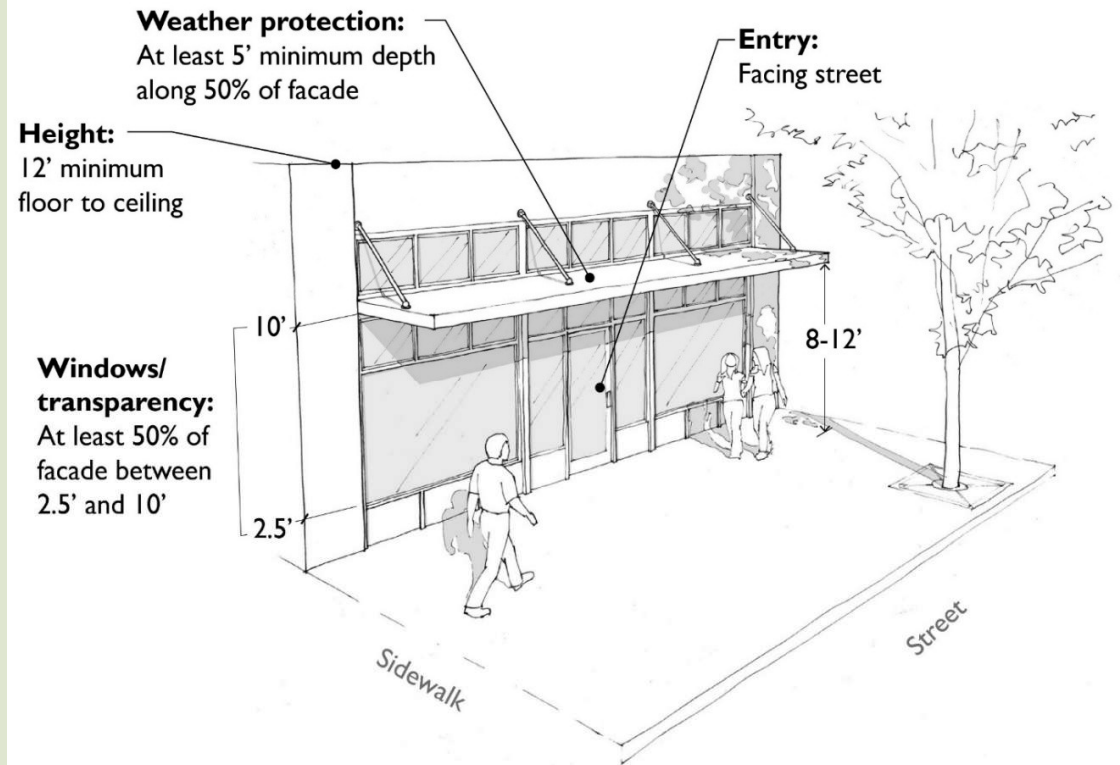


SUPPLEMENTAL STANDARDS FOR LIVE/WORK

Section 18.31.125

■ New purpose statement and supplemental standards

- Ground floor frontage used for nonresidential purposes
- Transparency standard for nonresidential



SUPPLEMENTAL STANDARDS FOR LIVE/WORK

- **The residential and work components shall be occupied as a single unit.**
- **No portion of the Live/work unit may be rented, leased or sold separately.**
- **Off-street parking is not required for Live/work units.**
- **The uses allowed in Live/work will be limited based on zoning district.**

TEXT AMENDMENT FOR LIVE/WORK

Section 18.07.020 *Residential Zones*

- Permits Live/work in all zones except RC and R-1

Section 18.23.030 *Commercial Zones*

- Live/work no longer part of mixed-use development
- Apartment no longer part of a mixed-use development
- Adds mixed-use development

TEXT AMENDMENT FOR LIVE/WORK

Section 18.35.030

Special Purpose Zones

- Removes reference to Work/live units

Section 18.52.020

Off-Street Parking

- No off-street parking for live/work units

TEXT AMENDMENT FOR LIVE/WORK

Chapter 18.04 *Definitions*

- Removes Work/live units from list

Section 18.04.527 *Live/work Definition*

- Amends definition of Live/work unit
- Removes definition of Work/live unit

PURPOSE FOR UPDATE – DAYCARE

- **House Bill (HB) 5509 updated regulations related to child care centers**
- **City code uses the term “daycare” versus the term “child care”**

TYPES OF DAYCARE

- Babysitting care
- Home based daycare
- Mini daycare center
- Daycare center
- Preschool/nursery school



Home based daycare vs. daycare center
(www.sunshineacad.com)

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TEXT AMENDMENT FOR DAYCARE

Chapter 18.04 Definitions

- Combined definitions of daycare and childcare
- Home based daycare - up to 16 children
- Removed adults from definition
- Removed babysitting care



Washington State Department of
CHILDREN, YOUTH & FAMILIES

TEXT AMENDMENT FOR DAYCARE

Section 18.07.020 *Residential Zones*

- Permitted outright in all residential zones
- Removed arterial street requirement

Section 18.23.030 *Commercial Zones*

- CUP in the light and heavy industrial zones

TEXT AMENDMENT TO DAYCARE

In the following sections the only change was amending daycare to childcare...

- **Section 18.38.060 *Airport Landing Field Zone***
- **Section 18.76.045 *Lakeland Hills S PUD Zone***
- **Section 18.09.020 *Mobile Home/Manufactured Home Zone***
- **Section 18.74.030 *Location Of Sexually Oriented Businesses***

TEXT AMENDMENT FOR DAYCARE

Section 18.23.030

Special Purpose Zones

- Daycare to childcare
- Allowed in Public Use and Open Space zones

Section 18.31.010

Child Care Standards

- Removed adult daycares
- Daycare to childcare

TEXT AMENDMENT FOR DAYCARE

Section 18.31.090

Work Release Standards

Section 18.31.150

Secure Community Transition Standards

- Updated term - daycare to child care
- Updated citation

STAFF REQUEST

To review the proposed Live/work and Daycare text amendments and provide feedback.

To move forward with the proposed Live/work and Daycare text amendments to a public hearing on August 4th.

Questions?

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

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