*** MEMORANDUM ***

TO: Interested Parties

FROM: Chris Andersen, Senior Planner
Department of Planning, Building, and Community

DATE: April 22, 2009

RE: **Notice of Proposed Determination of Non-Significance for Text Amendments to Title 17-Subdivisions, and Title 18-Zoning, of the Auburn City Code (ACC), and Map Amendments to the City of Auburn Comprehensive Zoning Map.**

Please find enclosed a copy of the proposed determination of non-significance in accordance with 197-11-340(2) for the above referenced project. Also included are the following:

1. Environmental Checklist and Final Staff Evaluation
2. Map Amendments, City of Auburn Comprehensive Zoning Map
3. Text Amendments, Title 17 ACC- Subdivisions
4. Text Amendments, Title 18 ACC- Zoning

If you have any questions regarding this process or would like to received additional documentation on the proposed amendments, please contact Chris Andersen, Senior Planner, at 253-876-1962 or via e-mail at candersen@auburnwa.gov

CITY OF
AUBURN
WASHINGTON

Peter B. Lewis, Mayor

25 West Main Street * Auburn WA 98001-4998 * www.auburnwa.gov * 253-931-3000

Proposed Determination of Non-Significance SEP09-0012

Description of Proposal: Amendments to Title 17-Subdivisions, and Title 18-Zoning, of the Auburn City Code, and amendments to the Auburn Comprehensive Zoning Map (see detailed description of proposal on attached pages).

Proponent: Chris Andersen, Senior Planner
City of Auburn Planning, Building, and Community Department

Location: City-wide and within the City of Auburn's potential annexation areas.

Lead Agency: City of Auburn

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

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued below. Comments must be submitted by 5:00 p.m. on **May 5, 2009** and should be submitted to the Responsible Official listed below.

Responsible Official: Cynthia Baker, AICP
Position/Title: Director of Planning, Building, and Community Department
Address: 25 West Main Street
Auburn, Washington 98001
253-931-3090

Date Issued: **April 22, 2009** Signature: Cindy Baker

Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal will be required to meet all applicable regulations.

AUBURN * MORE THAN YOU IMAGINED

Description of Proposal

The proposal is the first of two phases of an update to the Auburn Development Code. Phase 1 covers update of the City's residential-related zoning code (Title 18 ACC), subdivision code (Title 17 ACC).

The goals of phase 1 of the Development Code Update project include:

- Improve development code readability and ease of use;
- Update technical content to address known issue areas and better support the City's development review and quasi-judicial decision process; and
- Ensure development code and design standards are coordinated and consistent with Auburn's Comprehensive Plan and other state land use and environmental requirements

Specifically, the proposal would reorganize and update language in Title 17 Subdivision code, to create a more logical flow in the regulation, reflect changes in state law, add and modify definitions, and reduce redundancy. The proposal adds new binding site plan and cluster subdivision chapters consistent with City Comprehensive Plan goals on flexible development techniques and to help achieve related goals and policies. The update also provides a new section of code that includes requirements for a neighborhood circulation plan for all new subdivisions to address City goals and policies related to circulation. The proposal adds new user guides that explain the purpose and organization of code sections for both Title 17, Subdivision, and Title 18, Zoning.

The proposal revises Chapter 18.02, General Provisions, of the Zoning code to include more detailed information on zoning code interpretation rules, updating definition of zones consistent with the updates envisioned in Chapter 18.06 below, and adding clarity to other portions of the chapter.

The proposal revised Chapter 18.04, Definitions to clarify existing definitions, add definitions for terms currently undefined in the code, deletes or removes terms not currently in use in the code, and adds illustrations where appropriate to help users understand concepts being defined.

The proposal combines existing residential zoning chapters ACC 18.08 through ACC 18.18 into a single chapter ACC 18.06, renames and re-orients residential zones to a density-based classification system, adds a new zone RS-16 to accommodate a gap in the zoning densities allowed by existing zones and to provide a transition in zoning intensities. The new chapter also revises the format and layout of residential zones to include more information in tables (tabular format), and revises the residential uses and development standards consistent with City Comprehensive Plan goals and policies relating to the types and intensities of uses and development allowed in the various categories of future land use designations. The updated residential zones chapter also addresses concerns related to what uses are allowed as conditional uses in single-family residential zones. Some existing content from the residential zone chapters was moved to Chapter 18.04 (see above), where it appeared to be more of a definition, or moved to Chapter 18.31 (see below) where it appeared to be detailed development standards related to a particular use or performance standards. See Table 1 for translation of zones from current designations to new designations.

Table 1 Current and Proposed Zones

Current Zones	Proposed Zones
RR (Rural Residential)	RC (Residential Conservancy)
RS (Single Family Residential)	RS-1 (Single Family Residential – 1 dwelling unit per acre)
R-1 (Single Family Residential)	RS-5 (Single Family Residential – 5 dwelling units per acre)
R-2 (Single Family Residential)	RS-7 (Single Family Residential – 7 dwelling units per acre)
R-3 (Two Family Residential)	RM-10 (Residential Multiple Family – 10 dwelling units per acre)
R-4 (Multiple Family Residential)	RM-20 (Residential Multiple Family – 20 dwelling units per acre
R-MHP (Residential Manufactured Home District)	R-MHC (Manufactured/Mobile Home Community Zone)

Note: The proposal also includes establishing a new multi-family residential zone (RM-16, 16 dwelling units per acre). The proposed new RM-16 zone would not be designated for specific properties as part of this proposal, but would be available for potential future citizen-initiated or City-initiated rezone actions.

The proposal moves Residential Manufactured Home Park (R-MHP) from ACC 18.20 to ACC 18.08, and updates the code for consistency with the format of the residential code update that occurs in ACC 18.06. The proposal also addresses updates to terminology requested by staff to help with implementation of the code and maintaining consistency with state law.

The proposal creates a new chapter of the zoning code (Chapter 18.25) relating to infill residential development. This new chapter addresses City goals and policies relating to facilitation of infill development. The code section allows for variance in pre-established development standards within limits, in exchange for the provision of development types in locations where the City wants to encourage infill development.

The proposal combines existing ACC Chapters 18.48, Supplemental Development Standards and 18.58, Performance Standards into a single zoning code chapter, ACC 18.31, Supplementary Regulations. Portions of the code that address standards related to a specific use, type of development, or more general performance standards are included in this new chapter. The new chapter includes sections of code

moved from Chapter 18.04 definitions that are development standards rather than definitions (for example, microcell standards), and sections of special use development standards that were moved from residential zones because they are too long and detailed for the new tabular format of the residential zoning code. This chapter also includes new section governing cottage housing developments.

The proposal creates a new Chapter 18.49, Flexible Development Standards to create a system of flexible development for residential and mixed-use development. The draft proposal creates a series of eligibility criteria that a potential development must meet and which outlines the public benefit that is to be received in exchange for modifying development standards.

The proposal adds a new Chapter 18.51, Density Recognition, to the zoning code which establishes the features of land that are and are not included in density calculations under the new density-based residential zoning noted in Chapter 18.06 above, and provides for a density bonus provision to be included in the zoning code, and conditions under which density bonuses are allowed.

The proposal combines Chapters 18.45, Lea Hill District, and 18.45A, West Hill Annexation Area, into a new Chapter 18.21, Residential Overlays, to replace the existing Lea Hill and West Hill zoning designations with Lea Hill and West Hill overlays. Chapter 18.21 also establishes an overlay for the Urban Separator designation contained in the City's Comprehensive Plan.

The proposal includes updated cross-references and an updated zoning map to implement the proposed amendments to Titles 17 and 18 noted above.