

**NOTICE OF APPLICATION (NOA) and  
DETERMINATION OF NON-SIGNIFICANCE (DNS)  
Annual Comprehensive Plan Text & Map Amendments  
and related zoning map amendments**

**SEP17-0014 / CPA17-0001, REZ17-0002 (CPM#6), REZ17-0003 (CPM#7), & REZ17-0004 (CPM#8)**

The City of Auburn is issuing a Notice of Application (NOA) and Determination of Non-Significance (DNS) for the following described proposal. The applications and listed studies may be reviewed at the Community Development & Public Works Department at One E Main St., 2<sup>nd</sup> Floor, Customer Service Center, Auburn, WA 98001.

**Proposal and Location:** Adopt amendments to the City's Comprehensive Plan consisting of the following Text (P/T) and Map (CPM) Amendments and amendments to zoning map (rezone) to implement:

P/T #5 – City of Auburn 2018-2023 Capital Facilities Plan

P/T #6 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and from the Land Use Map. The R10, R16, and R20 residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table ).

P/T #7 - Add text to add back the R5, Residential zoning district back in as an implementing zone for the "Single Family" Land Use Designation. A significant portion of the city is zoned R5, Residential. However, in the 2015 Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comp. Plan land use designation and must be corrected by adding it as an implementing zone of the "Single Family" Land Use Designation.

P/T #8 - Change the title of the land use designation of "Residential Transition" to "Moderate Density Residential". Requested to revert to pre-2015 title of the category. Provide more logical title for the category to address and reflect the range of residential densities.

P/T #9 - Add the "R10, Residential" and R16, Residential" zoning districts back as implementing zones for the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation. Areas of the city are zoned "R10, Residential" but no areas are currently zoned "R16, Residential". However in the 2015, Comp Plan these zoning districts were inadvertently omitted as an implementing zoning districts of any Comp. Plan land use designation.

CPM #1 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and remove category from the Land Use Map. "The R10, R16, and R20 Residential zoning districts already allow for mixed uses residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table ). Thus it was unnecessary to establish a unique land use designation to achieve a zoning district to allow (See also related P/T #6).

CPM #2 - Change the mapped land use designation of a 2.23-acre city-owned park parcel from "Multiple Family Residential" to "Institutional". Parcel No. 0921059073 is located south of SE 310th ST, 820 feet west of 124th Ave SE. The creation of the park was a requirement of a pre-annexation utility agreement between the city and the developer of the adjacent apartments. It is now appropriate to change the land use designation to be consistent with the purpose of the land use designation, ownership status & Parks Plan.

CPM #3 - Change the mapped land use designation of a group of 4 privately-owned, previously developed parcels from "Downtown Urban Center" to "Light Industrial". Parcel No. 5401600200, of 0.06 acres and Parcel No. 5401600175 of 0.7 acres are owned by In Ho & Nancy Kim. Parcel No. 5401600235 of 0.34 acres is owned by CHS Inc. Parcel No. 5401600260 of 0.34 acres is owned by Gary & Karen Stamps. Proposed to change the Comp. Plan land use map designation to recognize and be more compatible with developed status of the properties at the perimeter of the land use designation. The sites contain existing uses of warehouses, bulk propane tank distribution and outdoor storage.

CPM #4 - Change the mapped land use designation of south part of 2.15-acre, privately-owned developed parcel from "Residential Transition" to "Heavy Commercial". Parcel No. 8695200020 owned by Quality

Fence Co. and located on south side of 21st ST SE 390 feet east of A ST SE. Avoid split zoning where warranted by existing development pattern.

CPM #5 - Change the mapped land use designation of 3 parcels (2 privately owned and 1 city-owned) from the "Open Space" to "Downtown Urban Center" land use designation. Private parcels Nos. are 7815700095 and 7815700135 owned by Levan Auburn Development LLC and City-owned parcel No. 7815700085. Parcels are located across street, south of City Hall. "Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Downtown Urban Center". These 3 vacant parcels are currently zoned DUC, Downtown Urban Center. Note, these parcels are not currently included in the Open Space Zoning Amendment per recent Planning Commission recommendation."

\* CPM #6 - Change the mapped land use designation (and zoning district) of the following 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation: Parcel Nos. 0821059017, 7345300160, 6347000055, 6347000065, 0001000081, 1313500310, 3021059044, 3021059080, 3021059089, 1421049011, 1821059117, 0520061060, 0721059038, 7749501070, 0521059010, 0521059029, 0421059062, 0421059061, 0421059060, 0421059071, 0421059004, 3845000080, 7299602140, 4137070990, 7002181950, 0520051035, 0520051006, 0921059018, 6655000105, 6655000021, 1421049067, 9262800330, 9262800341, 1421049017, 9262800285, 0721059020, 8669150810, 6655000024, 6655000030, 3021059325, 3121059017, 3021059375, 8581400530, 1821059327, 0821059017, & 0621059007. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Institutional". Several of the city-owned, developed and active parks properties were assigned the land use designation of "Open Space" by adoption of the 2015 plan land use map. Thus, the land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active parks should not be designated "Open Space"). Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.

\* CPM #7 - Change the mapped land use designation of 3 Tribal Jurisdiction parcels from the "Open Space" to the "Institutional" Land Use designation. Parcel No. 2021059041, 2021059047, & 2021059037 owned by US GOV in Trust status or by the Muckleshoot Indian Tribe. The 3 parcels controlled by the Muckleshoot Tribe are developed as a cemetery and thus, the land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active parks should not be designated "Open Space"). Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.

\* CPM #8 - Change the mapped land use designation of 2 parcels from "Single Family Residential" to "Light Commercial". Parcels Nos. are 3121059069, 1.79 acres owned by Alan Clayton and 3121059027 3.67 acres owned by John Nixon both, located on east side of A ST SE, south of Lakeland Hills WY SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Commercial". Also, change the zoning designation from "R5, Residential" to "C1, Light Commercial" to agree.

CPM #9 - Change the mapped land use designation of 2 privately owned vacant parcels from "Multiple Family Residential" to "Light Commercial". 1.75 -acre Parcel No. 0921059042 owned by Highlane Prop. LLP and 0.81-acre parcel No. 0921059113 owned by Jennifer & James Hunt both are located at SE corner of SE 312th ST & 121st PL SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Commercial".

CPM #10 - Change the mapped land use designation of a privately owned 0.91-acre parcel containing a single family house from "Multiple Family Residential" to "Single Family Residential". Parcel No. 0921059101 owned by Ram Singh Dhaliwal located 130 feet south of intersection of 124th AV SE & SE 307th PL. (30811 124TH AVE SE). Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Single Family Residential".

CPM #11 - Change the mapped land use designation of a privately-owned, 13.84 -acre parcel developed with a warehouse from "Heavy Industrial" to "Light Industrial". Parcel No. 1321049019 owned by Western B NW WA LLC located south of SR 18 at west end of 8th ST SW. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Industrial".

CPM #12 - Change the mapped land use designation of 7.2-acre private developed parcel from "Single Family Residential" to "Multiple Family Residential". Parcel No. 5530200000 owned by Lois Maathuis located NW of intersection of Mill Pond DR SE and Kennedy AV SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Multiple Family Residential".

CPM #13 - Change the mapped land use designation of a group of 10 parcels from "Single Family Residential" to "Multiple Family Residential". Parcel Nos. 2721059053, 2721059063, 2721059066, 2721059126, 2721059156, 2721059157, 2721059162, 2721059168, 2721059179, & 2721059197 owned by various property owners & located on the north side of Auburn WY S, east of Academy DR SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Multiple Family Residential".

CPM #14 - Change the mapped land use designation of 23 parcels from "Institutional" to "Downtown Urban Center". Some are City-owned; others are privately owned. Parcel Nos. 0492000460, 0492000461, 0492000463, 7816200100, 7816200060, 0498500005, 0492500100, 0303450000, 0492500240, 0492500275, 0492500260, 0483000085, 0483000080, 0489000040, 7331400135, 0489000005, 7331400460, 7331400485, 7331400486, 7331400500, 8698100030, 8698100035, & 8698100040. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Downtown Urban Center".

CPM #15 - Change the mapped land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential". Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Moderate Density Residential".

CPM #16 - Change the mapped land use designation of 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" to agree with rest of the plat. Parcel No. 1877100170 is owned by the City and located on south side of 35th St SE, 290 feet west of D ST SE. "Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Multiple Family Residential". The lot for the stormwater facility was created from the "D ST SE Plat" and should retain the same comprehensive plan designation as the balance of the plat.

CPM #17 - Change the mapped land use designation of a 0.71- acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family". Parcel No. 1921059271 owned by Mayfield TNC LLC is located east of end of B ST SE between 15th and 16th ST SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Multiple Family Residential". According to KC Assessor records, the property is developed with two, 2-story buildings as the "Mayfield Apartments" containing 31 dwelling units.

**Notice of Application:** September 19, 2017  
**Application Complete:** September 5, 2017  
**Permit Application:** August 31, 2017

**File Nos.** SEP17-0014  
CPA17-0001  
REZ17-0002 (CPM#6), REZ17-0003 (CPM#7), & REZ17-0004 (CPM#8)

**Applicant:** Jeff Dixon, Planning Services Manager  
Community Dev. & Public Works  
City of Auburn  
25 W Main ST  
Auburn, WA 98001

**Studies/Plans Submitted With Application:**

- None

**Other Permits, Plans, and Approvals Needed:**

- Comprehensive Plan Land Use Amendment, Rezone

**Statement of Consistency and List of Applicable Development Regulations:** This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards.

**Lead Agency:** City of Auburn

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

**Public Comment Period:** This may be your only opportunity to comment on the environmental impact of the proposal. All persons may comment on this application. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be in writing and submitted by 5:00 pm on **October 3, 2017** to the mailing address of 25 W Main ST, Auburn, WA, 98001 or emailed to the contact below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made.

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001- 4998 within 14 days of the close of the comment period, or by 5:00 p.m. on **October 17, 2017**.

For questions regarding this project, please contact Jeff Dixon, Planning Svcs. Manager, at [jdixon@auburnwa.gov](mailto:jdixon@auburnwa.gov) or 253-804-5033.

**Public Hearing:** A public hearing is required, however, the date has not yet been set.

RESPONSIBLE OFFICIAL:	Jeff Tate
POSITION/TITLE:	Assistant Director, Community Dev. & Public Works Dept.
ADDRESS:	25 West Main Street Auburn, Washington 98001 253-931-3090

DATE ISSUED: **September 19, 2017**

SIGNATURE: \_\_\_\_\_



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