

## Chapter 3 – Comprehensive Plan Process

### 3.1 – Philosophy and Ideals – City's Approach to Planning

The City of Auburn's approach to comprehensive planning prepares the City for future development activity and for accomplishing goals. There are three distinct philosophies that shape how the City can manage future planning issues:

1. **Reactive** - prioritizes flexibility in responding to changing conditions and individual situations; addresses problems and issues at the time they arise; advance planning is de-emphasized
2. **Predictive** - anticipate future needs and plan to meet them; involves research and analysis
3. **Proactive** - seek to influence future events to achieve community objectives; involves significant research, analysis, and relationship building

Over time, the City's approach and strategy has shifted from being largely reactive to being more predictive and proactive. The proactive approach blended with the predictive approach ensures that basic community values are reflected in the City's planning of existing and future development.

#### Growth

The City of Auburn faces the potential for significant growth in the upcoming decades with many new households and new jobs. Much of this growth is due to basic factors beyond the City's control; however, other aspects of growth can be appropriately managed. Therefore, it will be through the implementation of strong policies, and adherence to the policies that the City will be able to influence patterns of desired future growth.

#### Step 1: Issue Identification

Since its original adoption in 1986, and adoption in compliance with the Washington State Growth Management Act (GMA) in 1995, City staff has worked under the existing Comprehensive Plan's principles and parameters. Having such a close understanding of and working relationship with the Comprehensive Plan, its successes, failures, and unintended consequences, has made the Planning Department well-situated to identify necessary changes to both the content and structure of the Plan. In addition, elected officials and other City staff members have brought forward ideas and presented issues that should be reflected in the Comprehensive Plan. In consultation with the City of Auburn Planning Commission, the City Council, and the Mayor, important principles, values, and issues have been tracked and categorized for inclusion in this plan.

#### Step 2: Public Input

"Imagine Auburn", a visioning process used to capture a comprehensive community vision, began in early 2014. This public outreach and input initiative was designed to garner public input about

Auburn's future from a broad range of stakeholders. Public involvement helps the City create a more representative process, a more complete plan, and comply with the Growth Management Act (GMA). Outreach events and activities involved social media, stakeholder interviews, online questionnaires, intercept interviews, committee meetings, and seven community workshops held in neighborhoods throughout the City and culminating in an open house to share initial results.

Throughout the City's outreach events and activities, community members have shared their ideas about how to manage growth and change in Auburn; and more importantly, have shared their ideas and vision about the Auburn they want to see in the future. Participants weighed in on topics such as neighborhood character, the Downtown environment, economic opportunities, transportation issues, such as opportunities to walk and bike, as well as, community facilities, open space and trails.

### **Step 3: Policy Development**

Imagine Auburn created the foundation upon which the City of Auburn has crafted its vision statement and value statements for future growth and development. The Community's information and perspectives has become the basis for the Plan's values and direction. After concluding the Imagine Auburn visioning process, the City Council held a retreat where they developed a statement embodying the vision the community had for Auburn.

From Imagine Auburn, elected official oversight, and coordination with GMA goals, *Vision 2020*, *Vision 2040*, *King County Countywide Planning Policies*, and *Pierce County Countywide Planning Policies* (see Chapter 3.2), City staff developed a set of seven value statements that will shape the contents of the Comprehensive Plan. The value statements or "values" will also be the guiding principles for how the City functions and how officials and staff make decisions. During the process of categorizing and shaping the values, comments were collected from every City department, as well as City Council and Planning Commission.

The result is a working document that frames these seven values around ideas of how the particular value will manifest itself in the future (What It Will Look Like), what the value means (What It Means), in practice, for Auburn, and how the value will be implemented (How It Will Happen) by staff, elected officials, and citizens.

From these values, City staff developed the Comprehensive Plan's objectives and policies. These objectives and policies more specifically guide the future growth and development of different land uses and geographic areas in the City. They also guide the development of the supporting capital facilities, transportation, utilities, shoreline and parks and open space plans (see Appendix 3.2) and the code regulations that implement all of the above.

Development of these objectives and policies included oversight of elected officials, review of GMA compliance requirements, Vision 2020 and 2040, King County and Pierce County Countywide Planning Policies, and incorporation of identified needs, recommendations, and policies of Imagine

Auburn. During this process, additional research, such as the *Health Impact Assessment* (not currently addressed or included by Comprehensive Plan objectives and policies) and a separately prepared Housing Element was also reviewed.

***Step 4: Adoption – (INFORMATION PENDING)***

An ongoing process of outlining, drafting, and editing of the City of Auburn Comprehensive Plan began during the summer/fall of 2014. An annotated staff draft was submitted to the Planning Commission in

*MONTH and MONTH* of 2015. From *MONTH to MONTH* 2015, the Planning Commission reviewed and refined the Draft Plan during several regular and special meetings. The Planning Commission also held two public hearings, which allowed for public testimony, during that period. In *MONTH* of 2015, the Planning Commission completed its review and formulated its recommendations to the City Council to adopt the "Staff Draft".

Following receipt of the Planning Commission's recommendation, the City Council held a public hearing. Through City Council study sessions, council members voiced comments and conducted a review in \_\_\_\_\_. The Comprehensive Plan was formally adopted by the City Council on \_\_\_\_\_.

**Annual Amendment Process**

Since the time of the GMA compliant Comprehensive Plan's adoption in 1995, the City of Auburn has amended the comprehensive plan on an annual basis as provided for by State law. Amendments outside of the annual amendment process have also occurred during this time frame using the special exceptions and emergency provisions allowed by the Growth Management Act.

The amendment process affords the public an opportunity to request changes to the plan annually to address changing circumstances and also has allowed the City to address amendments to State law and the changing needs of the community.

The process of initial adoption, periodic major updates, and continual amendments requires commitment, effort, and collaboration between elected officials, appointed bodies, staff, and of course, the residents of Auburn.

### 3.2 – Policy Coordination – Between the City and the State, Region, and Counties

#### The State: Washington State Growth Management Act (GMA)

During the 1980's, Auburn, King County and the entire Puget Sound region experienced an extremely rapid rate of growth in both population and employment. This rapid growth brought with it increased traffic congestion, air and water pollution, increased housing costs, and the loss of natural areas and resource lands. In response to these problems, the State Legislature passed HB 2929, the Washington State Growth Management Act (GMA) in 1990 and amendments in each of the following years.

The GMA requires that Auburn, King County, Pierce County, and all jurisdictions within the counties develop and coordinate their comprehensive plans to meet statewide goals. The GMA contains 14 planning goals which must be considered as local jurisdictions develop, adopt, and update comprehensive plans. The goals of GMA offer guidance to all jurisdictions planning under the Act as they develop their vision in accordance with statewide goals. As such, the City's vision statement and seven value statements, embody these statewide goals, as well as the community's vision for future growth and development.

GMA GOALS	CITY OF AUBURN VALUES
<p><b>URBAN GROWTH. GOAL 1: Encourage development in urban areas where adequate public facilities exist or can be provided in an efficient manner.</b></p>	<p>The City's values of place, wellness, and environment provide a framework for the design and maintenance of high-quality places, spaces, and neighborhoods, the concurrent infrastructure to serve them, and the preservation of and appropriate access to open spaces and critical areas.</p>
<p><b>URBAN SPRAWL. GOAL 2: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</b></p>	<p>The City's values of place, wellness, and environment provide a framework for the design and maintenance of high-quality places, spaces, and neighborhoods, the concurrent infrastructure to serve them, and the preservation of and appropriate access to open spaces and critical areas.</p>
<p><b>TRANSPORATION. GOAL 3: Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</b></p>	<p>The City's values of place, wellness, service, and economy provide a framework for designing and financing multi-modal transportation systems that physically connect neighborhoods, safely and efficiently move people and goods throughout the City and beyond, and are</p>

coordinated with transit and other governmental agencies.

**HOUSING. GOAL 4: Encourage the availability of affordable housing to all segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.**

The City's values of place, wellness, and economy provide a framework for building high-quality housing, maintaining existing housing, and enabling a diverse and robust marketplace so that people want and can live here.

**ECONOMIC DEVELOPMENT. GOAL 5: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.**

The City's values of wellness, economy, celebration, and sustainability provide a framework for addressing the economic development needs of all places and people, through strategic expansion of and investment in capital facilities, targeted economic development strategies, inclusiveness for a socially, ethnically, economically, and culturally diverse community, balance of natural resource protections and economic and cultural prosperity, and delivery of public services that result in an educated, equitable, and prosperous community.

**PROPERTY RIGHTS. GOAL 6: Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.**

The City's values of service and celebration provides a framework for a government whose processes are transparent to all and is inclusive, proud, and reflective of Auburn's diverse and evolving culture and heritage.

**PERMITS. GOAL 7: Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.**

The City's value of service provides a framework for an efficient, approachable, responsive, and transparent government that provides frequent communication and whose processes and services are convenient to all.

**NATURAL RESOURCE INDUSTRIES. GOAL 8: Maintain and enhance natural resource based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive**

The City's values of wellness, environment, and sustainability provide a framework for natural resource protection and enhancement, appropriate access to natural resources and open spaces, maintenance and strategic

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forest lands and productive agricultural lands, and discourage incompatible uses.

expansion of public infrastructure, natural resource protection that results in a thriving and long-lasting community, and appropriate updating of the adopted Shoreline Master Program.

**OPEN SPACE AND RECREATION. GOAL 9:** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

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**ENVIRONMENT. GOAL 10:** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

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**CITIZEN PARTICIPATION AND COORDINATION. GOAL 11:** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The City's value of service provides a framework for an efficient, approachable, responsive, and transparent government that provides frequent communication and whose processes and services are convenient to all.

**PUBLIC FACILITIES AND SERVICES. GOAL 12:** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing

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current service levels below locally established minimum standards.

spaces and critical areas.

**HISTORIC PRESERVATION. GOAL 13: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.**

The City's values of place, celebration, and sustainability provide a framework for high quality neighborhoods, places, and spaces, unique identities of individual neighborhoods that make up "One Auburn", inclusiveness and pride in the City's diverse populace and where they live, work, and play, and reflection of Auburn's diverse and evolving culture and heritage, a framework that underscores the City's historic preservation policies and regulations.

**SHORELINE MANAGEMENT. GOAL 14: The goals and policies of the shoreline management act as set forth in RCW 98.58.020.**

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In addition to planning goals, the GMA prescribes general components for inclusion in the Comprehensive Plan (see APPENDIX 3.1). As the components are a guide to all jurisdictions planning under GMA, few are specifically related to comprehensive planning objectives and policies for cities. These GMA-specified objectives and policies related to cities include:

- Suggestions to consider innovative land use planning techniques, such as density bonuses, cluster housing, planned unit developments, and transfer of developments, and multi-modal transportation improvements and strategies.
- Provisions for enacting or expanding affordable housing incentive programs.
- Superseding of local regulations by the Revised Code of Washington (RCW) for certain land uses, such as accessory dwelling units, family day-care provider's home facility, general aviation airports, and forestry uses.

Since, the GMA only prescribes general goals and components required for the Comprehensive Plan, the development of specific objectives and policies was guided by the City's value statements and consistency with the applicable needs, recommendations, and policies identified in the documents below.

### **The Region: Puget Sound Regional Council (PSRC) Vision 2040**

The GMA required the development of multi-county planning policies for King, Kitsap, Pierce, and Snohomish Counties, resulting in Vision 2020. In April 2008, the Puget Sound Regional Council (PSRC) updated Vision 2020 with a new planning document, Vision 2040. The vision is for vibrant, livable, and healthy communities that offer economic opportunities for all, provide safe and efficient mobility, use our resources wisely and efficiently, protect the environment, integrate land use, economic, and transportation decisions in a manner that supports a healthy environment, addresses global climate change, achieves social equity, and considers the needs of future generations, and thus, advances the ideals of our people, prosperity, and planet.

Vision 2040 continues Vision 2020's commitment to both the land use patterns that can achieve a compact centers concept, and a reordering of transportation investment priorities to emphasize multi-modal choices, such as walking, biking, and taking public transportation, efficiency, demand management, and the maintenance of current facilities. To achieve this end, Vision 2040 supports the development of more compact living and working places, limiting the expansion of the urban area, and focusing a significant amount of new employment and housing into mixed-use centers served by efficient, transit-oriented, multi-modal systems.

Vision 2040 also continues to recognize Auburn as a Regional Growth Center. Regional Growth Centers are "designated areas of high-intensity residential and employment development . . . Regional growth centers serve as a primary framework for regional transportation and economic development planning." (Vision 2040, pg. 52)

Building on existing Vision 2020 policies, Vision 2040 provides a stronger environmental focus in recognition of the need to ensure long-term sustainability in the region, including addressing issues of climate change, a stronger emphasis of high-quality, compact urban communities that impart a distinctive sense of place, and new focus for planning and designing communities to advance physical, social, and mental well-being and more active lifestyles.

The six regional goals established by Vision 2040 relate to environment, development patterns, housing, economy, transportation, and public services.

For more details on Vision 2040, see *Vision 2040: People–Prosperity–Planet: The Growth Management, Environmental, Economic and Transportation Strategy for the Central Puget Sound Region*.

## The Counties: Countywide Planning Policies

The GMA requires King County, Pierce County, and all jurisdictions within each county to establish county-wide planning policies. These policies are intended to (1) provide processes for coordinating planning activities in the region; (2) obtain consistency between state, regional, and local jurisdictions; and (3) provide a policy framework for the development and adoption of coordinated and consistent comprehensive land use plans throughout the county. The county-wide planning policies cover the establishment of urban growth areas, the provision of urban services, the siting of essential public facilities, economic development, transportation and affordable housing.

The Countywide Planning Policies are a framework to guide the development of the comprehensive plans for counties and each city within the county. The Countywide Planning Policies do not dictate the way each jurisdiction will handle its share of growth or which city will choose to have one or more Urban Centers. Rather, the policies set up criteria and allow local decisions.

The City of Auburn is mostly located within King County, but the southern portion of the City, is located within Pierce County.

### *King County Countywide Planning Policies (KCCPP)*

As adopted in 1992, the King County Countywide Planning Policies (KCCPP) are a vision statement of how King County should grow over the next 20 years. Amendments to these policies were adopted in 1994, and a significant amendments subsequently in 2012. The policies established an Urban Growth Area within the western one-third of the county where most future growth and development would occur in order to reduce urban sprawl, enhance open space, protect rural areas and more efficiently use social services, transportation and utilities.

**Urban Centers** were designated within existing cities which serve as areas of concentrated employment and housing and a wide variety of land uses, including retail, recreational, cultural and public facilities, parks and open spaces, with direct service by high-capacity transit. Emphasizing growth in the urban centers will contribute to achieving the GMA goal of concentrating infrastructure investments and preventing further urban sprawl. Downtown Auburn achieved urban center status in 2004. Some other Urban Centers include the downtowns of Bellevue, Seattle, Renton, Federal Way, SeaTac, Kent and Redmond.

The policies also call for designation of **Manufacturing/Industrial Centers**, recognizing that these sites are key components of a strong regional economy. These centers would be zoned to preserve and encourage industrial growth. Examples include the Duwamish River industrial area and Kent.

The 1994 amendments to the KCCPPs placed an increased emphasis on Activity Areas, which evolved into emphasis on **Local Centers** in the 2012 KCCPPs. These centers, such as neighborhood centers, transit station areas, or other activity nodes, contain a mix of housing, employment, and in a compact form, are within walking distance of surrounding residential areas, foster a healthy community through physical exercise and a sense of neighborhood, and provide local transit connections to Urban Centers and elsewhere within the Urban Growth Area.

The 2012 KCCPPs also contain policy direction on three new policy areas, climate change, healthy communities, and social equity. These policy directions include, but are not limited to:

- Considering the impact and disparity of environmental hazards, risks, and burdens on minority and low-income populations.
- Recognizing the importance of natural ecosystems and their contribution to human health and vitality now and for future generations.
- Reducing greenhouse gases from land use, transportation, and building activities, and mitigating the impacts of climate change.
- Planning for development patterns that improve public health by providing all residents with opportunities for safe and convenient daily physical activity, social connectivity, and protection from exposure to harmful substances and environments.
- Using productive agricultural lands and the associated food economy to distribute agricultural food and food products to all King County communities, especially the areas with limited access to healthy food options.

A key policy area that carried over to the 2012 KCCPP is housing affordability. One of the critical issues facing the region as it grows is the quantity and location of affordable housing. In the Puget Sound region, housing prices have skyrocketed over the past few decades. As such, KCCPPs recognize housing affordability as a regional issue and seek to encourage that all jurisdictions accept their fair share of affordable housing.

Auburn has historically had a positive response to providing a range of housing opportunities to all groups. The City has historically provided affordable housing and demonstrated a willingness to accept its "fair share" of these units on a regional basis. Auburn is willing to continue to meet regional housing goals, however, this willingness will only be the case if it can be demonstrated that there is a regional effort to spread these units and their related costs on an equitable basis throughout all of the communities in the region.

The "Urban Separators" is another key policy that carried over to the 2012 KCCPP. The "Urban Separators" are low-density areas or areas of little development within the Urban Growth Area (UGA). These areas are considered to be permanent low-density lands that cannot be redesignated within the 20-year planning cycle (which began in 2004) to other urban uses or higher densities. (*King County Countywide Planning Policies, pg. 27*)

There are significant areas of lands designated as “Urban Separator” within the eastern and Lea Hill portion of the City of Auburn (see the Comprehensive Land Use Map). Pursuant to the King County Countywide Planning Policies, these areas are zoned for residential development not to exceed densities of approximately one dwelling unit per acre. No modifications to the development regulations to increase density governing these areas can occur without King County review and concurrence.

Lastly, the KCCPPs also contain growth targets for each jurisdiction. These targets represent commitments by jurisdictions to provide sufficient land and infrastructure to accommodate these targets, but recognize that achievement of targets is dependent on many variables including the marketplace. King County’s residential target range for Auburn is approximately 9,620 new households and its employment target range is approximately 19,350 new jobs by 2031.

For more detailed information, see the *King County Countywide Planning Policies*.

#### *Pierce County Countywide Planning Policies*

The development of the Pierce County Countywide Planning Policies (PCCPPs) involved a significant level of coordination and cooperation between the county and the incorporated Cities and towns within it. The PCCPPs were adopted in June 1992 by the Pierce County Council and ratified by the cities and towns. The PCCPP has since been amended approximately once every 4 years and was significantly amended in 2012.

As with the King County Countywide Planning Policies (KCCPPs), the PCCPPs establish guidelines and a framework from which county and municipal comprehensive plans are to be developed and adopted. Similarly, the PCCPPs also call for the establishment of centers, including Regional Growth Centers in the Metropolitan City (ex. Tacoma Central Business District and Tacoma Mall), Regional Growth Centers in Core Cities (ex. Lakewood and Puyallup Downtown), Countywide Centers (none currently designated), and Manufacturing/Industrial Centers (ex. Port of Tacoma and Frederickson).

There are currently no PCCPP-designated centers in the City of Auburn. The Pierce County portion of the City is primarily the Lakeland Hills South Planned Unit Development (PUD), which consists of single-family and moderate density dwellings, the Lakeland Town Center commercial area, and parks facilities, and also contains the entirety of the TV Terrace View zoning district (a heavy commercial zoning district current developed with moderate and high density dwellings), several commercially zoned properties along A ST SE, and several single-family subdivisions in the vicinity, but outside of the Lakeland Hills South PUD.

Also echoing the KCCPPs, the 2012 update of the PCCPPs included chapters on community and urban design and health and well-being, policy areas not previously addressed. For those policy areas, policy direction includes, but are not limited to:

- Developing high-quality, compact communities that have a sense of place and local character, provides for mixed use and choices in housing types, and encourages alternatives to personal vehicle use.
- Considering public health and well-being by improving walking and biking environments, construction of healthy buildings, and providing access to fresh and minimally processed food.
- Minimizing negative impacts by transportation and climate change on human health.
- Ensuring residents of all socio-economic statuses live in a healthy environment.

The 2012 amendments to the PCCPPs also provided additional emphasis in:

- Housing accessible to services and jobs.
- Encouraging sustainability in the practices of private, public, and nonprofit organizations, maintenance and use of natural resources, and planning of transportation systems.
- Maintaining air quality, such as reducing particulates emitted from wood-burning and transportation activities and addressing climate change, such as policies to consider shoreline impacts and greenhouse gas reduction.
- Considering all modes in transportation system investments and policies, including freight mobility and level of service standards for transit in addition to roadways and intersections.
- Recognizing contributions by the county's diverse population and providing services to populations facing unique obstacles or special needs.

The PCCPPs have assigned 2030 population, housing, and employment allocations to the jurisdictions. The City's 2030 allocation is 7,950 people, 3,634 households, and 206 jobs (based on 2008 City limits).

For more detailed information, see the *Pierce County Countywide Planning Policies*.

## APPENDIX

### APPENDIX 3.1

The following components are required by the Growth Management Act to be included in the Comprehensive Plan:

- Designation of, in conjunction with King and Pierce Counties, an urban growth area sufficient to accommodate housing and employment growth to 20XX.
- Designation of, in conjunction with King and Pierce Counties and adjacent jurisdictions, a potential annexation area for the City.
- Development of, in conjunction with King, Pierce, Snohomish and Kitsap Counties and the jurisdictions within them, a multi-county planning framework (see below Multi-county Planning Policies: Vision 2020 and 2040) and consistency with that framework.
- Development of, in conjunction with King and Pierce Counties and the jurisdictions within them, a county-wide planning framework (see below King County Countywide Policies and Pierce County Countywide Policies) and consistency with that framework.
- Designation of the proposed general distribution, location, and uses of the land, including population and building densities, and estimates of future population growth. **Land Use Element**
- Inventory and analysis of existing and projected housing needs necessary to manage projected growth, and provisions for the preservation, improvement, and development of housing for all economic segments of the community. **Housing Element**
- Inventory of existing capital facilities owned by public entities, a forecast of future needs, and the proposed location and capacities of expanded or new capital facilities, including park and recreation facilities. **Capital Facilities/Park and Recreation Elements**
- Analysis and implementation of transportation improvements or strategies to accommodate the impacts of development and multi-modal transportation. **Transportation Element**
- Establishment of provisions for economic growth, vitality, and a high quality of life. **Economic Development Element**
- Designation and protection of lands useful for public purposes (utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools). **Utilities Element**
- Designation and protection of lands useful for open space corridors (recreation, wildlife habitat, trails, and connection of critical areas).

- Designation and protection of resource lands (forest, agricultural and mineral) and critical areas (wetlands, geologically hazardous areas, fish and wildlife habitat conservation areas, aquifer recharge areas, and frequently flooded areas).
- Designation and siting of essential public facilities (airports, state education facilities, and state or regional transportation facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling facilities, inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities).
- Adoption of a shoreline master program as an element of the plan.
- Adoption of development regulations which implement the plan. Compliance with all provisions of the GMA.
- Many of these components require substantial inventorying and data collection, maps and descriptive text, and analysis, and consequently, several components warrant a City long-range planning document of their own (see APPENDIX 3.2). In addition, these components must be consistent and coordinated.

## APPENDIX 3.2

Due to the extensive of topics to be addressed for certain GMA-required elements, these elements while guided by the Comprehensive Plan, warrant their own long-range plans.

### Comprehensive Transportation Plan

The Comprehensive Transportation Plan is the blueprint for transportation planning in Auburn. Washington State's 1990 Growth Management Act (GMA) requires that transportation planning be directly tied to the City's land use decisions and fiscal planning. This is traditionally accomplished through the adoption of the Comprehensive Plan transportation element. However, Auburn fulfills this mandate by adopting the Comprehensive Transportation Plan as the City's Comprehensive Plan transportation element. It functions as the overarching guide for development of the transportation system considering spatial and fiscal priorities.

The Comprehensive Transportation Plan evaluates the existing system by identifying key assets and improvement needs. These findings are then incorporated into a needs assessment, which informs the direction the City will take in developing the future transportation system. This Plan is multi-modal, addressing multiple forms of transportation in Auburn including the street network, non-motorized travel, transit, and air transportation. Evaluating all modes uniformly enables the City to address its future network needs in a more comprehensive and balanced manner.

### Capital Facilities Plan

A capital facilities component is a comprehensive plan element required by Washington State's 1990 Growth Management Act (GMA). Capital facilities generally have long usable lives, significant associated costs, and are typically not mobile.

The GMA requires that capital facilities documentation includes an inventory of existing capital facilities (showing locations and capacities), a forecast of future needs for such capital facilities, proposed locations and capacities of new or expanded capital facilities and at least a six-year plan to finance capital facilities with identified sources of funding. The GMA also requires that the land use element be reassessed if probably funding falls short of existing needs.

The Capital Facilities Plan is a companion document to the Comprehensive Plan; this document identifies the planning approach and policy framework by which decisions are made regarding capital facilities. This Capital Facilities Plan contains time frames which are the intended framework for future funding decisions and within which future actions and decisions are intended to occur. However, these time frames are estimates, and depending on factors involved in the processing of applications and project work, and availability of funding, the timing may change from the included time frames. The framework does not represent actual commitments by the City which may depend on funding resources available. The Capital Facilities Plan is amended each year.

### Comprehensive Water Plan

The Comprehensive Water plan offers a complete roadmap of proposed improvements for anticipated future growth. The City initiated this Plan recognizing the importance of planning, developing, and financing water system facilities to provide reliable and efficient service for existing customers and to serve anticipated growth. The Plan is designed to meet state, county, and local requirements. It complies with the requirements of the Washington State Department of Health (DOH) as set forth in the Washington Administrative Code 246-290-100, Water System Plan. As with the other comprehensive plans, the Comprehensive Water Plan satisfies the requirements of the Growth Management Act.

The Comprehensive Water Plan contains timeframes which are the intended framework for future funding decisions and within which future actions and decisions are intended to occur. However, these timeframes are estimates, and depending on factors involved in the processing of applications and project work, and availability of funding, the timing may change from the included timeframes. The framework does not represent actual commitments by the City of Auburn which may depend on funding resources available.

### Comprehensive Sewer Plan

The Comprehensive Sewer Plan outlines all known future plans for sewer expansion and maintenance, in accordance with the Growth Management Act and other state regulatory bodies. The Comprehensive Sewer Plan (Sewer Plan) for the City of Auburn, Washington (City), is an update to the previous plan that was completed in November 2009. Evaluation of the sanitary sewer system for this Sewer Plan incorporated system-wide hydraulic modeling, economic life modeling of utility assets, and evaluation of the Capital Improvement Program (CIP) to account for completed projects, changes in system conditions, and new development, as well as to incorporate new financial information.

This Sewer Plan contains time frames which are the intended framework for future funding decisions and within which future actions and decisions are intended to occur. However, these time frames are estimates, and depending on factors involved in the processing of applications and project work, and availability of funding, the timing may change from the included time frames. The framework does not represent actual commitments by the City which may depend on funding resources available.

### Comprehensive Stormwater Drainage Plan

The City of Auburn's Comprehensive Stormwater Drainage Plan (Drainage Plan) is an update of the previous plan, which was completed in 2009. An update to the 2009 Drainage Plan was necessary for several reasons including new regulatory requirements, continued growth and development, the need for a comprehensive system inventory and an update of the list of projects for the Capital Improvement Program (CIP).

The Comprehensive Stormwater Drainage Plan contains time frames which are the intended framework for future funding decisions and within which future actions and decisions are intended to occur. However, these time frames are estimates, and depending on factors involved in the processing of applications and project work, and availability of funding, the timing may change from the included time frames. The framework does not represent actual commitments by the city of Auburn which may depend on funding resources available.

The purpose of this new Drainage Plan is to guide the City's Stormwater Drainage utility with respect to future activities and improvements for the stormwater drainage system. An asset management approach was used to develop a work plan for the stormwater utility.

### Shoreline Master Program

The Auburn City Council adopted the updated Auburn Shoreline Master Program in April of 2009 (Ordinance No. 6235) in accordance with Washington's Shoreline Management Act (SMA), which was passed by the State Legislature in 1971 and adopted by the public in a

referendum. The SMA was created in response to a growing concern among residents of the state that serious and permanent damage was being done to shorelines by unplanned and uncoordinated development. The goal of the SMA is “to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.” While protecting shoreline resources by regulating development, the SMA is also intended to provide for appropriate shoreline use by encouraging land uses that enhance and conserve shoreline functions and values.

Consistent with state guidelines (WAC 173-26-201, Comprehensive Process to Prepare or Amend Shoreline Master Programs), a first step in the comprehensive Master Program update process is development of a shoreline inventory and characterization. The inventory and characterization documents current shoreline conditions and provides a basis for updating the City’s Master Program goals, policies, and regulations. The characterization identifies existing conditions, evaluates existing functions and values of shoreline resources, and explores opportunities for conservation and restoration of ecological functions.

State guidelines also require that local governments develop Master Program policies that promote “restoration” of damaged shoreline ecological functions and develop a “real and meaningful” strategy to implement restoration objectives. Planning for shoreline restoration includes identifying opportunities (both programmatic and site-specific), establishing goals and policies, working cooperatively with other regional entities, and supporting restoration through other regulatory and non-regulatory programs.

#### Parks & Recreation Open Space Plan

The City of Auburn Parks & Recreation Open Space Plan (PROS), an element of the City’s Comprehensive Plan and an update of the 2006 Plan. The PROS Plan provides a six-year plan and 20-year vision for Auburn’s park system and the steps needed for developing and improving existing park facilities, the development and acquisition for new park facilities, and expanding recreational and arts programming in the City of Auburn. It outlines goals and objectives, implementation strategies, capital improvements, and investment programs for the City’s parks, recreation and open space system. The PROS Plan provides guidelines and direction for the City in terms of acquiring, developing and preserving property, accepting property donations, and identifying potential funding sources and other actions enabling the City to respond to opportunities in a timely fashion. The Plan will identify the action steps needed in our park and recreation systems to ensure that these systems are an integral part of the City’s economic development strategy. Also, the plan is required in order to be eligible for state and federal grants administered by the Washington State Recreation and Conservation Office (RCO).