



## AGENDA BILL APPROVAL FORM PLANNING COMMISSION

---

**Agenda Subject/Title:**

CPA20-0003, 2020 I Comprehensive Plan  
Text Amendment – Academy Special  
Planning Area Policies

**Date:**

November 4, 2020

**Department:**

Community Development

**Budget Impact:**

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

**Administrative Recommendation:** Planning Commission to conduct public hearing and recommend to City Council approval of the 2020 Privately-Initiated Comprehensive Plan Amendments (Policy/Text Amendments).

**Applicant:**

Bob Sanders  
Creations Northwest, LLC  
14020 SE Johnson Rd, Suite 102  
Milwaukie, OR 97267

**Agent:**

Alison Moss  
Schwabe, Williamson & Wyatt  
700 Washington St, Suite 701  
Vancouver, WA 98660

**Owner**

Doug Bing  
Western Washington Conference Corporation of SDA  
32229 Weyerhaeuser Way S  
Federal Way, WA 98001

**Request:** Comprehensive Plan Text Amendment to Land Use Policy LU-135 and to the Academy Special Planning Area policies A.1.2 and A.1.8. The purpose of the amendments is to clarify that multifamily uses providing long-term revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed.

**Location:** The site abuts Auburn Way South, between 32<sup>nd</sup> Street SE & Academy Drive SE. While the Academy occupies multiple parcels within this area, the proposed text amendment is primarily associated with King County Parcel Numbers 2721059117, 2721059090, 2721059055, 2721059086, and 2721059079.

**Existing Zoning:** The zoning designation of the site is "I" Institutional. The entire site is located within the Academy Special Planning Area, adopted under Resolution No. 2254 on November 14, 1991.

**Existing Comprehensive Plan Designation:** The Comprehensive Plan Map Designation of the site is "Institutional".

**SEPA Status:** A Determination of Non-Significance (DNS) was issued under City File No. SEP20-0012 on September 15, 2020. The comment period ended on September 30, 2020. No comments were provided in response to the DNS.

## Findings

1. Agent, Alison Moss with Schwabe, Williamson & Wyatt, representing Bob Sanders of Creations Northwest LLC, submitted an application for a Comprehensive Plan Text amendment (File No. CPA20-0003). More specifically, the purpose of the text amendment is the amend Land Use Policy LU-135 and Academy Special Planning Area policies A.1.2 and A.1.8. The purpose of the amendments is to clarify that multifamily uses providing long-term revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed. The Applicant identifies that this is a non-project action.
2. The applicant proposes to develop a portion of the Academy's property with a combination of multi-family, memory care, independent living, and assisted living residential units. An illustrative site plan was provided with the application. The plan is marked as Exhibit 7.
3. Any future development of the site will be analyzed separately from the subject Comprehensive Plan Text amendment for consistency with local, state, and federal regulations, including the Auburn City Code (ACC) and Public Works Design Manual.
4. The site abuts Auburn Way South, between 32nd Street SE & Academy Drive SE. While the Academy occupies multiple parcels within this area, the proposed text amendment is primarily associated with King County Parcel Numbers 2721059117, 2721059090, 2721059055, 2721059086, and 2721059079.
5. The Auburn Adventist Academy is a multi-use campus located on approximately 250 acre property owned and operated by the Western Conference of the Seventh Day Adventists. It play a large role in Washington Conference. It is designated on Comprehensive Plan Map 1.4 as an Adopted Area, a category of Special Planning Area. The City Council adopted the Academy Special Planning Area Plan (Academy Plan) by Resolution 2254, in 1991.
6. According to the applicant, in the earlier years, agriculture was the way the Academy supported the school financially. Agricultural uses and products included orchards, crops, berries, a large dairy farm. See Exhibit 3
7. According to the applicant, in 1987, the City established the Institutional Use District (I) for Auburn Adventist Academy (Academy). The I Zone permitted such uses as schools, day care, churches, nursing homes, recreation and single family uses outright. It authorized other uses, including multifamily dwellings, through administrative or conditional use permits. The City Council rezoned the Academy Planning Area "I" as part of its adoption of the *Academy Plan*. See Exhibit 3
8. According to the owner, (the Academy), its mission is to continuously create a strong private Christian education that is academically significant, while providing whole life development, personal reliance, and personal accountability. Pursuing this mission requires extensive programing, staffing, and facilities that are maintained on its 250+ acres. Only approximately one-third of the Academy's operating income comes from student tuition. Over many years the governance of the Academy has sought ways to be better stewards of the Academy

properties by creating income from the parcels not occupied by the church and school facilities (Supporting Parcels) to fund its mission. See Exhibit 3

9. A Determination of Non-Significance (DNS) the environmental review decision required under the State Environmental Policy Act (SEPA), for a Comprehensive Plan Text Amendment was issued under City File No. SEP20-0012 on September 15, 2020. The comment period ended September 30, 2020 and the appeal period ended October 14, 2020.
10. The applicant provided a Traffic Impact Analysis Scoping Document, prepared by Heath and Associates, Inc., dated August 25, 2020. The analysis identifies how traffic impacts will be analyzed in the future should the site subject to the text amendments be developed. A more detailed Traffic Impact Analysis will be prepared once the specific design of the site is determined, at which point, specific mitigation (if any) will be determined. The applicant's Traffic Impact Analysis Scoping Document is marked as Exhibit 6
11. The applicant provided a Critical Areas Assessment, prepared by Habitat Technologies, dated July 9, 2019. The assessment notes that there is one, .25 acre, Category IV wetland within the area associated with the Comprehensive Text Amendment. Any future impacts to wetlands or other critical areas will be reviewed as part of the project specific SEPA review for the site. The Critical Areas Assessment is marked as Exhibit 5
12. The public hearing notice was published on September 15, 2020 in the Seattle Times at least 10-days prior to the Planning Commission public hearing scheduled for November 4, 2020. Public notice was also mailed to property owners of record within 300 feet, posting on-site and on the city's webpage.
13. The following report identifies a Comprehensive Plan text amendment request scheduled for the Planning Commission's November 4, 2020 public hearing with a staff recommendation.
14. The City of Auburn first-adopted amendments to its Comprehensive Plan in compliance with the Washington State Growth Management Act (GMA) requirements, as amended in 1995. The Auburn Comprehensive Plan has been amended annually each year since generally for housekeeping items and for capital facilities plan coordination.
15. The City of Auburn adopted a substantially revised Comprehensive Plan (including map amendments) in response to periodic updates required by the Growth Management Act (GMA) by Ordinance No. 6584 on December 14, 2015.
16. City Code Section 14.22, "Comprehensive Plan" provides the city's laws for amending the Comprehensive Plan. Amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (privately-initiated).
17. This staff report and recommendation describes and addresses a Comprehensive Plan text amendment. The other private initiated Comprehensive Plan amendment applications received this year, as well as the 2020 City initiated Comprehensive Plan Amendments are addressed in separate staff reports.

18. Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs but is not required prior to the end of the year.
19. RCW 36.70A.130 (The Washington State Growth Management Act (GMA)) provides for annual amendments to locally adopted comprehensive plans. Except in limited circumstances as provided for in State law, Comprehensive Plan amendments shall be considered by the city or county legislative body no more frequently than once per year. The annual limitation and exceptions are also restated in city code at ACC 14.22.060.
20. The City of Auburn established a June 5, 2020 submittal deadline for comprehensive plan amendments for the year 2020 (map or policy/text amendments). Notice to the public of the application filing deadline was provided on the City's website, publication of a legal notice the Seattle Times Newspaper, and sent to a notification list of potentially interested parties.
21. No comment letters from the surrounding neighborhood were received by the City in response to the combined public Notice of Application and DNS.
22. Auburn City Code Chapter 14.22 "Comprehensive Plan", outlines the process for submittal of private initiated amendments and the processing of Comprehensive Plan amendments as follows:
  - "Section 14.22.100
  - 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. (Ord. 6172 § 1, 2008.)”
23. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Office of Commerce and other state agencies as required for the 60-day state review. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report.
24. Due to the scope and limited number of privately initiated policy/text changes, the optional process as provided in the city code for a public open house was not conducted.
25. The City’s Comprehensive Plan contains the following objectives and policy guidance, as it relates to this application:

Volume 1 – Land Use Element

“Public and Institutional Land Use Designations”

“Character Sketch”

“Public and institutional uses will occur in both low and high-density environments. For passive uses, land and views will be protected; limited access to these areas will be typical. For more active uses, usability and accessibility will be key features and new development will be subject to standards reflecting programmed space and interconnectivity. These spaces will be varied in type, providing service to areas large and small, urban and more rural in character. Sustainable solutions and innovations that are responsive to the native ecology will be typical of public and institutional uses.”

“General Policies

LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited.

LU-90. Innovative strategies to integrate the uses and sites into the areas where they are sited is encouraged. These strategies should maximize use of the site while minimizing fiscal impacts and impacts to adjacent areas.”

“Institutional Designation”  
Description”

“This category includes those areas that are reserved for public or institutional uses. These public uses include public schools and institutional uses such as large churches and schools. It is also intended to include those of a significant impact, and not those smaller public uses that are consistent with and may be included in another designation. For

example, public uses of an industrial character are included in the industrial designation, and small-scale religious institutions of a residential character are included in the residential designation”

“Designation Criteria

1. Previously developed institutional uses; or
2. Located along major arterial streets;
3. Properties that are buffered from the single-family designation by landscaping, environmental features, or the Residential Transition designation and buffered from all other Residential designations; and
4. Meets the development parameters of the Institutional designation.
5. Properties identified in the Airport Master Plan as Landing Field.”

“Policies

LU-101. A responsible management entity and the purpose for the institutional designation should be identified for each property interest within this designation. Management policies and plans are appropriate for all lands in this designation.

LU-102. Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city operated municipal facilities, large churches, and fire stations

26. The City code provides certain criteria for decision-making for comprehensive plan amendments as follows:

**“ACC 14.22.110 Decision criteria for plan amendments.**

A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;
2. Whether the capacity to provide adequate services is diminished or increased;
3. Assumptions upon which the comprehensive plan is based are found to be invalid;
4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region

## **CONCLUSIONS**

The City Code provides certain criteria for decisions on amending the Comprehensive Plan under ACC 14.22.110. These criteria are listed below in **bold**, followed by a Staff Analysis.

**1. The first criterion is that the change must further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.**

Staff Analysis: As identified in the submittal information, the Applicant's purpose for the Comprehensive Plan text amendment is to clarify that multifamily uses providing long-term revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed. The applicant notes that when the site was originally zoned "I" Institutional and when the Academy Special Planning Area was established, multi-family was a use that was permitted. The proposal to change the text of LU-135 and Academy Special Planning Area policies A.1.2 and A.1.8 is meant to add further clarity that multi-family and similar uses will support the Academy's long term mission and are permitted. Because the Academy Special Planning area policy A.1.8 currently indicates that 'residential and nursing home uses' are allowed within the area immediately to the north of Auburn Way South and that multi-family uses are allowed within the Institutional zoning district, the goals and objectives of the comprehensive plan will remain internally consistent.

**2. The second decision criterion is that the comprehensive plan amendment must not diminish or increase the ability to provide adequate services.**

Staff Analysis: The application for changes to the Comprehensive Plan text policies have been reviewed by Valley Regional Fire Agency and the City Utilities and Traffic divisions. Based on these reviews, the changes would not adversely affect the provision of services. The proposed Comprehensive Plan text change by itself, if approved will not affect the ability to provide adequate services. As typical with development in the City, the infrastructure improvements needed to support the development would be the responsibility of the future development. At the time of development, adequate services would be required to be provided concurrent with the development in order for the project to be authorized. As such, it is not anticipated that approval of the request will negatively affect the provision of services. Utility and street frontage improvements, and possibly off-site improvements, would be required to support the development.

**3. The third decision criterion is that the assumptions on which the comprehensive plan is based are found to be invalid.**

Staff Analysis: While the policies of the Comprehensive Plan are not invalid, the current text amendment attempts to clarify existing policies and how they integrate with the Academy's long term mission. The intent of the Academy is to continue their operation as a religious and educational institution offering vocational training. By amending the text policies to clarify that multi-family and senior housing type uses are allowed, the Academy will have the financial means to continue to operate.

- 4. The fourth decision criterion is that there has been a change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the comprehensive plan that dictates the need for a proposed amendment.**

Staff Analysis: There has been a change in circumstances that generates the need for the text amendment. According to the Applicant, the original agricultural uses associated with the site are no longer economically viable, the surrounding area has become considerably more urban, and water and sewer infrastructure has greatly improved near the site. Further, the region is experiencing a higher demand for affordable housing and senior housing options. By making updates and refinements to the Academy Special Area plan, the Academy will be able to utilize multiple under-utilized parcels in a manner that will help them continue to operate and carry out their mission of providing religious and vocational related instruction. Based on this information, it is necessary for the Academy to make updates to the Comprehensive Plan and the Academy Special Planning Area.

- 5. The fifth decision criterion is that the change must be determined to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of the relevant county and “Vision 2040: Growth and Transportation Strategy for the Puget Sound Region”.**

Staff Analysis: The change if approved would continue to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of King County and “Vision 2040: Growth and Transportation Strategy for the Puget Sound Region”. The proposal is consistent because it intends to clarify existing policies without materially changing them. Further, the existing Institutional Comprehensive Plan Map designation and Institutional zoning will remain.

- 6. The sixth decision criterion, applies only to changes of the mapped land use designation of a specific property, the applicant must demonstrate one of the following:**
- a. The current land use designation was clearly made in error or due to an oversight;**
  - b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;**
  - c. There has been a change in conditions since the current land use designation came into effect.**

Staff Analysis: Because no Comprehensive Plan map change is proposed, the above criterion is not applicable.

### **STAFF RECOMMENDATION**

Planning Commission to recommend approval of a text amendment to land use policy LU-135 and to the Academy Special Planning Area policies A.1.2 and A.1.8.

**EXHIBIT LIST**

- |            |   |
|------------|---|
| Exhibit 1  | Staff Report  |
| Exhibit 2  | Completed Comprehensive Plan Amendment Application Form                         |
| Exhibit 3  | Applicant's Narrative Statement   |
| Exhibit 4  | SEPA Environmental Checklist  |
| Exhibit 5  | Critical Areas Assessment, Habitat Technologies                                 |
| Exhibit 6  | Traffic Impact Analysis (Scoping Document), Heath & Associates                  |
| Exhibit 7  | Illustrative Site Plan  |
| Exhibit 8  | Combined Notice of Application and Determination of Non-Significance SEP20-0012 |
| Exhibit 9  | Notice of Public Hearing  |
| Exhibit 10 | Affidavits of Publication, Mailing, and Posting                                 |



# MASTER LAND USE APPLICATION FORM

Date Received:

**Physical Address:**Auburn City Hall Annex, 2<sup>nd</sup> Floor  
1 E Main St**Mailing Address:**25 W Main St  
Auburn, WA 98001**Webpage & Application Submittal:**[www.auburnwa.gov](http://www.auburnwa.gov)  
[applications@auburnwa.gov](mailto:applications@auburnwa.gov)**Phone and Email:**253-931-3090  
[permitcenter@auburnwa.gov](mailto:permitcenter@auburnwa.gov)

Project Name:

Oak Vista

Parcel Number(s):

272105-9117, 272105-9055, 272105-9090, 272105-9079, 272105-9086

**APPLICANT**☒ Check Box if Primary

Contact

Name: Bob Sanders

Title: Sr Development Manager

Company: Creations Northwest, LLC

Email: bob@HTIPLLC.com

Address: 14020 SE Johnson Rd., Suite 102

City: Milwaukie

State: OR

Zip: 97267

Phone: 503-319-5946

Signature: Bob Sanders

(Signature Required)

**OWNER**☐ Check Box if Primary Contact

Name: Doug Bing

Title: President

Company: Western Washington Conference Corporation of SDA

Email: doug.bing@wc.npuc.org

Address: 32229 Weyerhaeuser Way S.

City: Federal Way

State: WA

Zip: 98001

Phone: 253-681-6008

Signature: Doug Bing

(Signature Required)

**AGENT**☒ Check Box if Primary Contact

Name: Alison Moss

Title: Shareholder

Company: Schwabe, Williamson &amp; Wyatt

Email: amoss@schwabe.com

Address: 700 Washington St., Suite 701

City: Vancouver

State: WA

Zip: 98660

Phone: 206-407-1563

Signature: Alison Moss

(Signature Required)

**ARCHITECT / ENGINEER**☐ Check Box if Primary Contact

Name:

Title:

Company:

Email:

Address:

City:

State:

Zip:

Phone:

Signature:

(Signature Required)

Brief Description:

Comprehensive Plan text amendment to Land Use Policy LU-135 and related text amendments to the Auburn Academy Special Planning Area plan adopted under Resolution 2254 to clarify that multifamily uses providing long-term revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed.

**LAND USE APPROVALS BEING APPLIED FOR UNDER THIS APPLICATION**

(Check all That Apply)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Administrative Appeal                | <input type="checkbox"/> Director's Interpretation                | Short Plat (Subdivision 9 Lots or Less)                         |
| <input type="checkbox"/> Administrative Use Permit            | <input type="checkbox"/> Landscape Plan Alteration / Tree Removal | <input type="checkbox"/> Preliminary                            |
| <input type="checkbox"/> Administrative Variance              | <input type="checkbox"/> Master Sign Plan (New or Adjustment)     | <input type="checkbox"/> Final                                  |
| <input type="checkbox"/> Architectural and Site Design Review | Plat (Subdivision Greater Than 9 Lots)                            | <input type="checkbox"/> Site Plan Approval (Outlet Collection) |
| <input type="checkbox"/> Multi-Family / Mixed-Use             | <input type="checkbox"/> Preliminary                              | <input type="checkbox"/> Site Plan Approval (Lakeland PUD)      |
| <input type="checkbox"/> DUC Design Review                    | <input type="checkbox"/> Final                                    | <input type="checkbox"/> Sign Area Deviation                    |
| Binding Site Plan   | <input type="checkbox"/> Adjustment (Major)                       | <input type="checkbox"/> Special Exception                      |
| <input type="checkbox"/> Preliminary                          | <input type="checkbox"/> Adjustment (Minor)                       | <input type="checkbox"/> Special Home Occupation                |
| <input type="checkbox"/> Final                                | <input type="checkbox"/> Extension                                | Temporary Use Permit (See Checklist)                            |
| <input type="checkbox"/> Boundary Line Adjustment             | <input type="checkbox"/> Real Estate Tax Exemption                | <input type="checkbox"/> Type I                                 |
| <input type="checkbox"/> Boundary Line Elimination            | <input type="checkbox"/> SEPA Environmental Review                | <input type="checkbox"/> Type II                                |
| <input type="checkbox"/> Comp. Plan Map Amendment             | Shoreline   | <input type="checkbox"/> Special Event                          |
| <input checked="" type="checkbox"/> Comp. Plan Text Amendment | <input type="checkbox"/> Exemption                                | <input type="checkbox"/> Variance                               |
| <input type="checkbox"/> Conditional Use Permit               | <input type="checkbox"/> Substantial Development                  | <input type="checkbox"/> Zoning Code Text Amendment             |
| Critical Areas  | <input type="checkbox"/> Variance                                 | <input type="checkbox"/> Zoning Map Amendment (Rezone)          |
| <input type="checkbox"/> Exemption                            |   |   |
| <input type="checkbox"/> Reasonable Use                       |   |   |
| <input type="checkbox"/> Variance                             |   |   |
| <input type="checkbox"/> Determination / Study Review         |   |   |



## Written Statement - Decision criteria for plan amendments.

1. *The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.*
7. *Describe why the text amendment is being proposed. Identify the anticipated benefits to making the change.*

The Auburn Adventist Academy is a multi-use campus located on approximately 250 acre property owned and operated by the Western Conference of the Seventh Day Adventists. It play a large role in Washington Conference. It is designated on Comprehensive Plan Map 1.4 as an Adopted Area, a category of Special Planning Area. The City Council adopted the Academy Special Planning Area Plan (*Academy Plan*) by Resolution 2254, in 1991.

At that time and since the following uses have been located and events occurred on the campus:

- Meeting place for many events.
- Several events over the summer include meetings called "camp meetings" where Adventists from Washington and around the world come together to celebrate the Adventist culture. Attendance is often more than 10,000 people.
- 150 RV sites, most with full hookups
- Site of NBC basketball camps.
- One of the largest Adventist churches in the northwest.
- The Conference's largest elementary school, Buena Vista.
- A retail store for literature and health foods.
- 23 single family residences.
- Three dormitory structures used for students and community.
- A swimming pool that is used by the community including scuba lessons and a pre-olympic swim team training.
- A large auditorium that was used for the Auburn High School graduation for many years.
- A large food service building regularly used as a banquet facility.
- Green houses built to generate income and jobs.
- Several industrial buildings occupied by approximately 10 separate businesses.
- A large airstrip and hangars used by the School and Adventist community.

In the earlier years, agriculture was the way the Academy supported the school financially. Agricultural uses and products included orchards, crops, berries, a large dairy farm. As explained in more detail below, the Academy always sought income from its property to subsidize operations. *See* 1936 map, **Attachment A**.

In 1987, the City established the Institutional Use District (I), created primarily for Auburn Adventist Academy (Academy). The I Zone permitted such uses as schools, day care, churches, nursing homes, recreation and single family uses outright. It authorized other uses, including multifamily dwellings, through administrative or conditional use permits. The City Council

rezoned the Academy Planning Area “I” as part of its adoption of the *Academy Plan*. See, *Academy Plan* §III.C.

As explained in the June, 2020 letter from the Western Conference to the City Council, **Attachment B**, its mission is to continuously create a strong private Christian education that is academically significant, while providing whole life development, personal reliance, and personal accountability. Pursuing this mission requires extensive programing, staffing, and facilities that are maintained on its 250+ acres. Only approximately one-third of the Academy’s operating income comes from student tuition. Over many years the governance of the Academy has sought ways to be better stewards of the Academy properties by creating income from the parcels not occupied by the church and school facilities (Supporting Parcels) to fund its mission. We refer to these income producing uses as Supporting Uses.

At the time of its development, the Purpose Section of the *Academy Plan* focused on redevelopment of the closed Harris Pine Mills buildings, active agricultural uses, and aviation training. This focus is reflected in Comprehensive Plan Policy LU-135.

In the intervening 29 years since adoption of the *Academy Plan*, Auburn’s population has grown from approximately 33,000 to 87,000, an increase of 160%. The area is considerably more urban. Infrastructure has been vastly improved, the industrial buildings are continuously rented by about 10 separate businesses, and some historic agricultural uses are no longer an economically viable means of generating income to fund the Academy’s mission. See, **Attachment B**. The Academy is currently working with Creations Northwest, LLC on a long term land lease which will allow the development of the Academy parcels north of Auburn Way S. and south of 32nd Street SE for multifamily use and a senior housing community. An illustrative site plan of this property is attached as **Attachment C**.

While the multifamily uses will provide workforce housing offering a limited amount of employment and vocational opportunities for some students, they support the Academy’s mission primarily by providing long term revenue. The long term revenue generated through a land use for the senior housing and multifamily developments on the Academy parcels will allow the Academy to do such things as create an endowment to subsidize student tuition and provide financial aid to students needing tuition assistance, for new educational programs, additional faculty, and facility maintenance and upgrades and other needs that cannot be funded through tuition. The senior housing and multifamily land use would generate much more revenue for the Academy mission than the previous agricultural uses on these parcels were able to produce.

The Academy wishes to more fully capture in the *Academy Plan* and Comprehensive Plan Policy LU-135 the fact that developing Supporting Parcels for profitable uses has contributed and continues to contribute to its mission in far more ways than simply providing student employment opportunities and vocational training on the developed parcels.

The proposed text amendment is consistent with the following Comprehensive Plan text and policies:

## Land Use Element

- Introduction, p. LU-1. All land within the City of Auburn is assigned a land use designation, which builds off the past Comprehensive Plan Map, the existing land use pattern, previously approved subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas.

Analysis: Clarifying that multifamily and senior community uses are allowed secondary uses of the Academy parcels north of Auburn Way S. and south of 32nd Street SE builds off the previously approved subarea plan, the *Academy Plan*, which, as explained above, not only recognized that Supporting Uses are essential to the Academy's ability financially to fulfill its mission but also envisioned multifamily and senior community uses of the property.

- Public and Institutional Land Use Designations, General Policies

LU-90 Innovative strategies to integrate the uses and sites into the areas where they are sited is encouraged. These strategies should maximize use of the site while minimizing fiscal impacts and impacts to adjacent areas.

Analysis: A long-term lease for the development of workforce multifamily housing and a senior community is an innovative strategy to support the Academy's mission. As described throughout this analysis, it will, among other things, allow the Academy to fund an endowment for the benefit of the school and its students.

- Subarea Policies

LU-124 Each subarea will contain its own vision, goals, policies and strategies.

Analysis: Policy LU-135 essentially summarizes the Purpose statement of the *Academy Plan*. Amending it to specifically authorize multifamily and senior community uses in the area lying north of Auburn Way S. and south of 32<sup>nd</sup> Street SE implements the *Plan's* intent to allow viable Supporting Uses.

## Housing Element

Workforce housing promotes many housing policies including H-4 (promote housing that meets the needs of Auburn's workforce); and H-10 (provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities).

This clarifying amendment will not create an inconsistency.

### *2. Whether the capacity to provide adequate services is diminished or increased.*

Providers' ability to provide adequate services should not be affected by this proposal. *Academy Plan* Land Use Policy A.1.8 currently expressly allows academic, church, nursing and retirement

homes, and limited retail sales and service. We do not anticipate that the proposed multifamily housing and senior community will generate a significantly different service need than these uses.

The following discussion is taken from the March 23, 2020 Pre-Application Conference Summary, City File number PRE 20-0011.

Sewer: There is a 24 inch sewer trunk line in Academy Drive SE and 32<sup>nd</sup> Street SE that has adequate capacity to convey flow from the proposed multifamily site.

Water: There is an existing 6 inch water main along 37<sup>th</sup> Place SE stubbed at the north property line of the area proposed for multifamily uses, an existing 12 inch water main stubbed at the northeast corner, and an existing 12 inch water main along Auburn Way S. to the south of the proposed multifamily parcels.

Transportation: Development of the property proposed for multifamily uses will require the preparation of a traffic study, half street improvements to Auburn Way S. rechannelization of Auburn Way S. to match the existing 3-lane section to the east, frontage improvements, and payment of a Transportation Impact fee. The illustrative site plan **Attachment C** depicts a 3 phase project including 372 multifamily units and a senior care facility. A scope for a Transportation Impact Analysis is provided as **Attachment D**. Based on the illustrative site plan, the impact fee would be approximately \$1,157,630.)

*3. Assumptions upon which the comprehensive plan is based are found to be invalid;*

No assumptions upon which the Comprehensive Plan was based are invalid. However, as mentioned above, the *Academy Plan* is now nearly 3 decades old and reflects outdated assumptions regarding infrastructure and viable Supporting Uses and does not fully reflect the ways in which Supporting Parcels and Uses serve the Academy's mission.

*4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;*

Please see our responses to criteria 1-3. In summary:

- Some of the historical agricultural uses of the area north of Auburn Way S. and south of 32<sup>nd</sup> Street SE are no longer economically viable
- The surrounding area is considerably more urban
- Auburn's population has dramatically increased
- The Puget Sound Region is suffering an affordable housing crisis
- Water and sewer infrastructure serving the proposed multifamily property is greatly improved
- Neither the *Academy Plan* nor Comprehensive Plan Policy LU-135 fully captures the ways in which Supporting Uses financially advance the Academy mission.

*5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter [36.70A](#) RCW, the countywide planning policies for either King and/or*

*Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.*

The proposed amendments are consistent with VISION 2040 and the 2012 King County Countywide Planning Policies.

VISION 2040 designates Auburn as a Core City. Core cities are intended to accommodate a significant share of future growth, contain key hubs for the region's long-range multimodal transportation system. They are major civic, cultural, and employment centers within their counties. The *Regional Growth Strategy* envisions a major role for these cities in accommodating growth: the 14 Core Cities are called upon to accommodate 22 percent of the region's population growth and 29 percent of its employment growth by the year 2040. (This is an increased role compared to current adopted targets for the year 2025, which call for approximately 17 percent of regional population growth and 26 percent of regional employment growth to occur in Core Cities.) VISION 2040 Regional Growth Strategy, p. 21. Making clear that multifamily housing is allowed on the property north of Auburn Way S. and south of 32<sup>nd</sup> Street SE helps Auburn fulfill its role as a Core City.

It is also consistent with the 2012 King County Countywide Planning Policies for housing, including H-5 (adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability and diversity...); H-9 (plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work...); and H-12 (plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments). 6. *If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:*

- a. The current land use designation was clearly made in error or due to an oversight;*
- b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;*
- c. There has been a change in conditions since the current land use designation came into effect.*

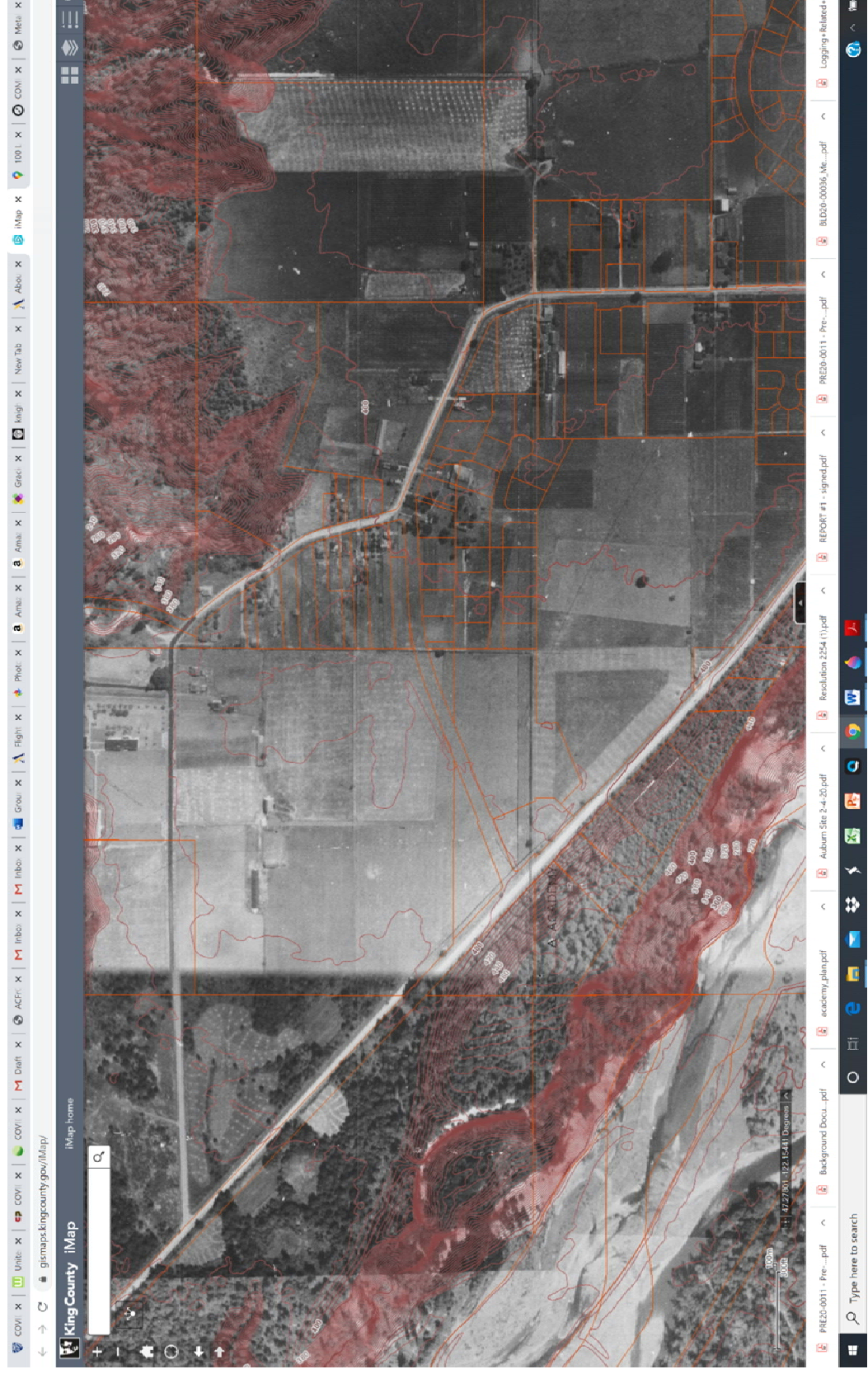
Not Applicable.

*6. Describe the proposed text amendment, indicating the exact nature of the change sought. If possible, provide suggested text language. If the proposal is to amend or delete existing text, include the applicable Conference of Plan citation and use underline to indicate new text and ~~strikeout~~ for text proposed for deletion.*

The requested amendments to Comprehensive Plan Policy LU-135 and the *Academy Plan* are attached as **Attachment E** and **Attachment F**, respectively.

# ATTACHMENT A





# ATTACHMENT B



32229 Weyerhaeuser Way S  
Federal Way, WA 98001-9347  
Telephone: (253) 681-6008  
Fax: (253) 681-6009  
Washingtonconference.org

**RE: Comprehensive Plan Text Amendment to Policy LU – 135 and calf Academy  
Special Planning Area**

**Summary:** Auburn Adventist Academy (AAA) is currently working with Creations Northwest on a long term lease to allow the development of the Academy parcels north of Auburn Way South and south of 32nd Street SE with the goal of creating multifamily use and a Senior Community. The multifamily use would provide workforce housing that will generate income to further the mission of AAA. The Academy Special Planning Area (*Academy Plan*) which was adopted by Resolution 2254 in 1991, references many potential uses of its property all intended to provide the environment necessary for a successful institution, including maintaining and creating income producing uses which would support our Mission over the long term. Over the last 30 years, the City of Auburn population has created a more urban reality that to which AAA and our vision today and tomorrow needs to adapt.

**Mission:** Auburn Adventist Academy's mission is to continuously create a strong private Christian education that is academically significant while providing whole life development, personal reliance, and personal accountability.

**Financial Support for our Mission:** Pursuing this mission requires extensive programing, staffing, and facilities that are maintained on our 250+ acres. With only about one third of the Academy operating income coming from student tuition we are required to create subsidy from many sources. Over many years the governance of the Academy has sought ways to be better stewards of the Academy properties by creating income from the parcels not occupied by the church and school facilities (Supporting Parcels).

Most private institutions create endowments that live in perpetuity to aid the organization's mission through income. Following is an excerpt from Harvard's endowment materials:

"Harvard's endowment, the University's largest financial asset, is a perpetual source of support for the University and its mission of teaching and research. The endowment is made up of more than 13,000 funds; the two largest categories of funds support faculty and students, including professorships and financial aid for undergraduates, graduate fellowships, and student life and activities."

Today more than ever, we see the need to use the Supporting Parcels of our "property endowment" to create income to continue and advance the mission of our school.

To that end, we are pursuing development of the parcels north of Auburn Way South and south of 32nd Street SE. The long-term income from this development will directly aid the mission of the Academy. Financial benefit can include support for student financial aid, new educational programs, additional faculty, and facilities' maintenance and upgrades.

**Student Employment:** Student employment has always been part of the Academy's program. It teaches our students personal responsibility as well as life skills and specific job skills that many graduates build on. Over the years student

employment has become less available as employment laws and academic requirements have changed. The proposed development will offer high quality student employment opportunities creating income from the community. The opportunities would include office, grounds, janitorial, and senior care. When the senior care facilities are completed, it is expected that, in addition to employment, there will be opportunities for students to graduate with certificates such as Certified Nursing Assistant (CNA).

**Community Change:** Over time, the city of Auburn has had significant population growth. In 1919, when the Academy was formed, the city of Auburn had a population of about 3,000. In 1991, when the *Academy Plan* was adopted, the city of Auburn had a population of about 33,000 and today, in thirty years, the population has grown by 54,000 (160%) to about 87,000. Twenty-nine years ago when the *Academy Plan* was developed, we indicated that the Academy would be giving more focus to active agricultural uses of land with possibilities of growing Christmas trees, corn, hay and a variety of consumable products. (See *Academy Plan*, Section 1.A.) Our community has changed and will continue to change; agriculture is no longer viable and we are now part of an urban community. Therefore, we have looked toward supporting uses which are more consistent with our urban setting. We believe our vision of creating a work-force-housing development and a Senior Community is beneficial to our AAA community as well as the broader community of the city of Auburn.

**Change in Services:** As Section III.C of the *Academy Plan* makes evident, in 1991, lack of capacity in facilities limited development of the Supporting Parcels. Since that time, the city of Auburn has upgraded the key services. The city has advised that there is a 24 inch sewer trunk line in Academy Drive SE and 32<sup>nd</sup> Street SE that has adequate capacity to convey flow from the proposed multifamily site. There is an existing 6 inch water main along 37<sup>th</sup> Place SE stubbed at the north property line of the area proposed for multifamily uses, an existing 12 inch water main stubbed at the northeast corner, and an existing 12 inch water main along Auburn Way South to the south of the proposed multifamily parcels. (See March 23, 2020 Pre-Application Conference Summary, City File number PRE 20-0011.)

We trust we are pursuing a vision that can be supported by the city of Auburn, together creating the opportunity for Auburn Adventist Academy to continue to excel.

X Peter Fackenthall

Peter Fackenthall

Auburn Adventist Academy's Principal

X Doug L. Bing

Douglas L. Bing

Washington Conference of SDA's President

# ATTACHMENT C







# ATTACHMENT D

## TRAFFIC IMPACT ANALYSIS SCOPING INFORMATION

---

Project Title: **Auburn Site G: Phase I**  
Project Description: Phase I of a residential development— 204 apartment units  
Address: 5000 Auburn Way, Auburn, WA 98092  
Parcel(s): 272105-9117; -9055; -9079; -9086; -9090

### Trip Generation:

Phase	Quantity	Land Use Code	Description	AWDT Rate	AM Peak Hour Rate	PM Peak Hour Rate	Pass-By Rate
I	204 units	220	Multi-Family Low-Rise	$T = 7.56(X) - 40.86$	$\ln(T) = 0.95$ $\ln(X) - 0.51$	$\ln(T) = 0.89$ $\ln(X) - 0.02$	0%
II	168 units	220	Multi-Family Low-Rise	$T = 7.56(X) - 40.86$	$\ln(T) = 0.95$ $\ln(X) - 0.51$	$\ln(T) = 0.89$ $\ln(X) - 0.02$	0%
III	Unknown	-	Senior Care Facility	-	-	-	-

AWDT: Average Weekday Daily Trip

Total Daily Trips 1501  
Total AM Peak Hour Trips: 94 (22 Enter / 72 Exit)  
Total PM Peak Hour Trips: 111 (70 Enter / 41 Exit)  
Time Period to Evaluate: Weekday: 7:00 AM - 9:00 AM; 4:00 PM - 6:00 PM  
Horizon Year: 2022  
Background Growth: 2%<sup>1</sup>  
Pipeline Projects: Brown's Corner  
Left Turn Warrant: Will be analyzed where applicable

### Intersections to Study:

1. Auburn Way S & 32nd Street SE
2. Auburn Way S & Academy Dr SE
3. Auburn Way S & Project Entrance

### Preliminary Trip Distribution:

See attached figure. May modify based on field counts.

### Additional Comments:

1. The TIA will only analyze Phase I of the proposed development

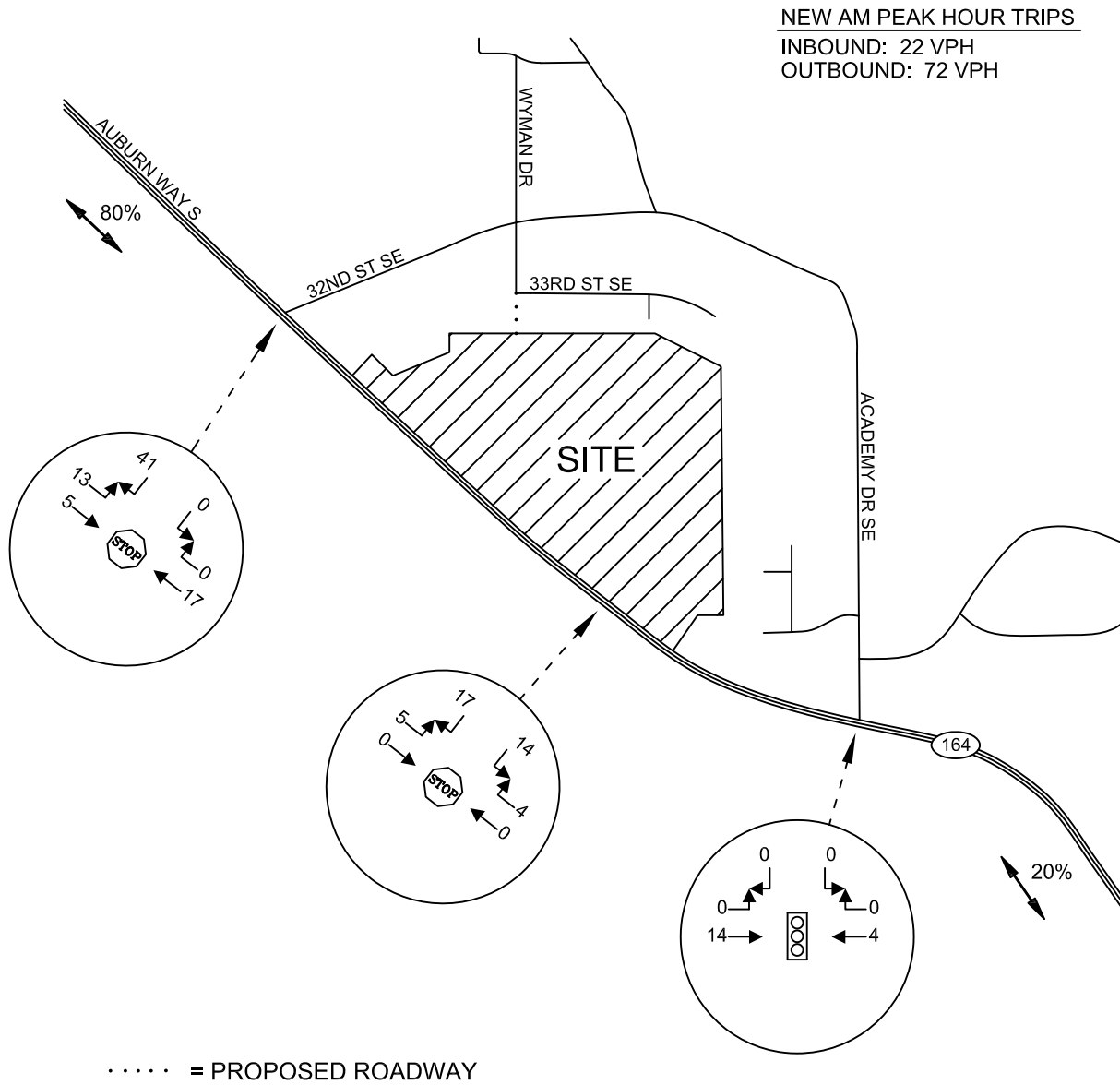
---

<sup>1</sup> Growth rate derived from historical 2016 and 2018 city of Auburn turning movement counts taken at the nearby intersections of Auburn Way S & 32nd Street SE and Auburn Way S & Academy Drive SE



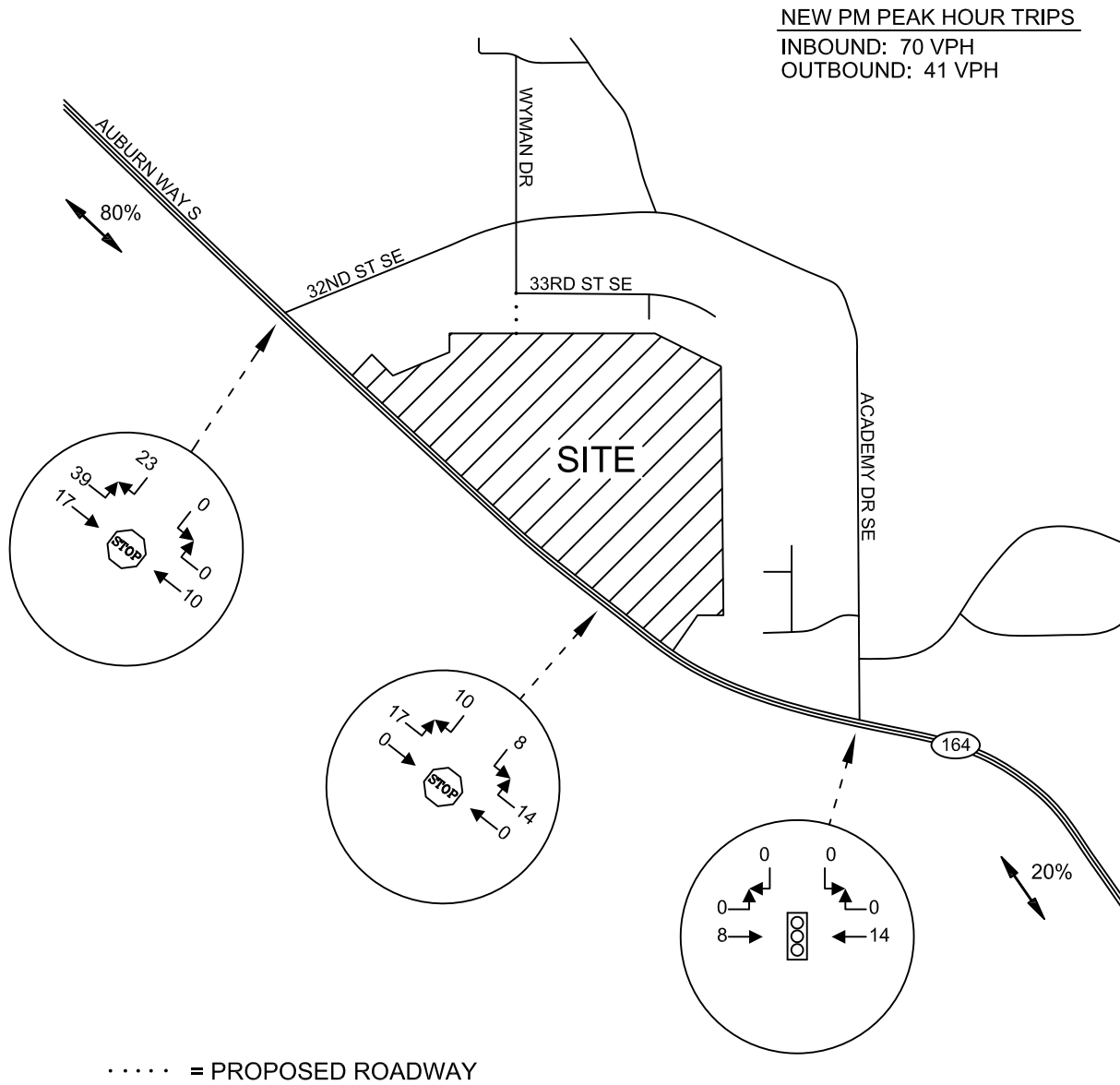
HEATH & ASSOCIATES  
TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G  
SITE PLAN  
FIGURE 1



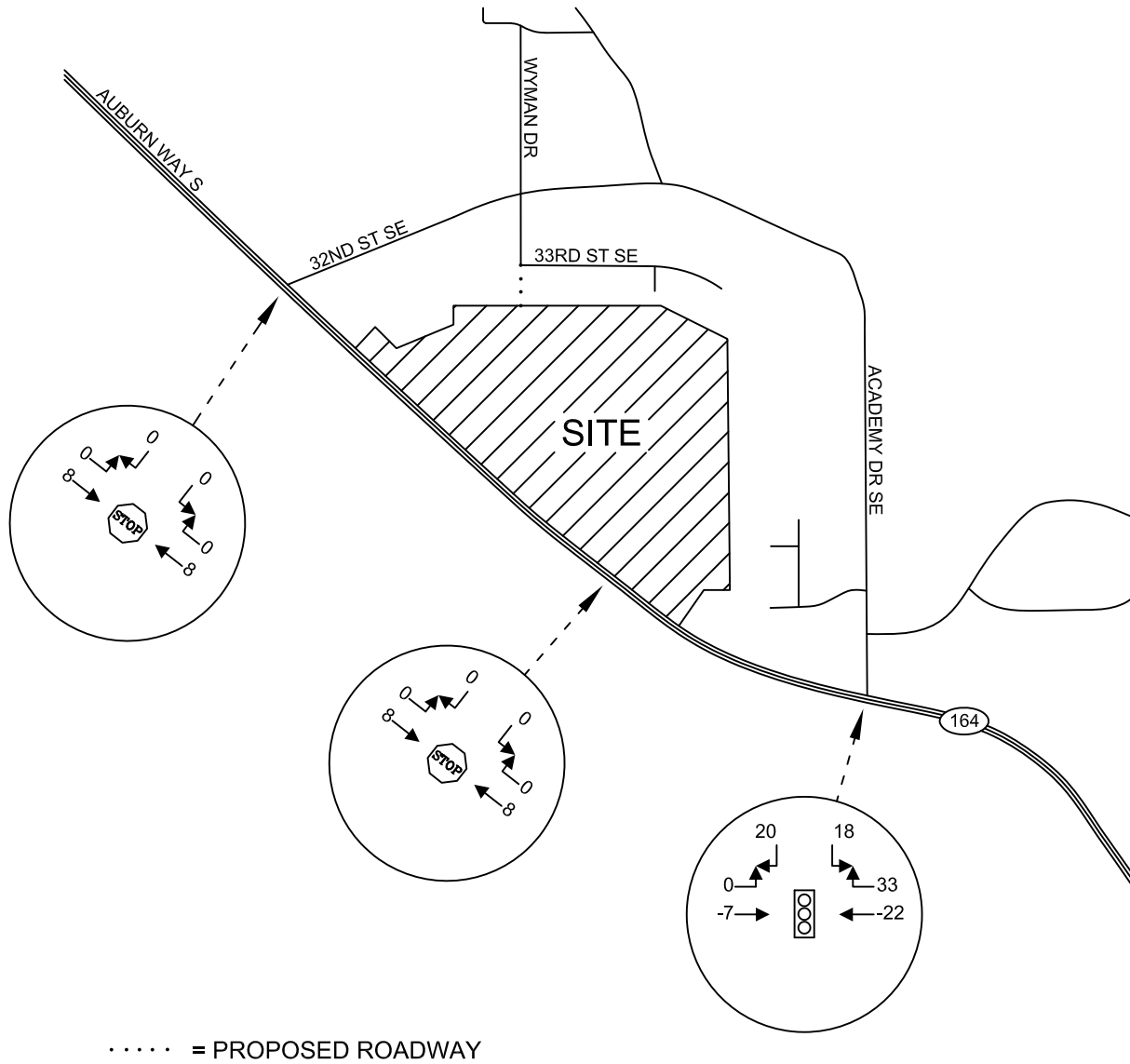
HEATH & ASSOCIATES  
TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G  
AM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT  
FIGURE 2



HEATH & ASSOCIATES  
TRAFFIC AND CIVIL ENGINEERING

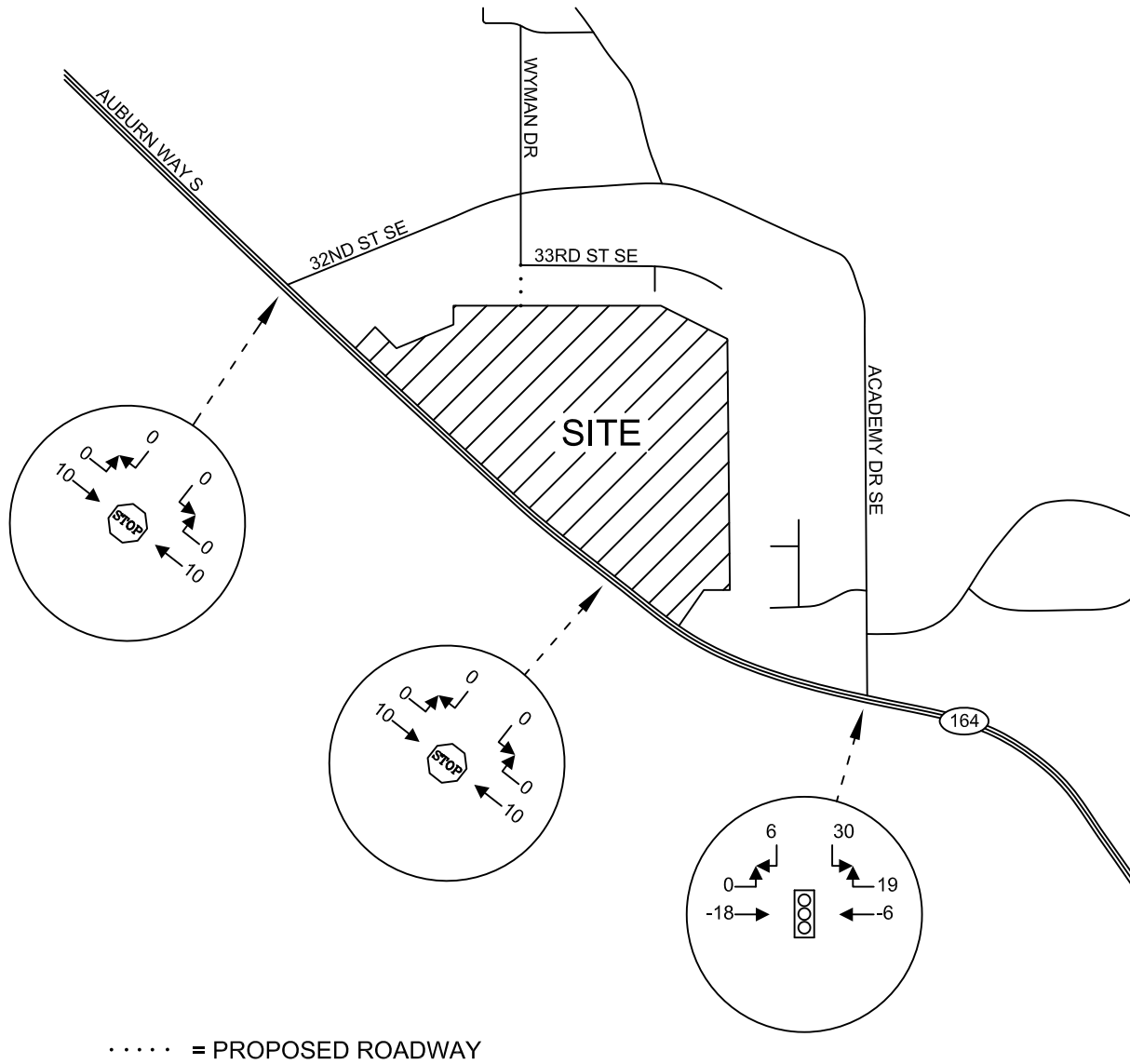
AUBURN SITE G  
PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT  
FIGURE 3



HEATH & ASSOCIATES  
TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G  
AM PEAK HOUR PIPELINE VOLUMES  
FIGURE 4





**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**AUBURN SITE G**  
PM PEAK HOUR PIPELINE VOLUMES  
FIGURE 5

# Multifamily Housing (Low-Rise) (220)

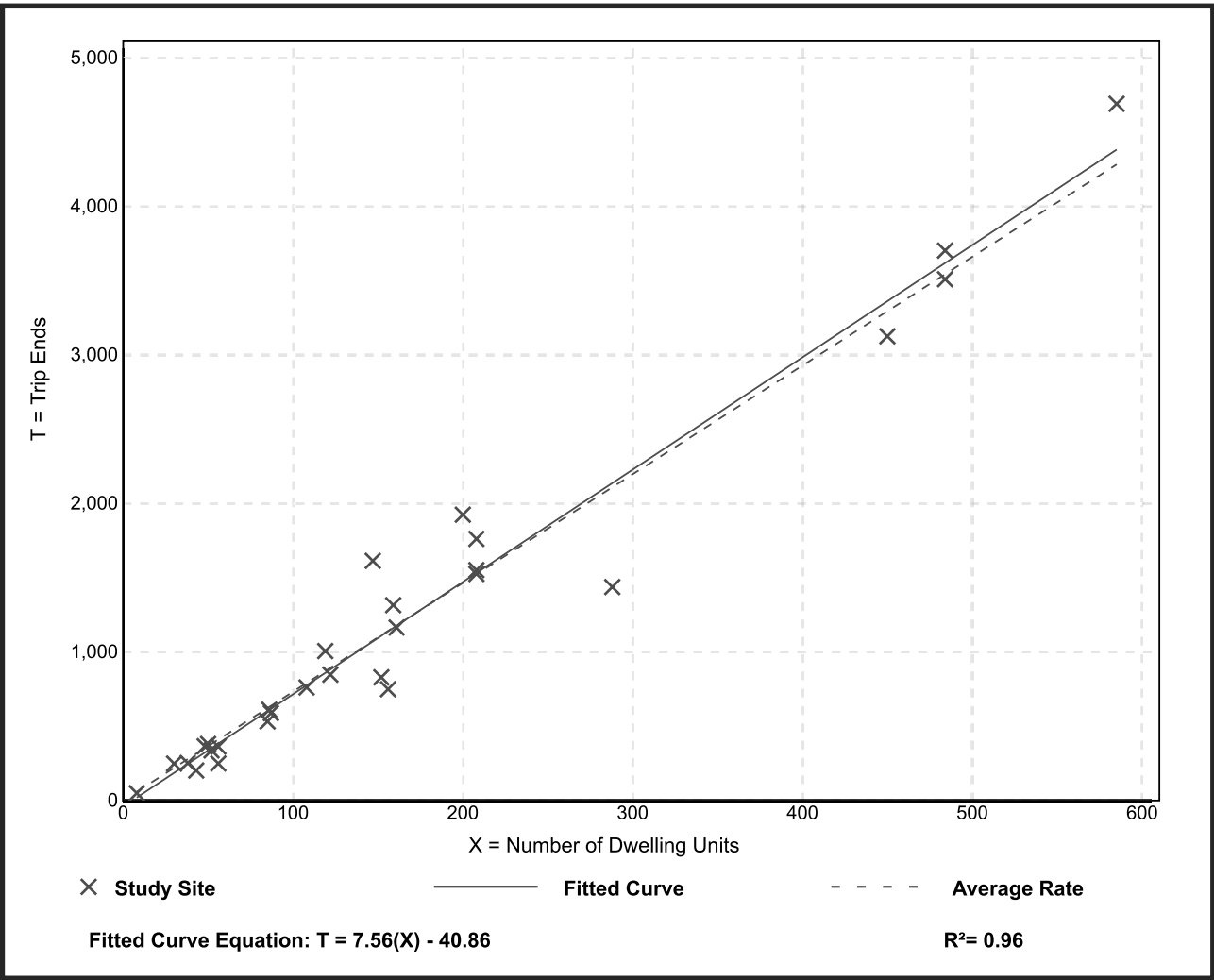
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 29  
Avg. Num. of Dwelling Units: 168  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

## Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

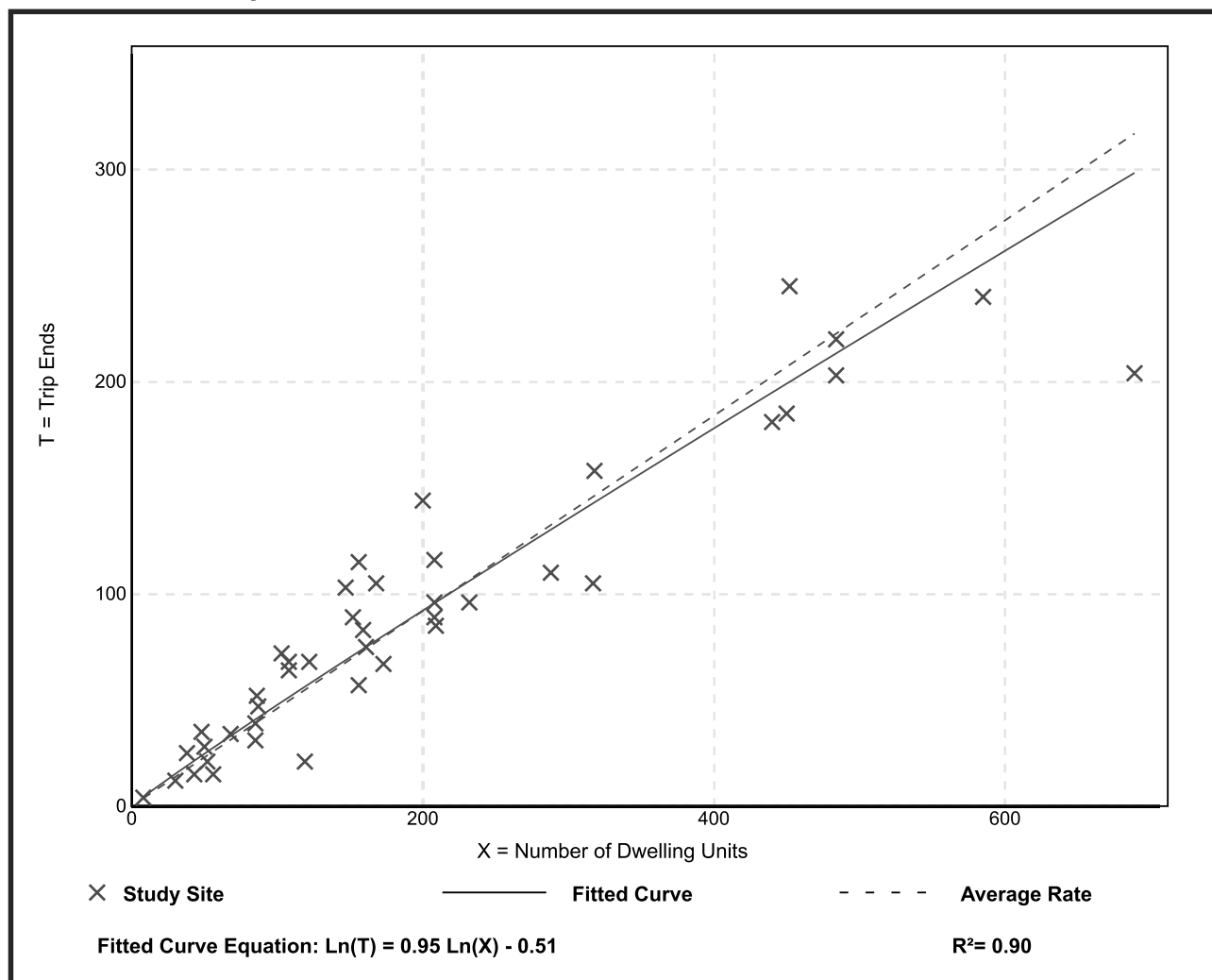
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

### Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

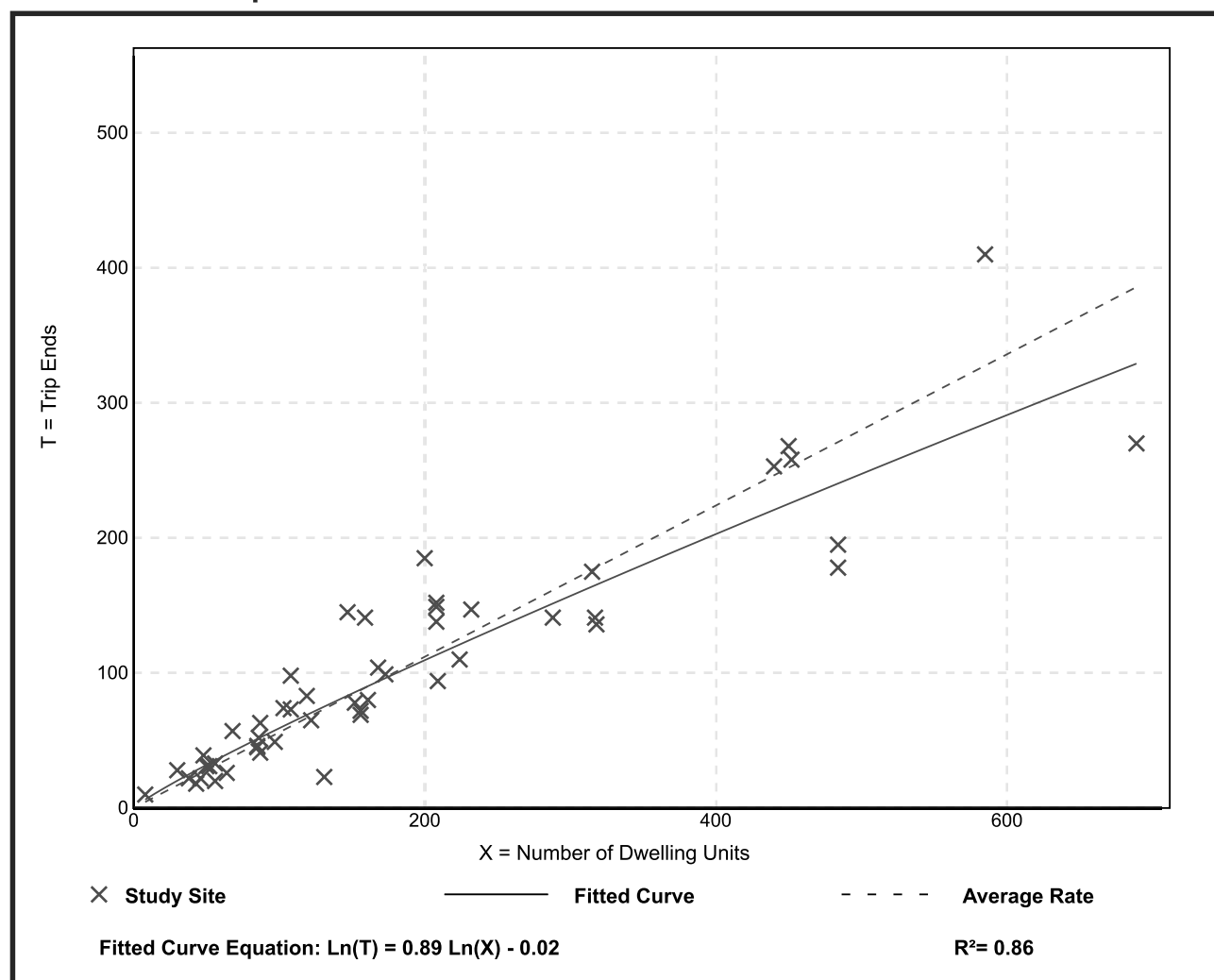
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting



### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

### Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

## Auburn Way S

580

872

454

126

0

0

Bike  
Ped

1452

**7:15 AM**

Ped: 0

Bike: 0

455

to

**8:15 AM**

780

10

790

1245

**Auburn Way S**

**Bicycles From:**

	N	S	E	W
INT 01				
INT 02				
INT 03				
INT 04				
INT 05				
INT 06				
INT 07				
INT 08				
INT 09				
INT 10				
INT 11				
INT 12				
	0	0	1	0

**NO BIKES**

**32nd St SE**

92

1

0

1

Bike  
Ped

to

93

229

136

**1.0 PHF Peak Hour Volume**

1580

	PHF	%HV
<b>EB</b>	n/a	n/a
<b>WB</b>	0.38	2.2%
<b>NB</b>	0.77	2.9%
<b>SB</b>	0.84	2.9%
<b>T Int.</b>	0.93	2.9%

**Check**

**In:** 1463

**Out:** 1463

**Conditions:**

**PEDs Across:**

	N	S	E	W
INT 01				
INT 02			1	
INT 03				
INT 04				
INT 05				
INT 06				
INT 07				
INT 08				
INT 09				
INT 10				
INT 11				
INT 12				
	0	0	1	0

**Special Notes**

AUB16026M\_85





Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

**Intersection:** Auburn Way S & 32nd St SE

**Date of Count:** Wed 2/28/2018

**Location:** Auburn, Washington

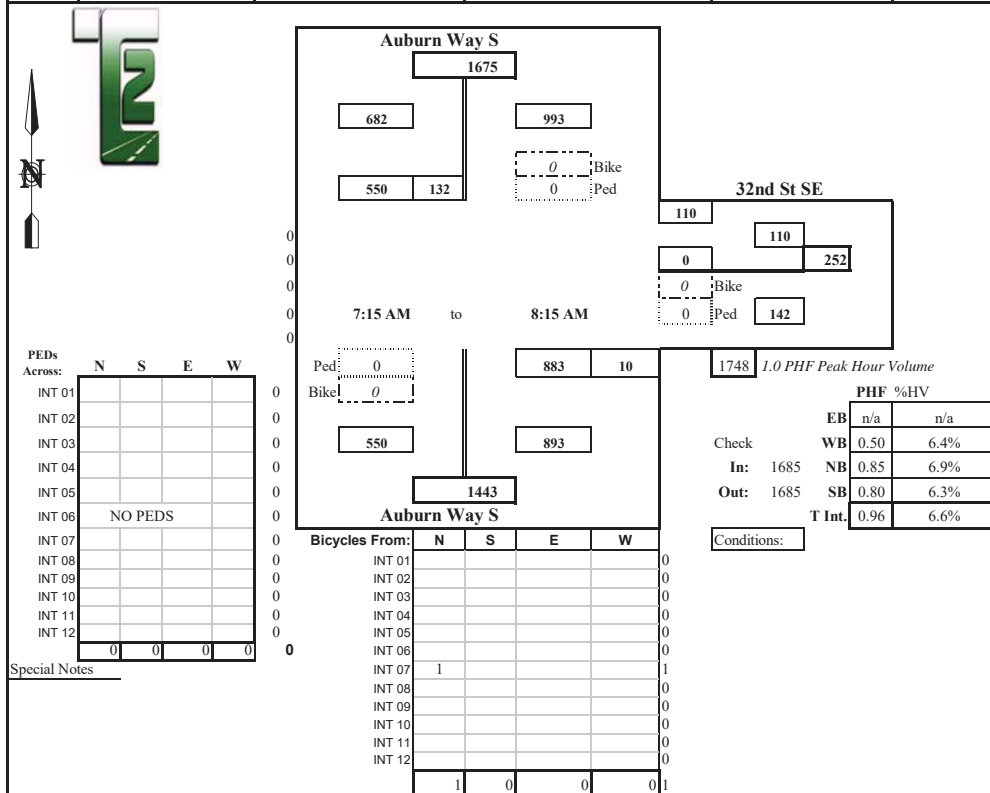
**Checked By:** Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	13	13	107	0	14	0	183	1	3	0	0	5	0	0	0	0	309
7:30 A	8	14	103	0	16	0	261	2	2	0	0	9	0	0	0	0	389
7:45 A	9	36	134	0	15	0	233	7	1	0	0	26	0	0	0	0	436
8:00 A	13	38	176	0	15	0	202	1	0	0	0	20	0	0	0	0	437
8:15 A	13	44	137	0	16	0	187	0	4	0	0	55	0	0	0	0	423
8:30 A	19	11	116	0	11	0	185	1	3	0	0	19	0	0	0	0	332
8:45 A	21	9	149	0	14	0	174	0	1	0	0	8	0	0	0	0	340
9:00 A	17	4	99	0	23	0	187	3	3	0	0	9	0	0	0	0	302
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	113	169	1021	0	124	0	1612	15	17	0	0	151	0	0	0	0	2968
--------------	-----	-----	------	---	-----	---	------	----	----	---	---	-----	---	---	---	---	------

Peak Hour: 7:15 AM to 8:15 AM

Total	43	132	550	0	62	0	883	10	7	0	0	110	0	0	0	0	1685
Approach	682				893				110				0				1685
%HV	6.3%				6.9%				6.4%				n/a				6.6%
PHF	0.80				0.85				0.50				n/a				0.96



AUB18014TM\_085a



Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

**Intersection:** Auburn Way S & 32nd St SE  
**Location:** Auburn, Washington

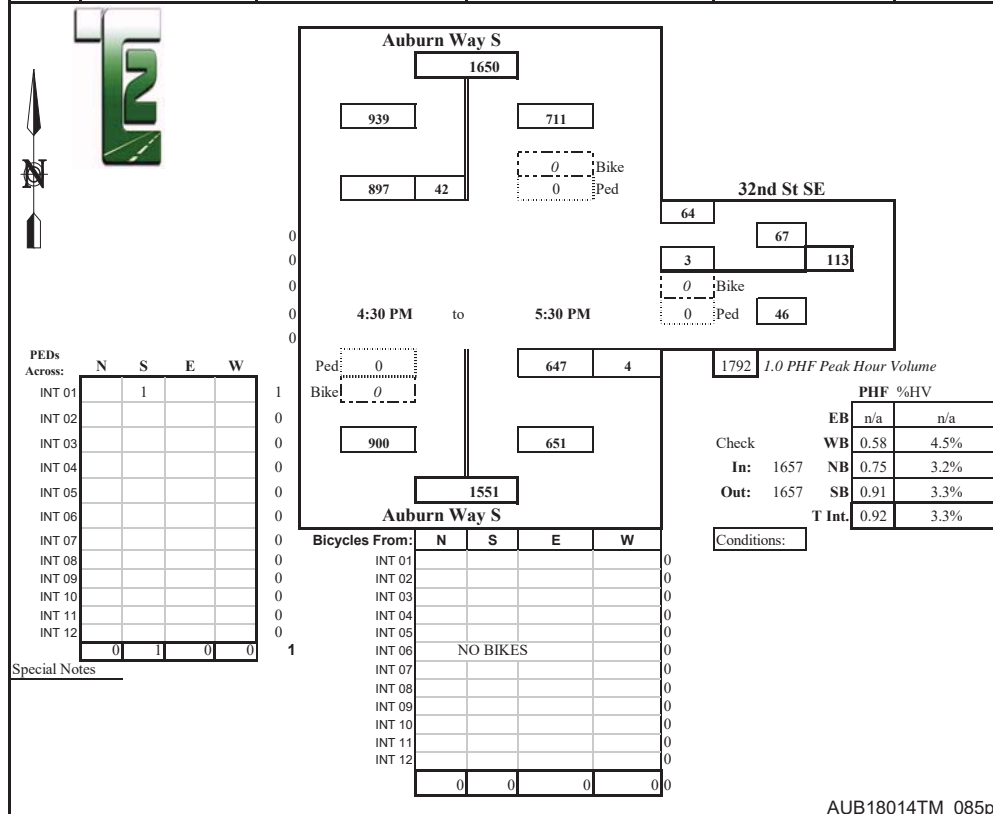
**Date of Count:** Wed 2/28/2018  
**Checked By:** Jess

Time Interval Ending at	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	12	7	213	0	9	0	193	1	0	0	0	6	0	0	0	0	420
4:30 P	9	11	179	0	5	0	125	0	2	1	0	9	0	0	0	0	325
4:45 P	6	9	212	0	3	0	135	0	1	1	0	15	0	0	0	0	372
5:00 P	8	10	247	0	4	0	131	0	0	0	0	8	0	0	0	0	396
5:15 P	8	12	206	0	4	0	212	4	0	1	0	13	0	0	0	0	448
5:30 P	9	11	232	0	10	0	169	0	2	1	0	28	0	0	0	0	441
5:45 P	2	10	205	0	3	0	125	1	0	0	0	13	0	0	0	0	354
6:00 P	6	17	166	0	5	0	130	4	0	1	0	13	0	0	0	0	331
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	60	87	1660	0	43	0	1220	10	5	5	0	105	0	0	0	0	3087
--------------	----	----	------	---	----	---	------	----	---	---	---	-----	---	---	---	---	------

Peak Hour: 4:30 PM to 5:30 PM

Total	31	42	897	0	21	0	647	4	3	3	0	64	0	0	0	0	1657
Approach	939				651				67				0				1657
%HV	3.3%				3.2%				4.5%				n/a				3.3%
PHF	0.91				0.75				0.58				n/a				0.92



AUB18014TM\_085p





Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

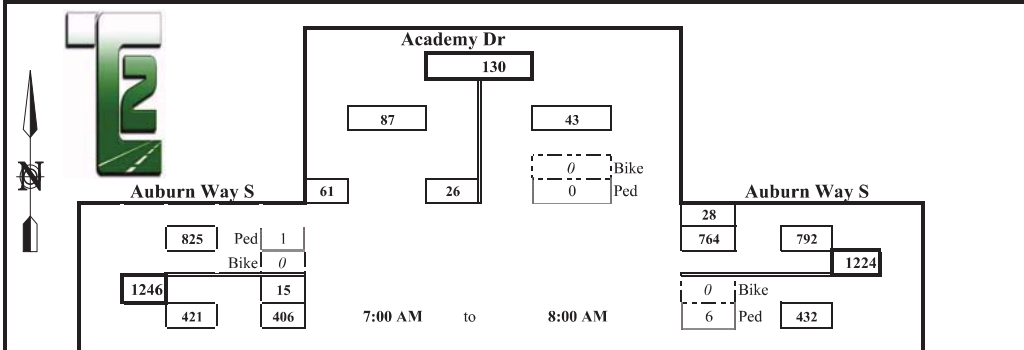
WBE/DBE

**Intersection:** Academy Dr & Auburn Way S  
**Location:** Auburn, Washington

**Date of Count:** Wed 4/06/2016  
**Checked By:** Jess

Time Interval Ending at	From North on (SB) Academy Dr				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	2	4	0	13	0	0	0	0	12	0	181	8	4	2	70	0	278
7:30 A	1	3	0	18	0	0	0	0	18	0	228	10	7	4	85	0	348
7:45 A	1	6	0	19	0	0	0	0	10	0	193	3	4	6	116	0	343
8:00 A	2	13	0	11	0	0	0	0	9	0	162	7	5	3	135	0	331
8:15 A	1	10	0	6	0	0	0	0	14	0	125	16	6	3	88	0	248
8:30 A	2	5	0	9	0	0	0	0	15	0	158	1	13	1	83	0	257
8:45 A	2	7	0	11	0	0	0	0	8	0	136	6	13	2	66	0	228
9:00 A	3	8	0	10	0	0	0	0	7	0	131	4	8	5	102	0	260
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	14	56	0	97	0	0	0	0	93	0	1314	55	60	26	745	0	2293
Peak Hour: 7:00 AM to 8:00 AM																	
Total	6	26	0	61	0	0	0	0	49	0	764	28	20	15	406	0	1300
Approach	87				0				792				421				1300
%HV	6.9%				n/a				6.2%				4.8%				5.8%
PHF	0.87				n/a				0.83				0.76				0.93



1392 1.0 PHF Peak Hour Volume																	
PHF %HV																	
Check																	
In: 1300 Out: 1300																	
T Int. 0.93																	
Conditions:																	
Bicycles From:																	
NO BIKES																	
Special Notes																	

AUB16026M\_79a



Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

**Intersection:** Academy Dr & Auburn Way S  
**Location:** Auburn, Washington

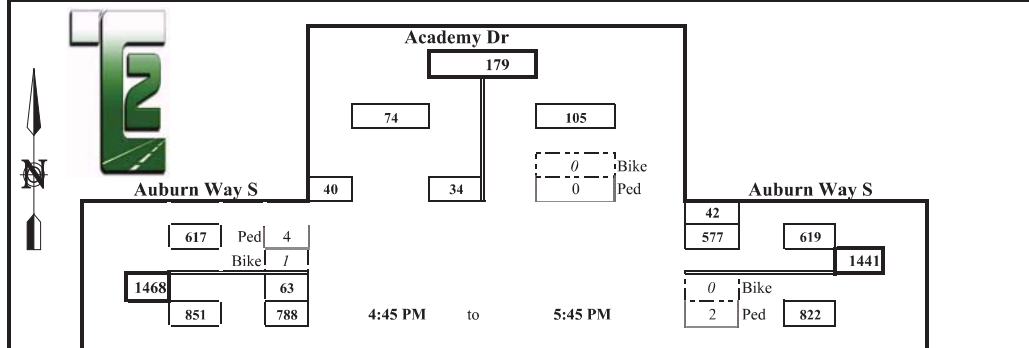
**Date of Count:** Wed 4/06/2016  
**Checked By:** Jess

Time Interval Ending at	From North on (SB) Academy Dr				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	2	6	0	15	0	0	0	0	7	0	136	14	4	15	184	0	370
4:30 P	1	6	0	3	0	0	0	0	5	0	123	7	10	11	209	0	359
4:45 P	0	11	0	7	0	0	0	0	17	0	133	6	7	14	185	0	356
5:00 P	1	7	0	7	0	0	0	0	2	0	120	11	8	17	220	0	382
5:15 P	1	4	0	14	0	0	0	0	2	0	177	12	3	14	178	0	399
5:30 P	2	9	0	9	0	0	0	0	7	0	151	10	10	19	192	0	390
5:45 P	0	14	0	10	0	0	0	0	9	0	129	9	6	13	198	0	373
6:00 P	1	12	0	8	0	0	0	0	1	0	115	9	4	19	168	0	331
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	8	69	0	73	0	0	0	0	50	0	1084	78	52	122	1534	0	2960
--------------	---	----	---	----	---	---	---	---	----	---	------	----	----	-----	------	---	------

Peak Hour: 4:45 PM to 5:45 PM

Total	4	34	0	40	0	0	0	0	20	0	577	42	27	63	788	0	1544
Approach	74				0				619				851				1544
%HV	5.4%				n/a				3.2%				3.2%				3.3%
PHF	0.77				n/a				0.82				0.90				0.97



PEDs Across:

	N	S	E	W	
INT 01					0
INT 02			1	1	2
INT 03			1	1	2
INT 04		1	1	2	4
INT 05		2	1		3
INT 06		1		1	2
INT 07		1		1	2
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	5	4	6	15

Bicycles From:

	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04				1	1
INT 05					0
INT 06					0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	1	1

1596 1.0 PHF Peak Hour Volume

	PHF	%HV
EB	0.90	3.2%
WB	0.82	3.2%
In: 1544	NB	n/a
Out: 1544	SB	0.77 5.4%
T Int.	0.97	3.3%

Conditions:

Special Notes

AUB16026M\_79p





LU-135 Adventist Academy - Adopted under Resolution No. 2254 on November 14, 1991. The Auburn Adventist Academy ~~is primarily a secondary school~~ Special Planning Area (Adopted Area) is a multi-use campus operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington Conference of Seventh-Day Adventists' private elementary and secondary education system in Washington and hosts many community events as well as an annual regional camp meeting for Adventists from Washington and around the world. The Campus previously housed Harris Pine Mill, a furniture manufacturer, for many years. The Mill provided financial benefit to the Academy's budget and provided employment opportunities, learning experiences, and vocational education for Academy students. Since the school is sited on a larger complex that formerly housed a mill, tThe Academy continues ~~has also sought~~ to include in its plan industrial uses that support the mission of the school financially. The industrial uses provide employment opportunities, learning experiences, and vocational education for students of the Academy. The reuse of existing mill buildings and redevelopment of buildings lost to a fire in 1989 are the focal points of the current industrial development. In addition to institutional and industrial uses, the Academy is also interested in agricultural uses for commercial and vocational purposes and currently operates a landing strip and associated aircraft hangars for student aviation and flight training. A single family subdivision is located to the south of the airstrip. In addition to these uses, the Academy wishes to allow development of uses such a multi-family and senior housing and assisted living and memory care which will generate perpetual revenue through a long-term land lease on a portion of the Campus lying generally north of Auburn Way South and south of 32<sup>nd</sup> Street S.E. that will directly aid its mission. The financial benefit from these uses will allow funding an endowment, subsidize student tuition, provide financial aid for students needing tuition assistance, for new educational programs, for additional faculty, facility maintenance and upgrades, and other needs. The plan focuses on providing predictability to planning, zoning, subdivision, and development decisions within the Special Planning Area (Adopted Area) made by the City.

# ATTACHMENT F

## Proposed amendments to AUBURN ADVENTIST ACADEMY PLAN

### I. PLAN FRAMEWORK

#### A PURPOSE OF THE PLAN

The Comprehensive Plan for the City of Auburn was adopted in August 1986 and provides the overall vision and policy framework for the City. The Comprehensive Plan provides a mechanism, called Special Planning Areas, for detailed planning of large areas under single or coordinated management within the Community Serving Area of the City. Each Special Planning Area is to have a specific plan developed for it based on the goals, objectives and policies contained in the Comprehensive Plan.

The Auburn Adventist Academy was designated as a Special Planning Area in that a number of unique uses occur at the Academy other than the school. The Auburn Adventist Academy is a ~~private secondary school~~ multi-use campus owned and operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington Conference of Seventh-Day Adventists' private elementary and secondary education system in Washington and hosts many community events as well as an annual regional camp meeting for Adventists from Washington and around the world. The Campus previously housed Harris Pine Mill, a furniture manufacturer, for many years. The Mill provided financial benefit to the Academy's budget and provided employment opportunities, learning experiences, and vocational education for Academy students. ~~While this has historically been the main cause of the property, the Church also desires to utilize its property to sever other needs of the Church membership in a manner compatible with the school. One need is the development of an "Industrial Park" to utilize the buildings which remained after the closure of Harris Pine Mills and to replace those buildings~~ The Academy continues to include in its plan industrial uses that support the mission of the school financially. The reuse of existing mill buildings and redevelopment of buildings destroyed by the fire in 1989 are the focal points of the current industrial development. The Academy will also be giving more focus to active agricultural uses of land with possibilities of growing Christmas trees, corn, hay and a variety of consumable products.

~~These ancillary activities of the Academy provide employment opportunities for its students. Whenever possible these employment opportunities also provide real life learning experiences and vocational education. Since the school is a boarding school, opportunities for the students to earn their support is particularly important. The Academy is interested in increasing the range of employment opportunities it now provides in order to diversify the student's educational opportunities and to provide more employment to more students. Thus, the versatility in the use of land for school/industry programs is vital to the Academy needs.~~

~~The Academy also provides a unique educational experience in aviation training through its~~ In addition to institutional and industrial uses, the Academy also operates ~~on of a private landing strip on their~~ its property and associated aircraft hangers for student aviation and flight training. A single family subdivision is located to the south of the airstrip. In addition to these uses, the Academy wishes to allow development of uses such a multi-family and senior housing, assisted living, and memory care which will generate a perpetual revenue that will directly aid its

mission through a long-term land lease on a portion of the Campus. The financial benefit from these uses will allow funding an endowment, subsidize student tuition, provide financial aid for students needing tuition assistance, for new educational programs, for additional faculty, and facility maintenance and upgrades, and other needs not funded by student tuition.

### III. PLAN POLICIES

#### A. LAND USE POLICIES

- A.1.2 Secondary uses shall be related to the Plan Purpose which is based on the Academy's "Mission statement". ~~Excerpts of the Mission Statement, applicable to this Plan, are found within the "Auburn Academy Special Planning Area, Background Report," prepared by the City of Auburn Planning Department in 1991.~~
- A.1.8 The area lying generally north of Auburn Way South and south of 32<sup>nd</sup> Street S.E. shall either be used for academic, including administrative offices; church, multi-family and senior housing, assisted living and memory care which will generate a perpetual revenue that will directly aid the Academy's mission; ~~residential to include nursing and retirement homes,~~ recreational campground or agricultural and associated uses, excluding livestock.

Other uses may involve retail sales and service, but on a limited basis.



	<h2 style="margin: 0;">SEPA ENVIRONMENTAL CHECKLIST</h2>	Date Received:
--	--	----------------

<b>Physical Address:</b> Auburn City Hall Annex, 2 <sup>nd</sup> Floor 1 E Main St	<b>Mailing Address:</b> 25 W Main St Auburn, WA 98001	<b>Webpage &amp; Application Submittal:</b> <a href="http://www.auburnwa.gov">www.auburnwa.gov</a> <a href="mailto:applications@auburnwa.gov">applications@auburnwa.gov</a>	<b>Phone and Email:</b> 253-931-3090 <a href="mailto:permitcenter@auburnwa.gov">permitcenter@auburnwa.gov</a>
--	---	---	---

Project Name:	Comprehensive Plan Text amendment to LU-135 and related amendments to Auburn Adventist Academy Special Planning Area (AAASPA)
---------------	---

Parcel Number(s):	2721059042 and surrounding area encompassing 68 parcels and 250 +/- Ac. See "I" Institutional Use District and AAASPA
-------------------	---

**A. Background** [\[help\]](#)

1. Name of proposed project, if applicable:	Comprehensive Plan text amendment to LU-135 and related amendments to Auburn Adventist Academy Special Planning Area (AAASPA)
2. Name of Applicant:	HT Industrial Properties, LLC
Name of Agent (if applicable):	Alison Moss
3. Address and phone number of Applicant: 14020 SE Johnson Rd., Suite 102 Milwaukie, OR 97267; (503) 908-0563	
Address and phone number of Agent (if applicable): 700 Washington St., Suite 701 Vancouver, WA 98660; (206) 407-1563	
4. Date Checklist prepared:	06/03/20
Date(s) Checklist Revised:	
5. Agency requesting checklist:	City of Auburn
6. Proposed timing or schedule (including phasing, if applicable). To process the update to the Comprehensive Plan in the 2020 amendment cycle. Development that is allowed per the updated plan would follow under separate permits and SEPA review.	
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Continued use of the AAA Special Planning Area is anticipated. The described AAASPA uses will continue to be active and vibrant to financially support the Academy's mission.	
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Critical Areas Assessment by Habitat Technologies dated July 9, 2019; Traffic Impact Analysis Scoping by Heath & Associates, Inc.	
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None known	
10. List any government approvals or permits that will be needed for your proposal, if known. City Council Approval of Comprehensive Plan text amendment. SEPA determination. No construction is proposed with this application. Future development will be permitted separately.	
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Comprehensive Plan text amendment to Land Use Policy LU-135 and related text amendments to the Auburn Academy Special Planning Area adopted under Resolution 2254 and to clarify that uses providing perpetual revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed.	

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

Auburn Adventist Academy campus is located generally north and east of Auburn Way South/ SR 164, via 32nd St SE and Academy Drive SE. The Academy address is 5000 Auburn Way South. The site is within portions of the NW, SW, NE and SE quarters of section 27 township 21 range 05.

## **B. Environmental Elements** [\[help\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site: ☒ flat, ☐ rolling, ☐ hilly, ☒ steep slopes, ☐ mountainous, ☐ other

b. What is the steepest slope on the site (approximate percent slope)? NE portions of the AASPA are near 40-50%

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

According to NRCS soil map inventory the AAASPA is primarily Buckley gravelly silt loam (BU), the northern slope area is identified as Alderwood and Kitsap Soils (AkF), the southern area near Auburn Way is identified as Alderwood gravelly sandy loam (AgC).

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

There are no surface indications or known history of unstable soils in the immediate vicinity.

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

There is no development proposed with this Comprehensive Plan text amendment proposal. Future development will be required to obtain City permits, including applicable SEPA reviews.

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

N/A

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

N/A

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

N/A. There is no development proposed with this Comprehensive Plan text amendment proposal. Future development will be required to obtain City permits, including applicable erosion and sediment control plans utilizing best management practices.

### **2. Air** [\[help\]](#)

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

This Comprehensive Plan text amendment will not result in any emissions to the air.

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

None known.

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

N/A. There is no development proposed with this Comprehensive Plan text amendment proposal.

<b>3. Water</b> <a href="#">[help]</a>
<b>a. Surface Water.</b> <a href="#">[help]</a>
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Yes, the AAASPA is generally located between the White and Green rivers with a highway and approx 300' of elevation change, respectively, separating the site from those waterbodies. Habitat Technologies has identified a category IV wetland on site, see report.</p>
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>No work is proposed with this Comprehensive Plan text amendment.</p>
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>N/A</p>
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>N/A</p>
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No, see FEMA Panels 53033C1266F and 53033C1267F</p>
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>N/A</p>
<b>b. Ground Water.</b> <a href="#">[help]</a>
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<b>c. Water runoff (including stormwater).</b>
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>

#### 4. Plants [\[help\]](#)

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

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

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

None.

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

None Known

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

None Known

#### 5. Animals [\[help\]](#)

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

- ☒ Birds: ☒ hawk, ☐ heron, ☐ eagle, ☐ songbirds, ☒ geese, ☐ ducks, ☒ crows, ☒ other
- ☒ Mammals: ☐ deer, ☐ bear, ☐ elk, ☐ beaver, ☒ other
- ☐ Fish: ☐ bass, ☐ salmon, ☐ trout, ☐ herring, ☐ shellfish, ☐ other

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

None Known

c. Is the site part of a migration route? If so, explain. See the Habitat Technologies report that cites wildlife movement corridors across the site and as all of Western Washington is part of the Pacific Flyway, those migratory birds are in the general area.

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

None Known.

#### 6. Energy and Natural Resources [\[help\]](#)

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

No the proposed Comprehensive Plan text amendment will not affect the potential use of solar energy by adjacent properties.

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

**7. Environmental Health** [\[help\]](#)

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

None Known

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

None Known

4. Describe special emergency services that might be required.

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

**b. Noise.**

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

The AAASPA has frontage along Auburn Way South/SR 164 although noise from this road has not affected the Academy.

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

**8. Land and Shoreline Use** [\[help\]](#)

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

The AAASPA is a multi use campus with educational, religious, industrial, residential and recreational uses. The Comprehensive Plan text amendment clarifies how those uses can operate and generate income for the Academy but does not change the types of uses allowed. The adjacent land uses, residential and residential transitional, are expected to remain unaffected by the AAASPA.

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

Yes, agricultural uses associated with the Academy student programs has and will continue to occur on portions of the AAASPA.

There are no resource lands of long-term commercial significance and no property within the farmland or forest tax land status that will be converted.

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

<p><b>c. Describe any structures on the site.</b></p> <p>See the overall Academy site plan. There are many structures on the 250 +/- ac special planning area. This includes RV sites, 3 dorms, auditorium, green houses, 23 SF homes, church, retail store, swimming pool, elementary school, food and banquet facility, etc</p>
<p><b>d. Will any structures be demolished? If so, what?</b></p> <p>No</p>
<p><b>e. What is the current zoning classification of the site?</b></p> <p>"I" Institutional</p>
<p><b>f. What is the current Comprehensive Plan designation of the site?</b></p> <p>Academy adopted area</p>
<p><b>g. If applicable, what is the current Shoreline Master Program designation of the site?</b></p> <p>N/A</p>
<p><b>h. Has any part of the site been classified as a critical area? If so, specify.</b></p> <p>Yes, see the Critical Areas Assessment by Habitat Technologies.</p>
<p><b>i. Approximately how many people would reside or work in the completed project?</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p><b>j. Approximately how many people would the completed project displace?</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p><b>k. Proposed measures to avoid or reduce displacement impacts, if any:</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p><b>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment. Future development will be permitted separately and will need to comply with City development and design standards as well as zoning and building codes.</p>
<p><b>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment. The AAASPA will continue agricultural uses.</p>
<p><b>9. Housing</b> <a href="#">[help]</a></p>
<p><b>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment. It is likely that once approved future development will propose housing units for high to middle income and a senior community.</p>
<p><b>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p><b>c. Proposed measures to reduce or control housing impacts, if any:</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment. The ability for future development proposals on the AAASPA would allow the City to provide more housing to help meet the housing needs of residents and seniors.</p>
<p><b>10. Aesthetics</b> <a href="#">[help]</a></p>
<p><b>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p><b>b. What views in the immediate vicinity would be altered or obstructed?</b></p> <p>N/A</p>
<p><b>c. Proposed measures to reduce or control aesthetic impacts, if any:</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p><b>11. Light and Glare</b> <a href="#">[help]</a></p>
<p><b>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</b></p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>



<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None Known.</p>
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>

<p><b>12. Recreation</b> <a href="#">[help]</a></p>
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Cameron park is located adjacent to the AAASPA. The Academy has recreational opportunities within its campus for students and these are also open to the public.</p>
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No.</p>
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>

<p><b>13. Historic and Cultural Preservation</b> <a href="#">[help]</a></p>
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.</p> <p>No registered structures. The house at 5435 Auburn Way South was built in 1926, the inventory shows the eligible status as "not determined". Barn at 3709 Academy and the house at 5540 Auburn Way South were inventoried as "not eligible".</p>
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>No. There is a Native education center at 5602 Auburn Way South, just south of the AAASPA.</p>
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archeology and Historic Preservation (DAHP), archaeological surveys, historic maps, GIS data, etc.</p> <p>DAHP provides an online search for registered and inventoried properties, known as WISAARD. WISAARD was reviewed for this checklist.</p>
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>N/A, no development is proposed with this Comprehensive Plan text amendment.</p>

<p><b>14. Transportation</b> <a href="#">[help]</a></p>
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The AAASPA is served by Auburn Way South/SR 164. Internal access is from a network of public roads including 32nd St SE, Academy Dr SE, Wyman Dr, Maple Drive. See the Overall academy site plan.</p>
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>Yes, there is a King County Metro bus stop on both sides of Auburn Way South at the intersection of 32nd St SE.</p>

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

N/A, no development is proposed with this Comprehensive Plan text amendment. Future development will evaluate if any new improvements are necessary.

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

N/A, no development is proposed with this Comprehensive Plan text amendment. See the Traffic Impact Analysis Scoping Information by Heath and Associates which quantifies trips associated with a future potential multi-family project.

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

N/A, no development is proposed with this Comprehensive Plan text amendment.

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

N/A, no development is proposed with this Comprehensive Plan text amendment. Any future development will need to mitigate for adverse transportation impacts as part of a separate City permitting process including a SEPA determination.

## 15. Public Services [\[help\]](#)

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

N/A, no development is proposed with this Comprehensive Plan text amendment. This amendment allows the long term viability of the Academy.

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

N/A, no development is proposed with this Comprehensive Plan text amendment. Future development will add to the tax base of the City which funds public services.

## 16. Utilities [\[help\]](#)

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

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

N/A, no development is proposed with this Comprehensive Plan text amendment. The AAASPA is currently served by urban utilities. Future development will add to those services and through separate permitting availability and capacity of services will be verified.

## C. Signature [\[help\]](#)

Signature: 

Name of Signee: Cheryl Ebsworth

Position and Agency/Organization: Senior Planner

Apex Engineering, LLC

Date Submitted: 06/05/2020



## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

The AAASPA is a multi use campus with many allowed uses. This Comprehensive Plan text amendment clarifies how those uses can operate and generate income for the Academy which helps them come to fruition, but it does not change the types of uses occurring or allowed to occur. Any new development has a potential for erosion and storm water runoff, emissions to air from construction equipment and fireplace heating and increased background noise.

Proposed measures to avoid or reduce such increases are:

Future development would be reviewed as part of a separate permitting process to ensure that City and State requirements for any emissions, toxic or hazardous substances and noise are not exceeded. Common mitigation includes best management practices during construction, designed storm water systems, critical area buffer management, enhanced landscaping, air filters on industrial process buildings, maintenance of facilities, buildings which meet energy codes and businesses and residential communities that adhere to the City noise ordinances. Appropriate measures would be applied to future development permit approvals.

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

The Comprehensive Plan text amendment does not propose any impact to plants, animals, fish or marine life.

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

Future development applications would be required to address the environmental concerns and meet the City of Auburn Title 16 to ensure potential negative impacts to plants, animals, fish or marine life are minimized.

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

The Comprehensive Plan text amendment does not propose any development so does not deplete energy or natural resources.

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

Future development will adhere to the State of Washington and the City of Auburn energy codes for building.

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

The Comprehensive Plan text amendment has identified an on site category IV wetland. There is no use or affect to environmentally sensitive areas or areas designated for governmental protection associated with the text amendment.

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

Future development applications would be required to address the environmental concerns and meet the City of Auburn Title 16 to ensure potential negative impacts to sensitive areas or areas designated for governmental protection are avoided or minimized.

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

The proposed Comprehensive Plan text amendment does not alter the Academy land use designation or the "I" Institutional zoning designation. This improves the AAASPA's long term viability, by allowing funding sources to keep pace with industry norms maintaining the existing land uses of the AAASPA.

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

Future development applications would be required to comply with City development and design standards as well as zoning and building codes. The City of Auburn code addresses land use compatibility through design standards.

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

The Comprehensive Plan text amendment does not increase demand on transportation services or utilities. AAASPA is in an urban designation with long known development potential.

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

Future development proposals are required to assess impacts on transportation and ensure utilities have capacity for the development proposed. Increased tax base and payment of impact fees from development supports public services. During permit review deficiencies, if any, would be identified and required improvements would be provided to gain permit approvals.

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

There is no known conflict with local, state, or federal laws or requirements for the protection of the environment.

# **HABITAT TECHNOLOGIES**

---

## **CRITICAL AREAS ASSESSMENT**

**Parcel 2721059117  
Auburn Adventist Academy  
City of Auburn, King County, Washington**

**prepared for**

**Mr. Greg Gratias, Growth and Development Dept.  
@ Auburn Academy  
5000 Auburn Way South  
Auburn, Washington 98092-7204  
e-mail gagratias@gmail.com**

**prepared by**

**HABITAT TECHNOLOGIES  
P.O. Box 1088  
Puyallup, Washington 98371-1088  
253-845-5119**

**July 9, 2019**

**wetlands, streams, fisheries, wildlife – mitigation and permitting solutions  
P.O. Box 1088, Puyallup, Washington 98371  
253-845-5119    contact@habitattechnologies.net**

## Table of Contents

1.0	INTRODUCTION .....	3
1.1	PROJECT SITE DESCRIPTION .....	3
2.0	BACKGROUND INFORMATION .....	4
2.1	NATIONAL WETLAND INVENTORY .....	4
2.2	STATE OF WASHINGTON PRIORITY HABITATS AND SPECIES.....	4
2.3	STATE OF WASHINGTON DEPARTMENT OF FISH AND WILDLIFE .....	4
2.4	STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES .....	4
2.5	CITY OF AUBURN INVENTORY MAPPING .....	5
2.6	KING COUNTY MAPPING .....	5
2.7	SOILS MAPPING .....	5
3.0	ONSITE ANALYSIS.....	5
3.1	CRITERIA FOR CRITICAL AREA IDENTIFICATION .....	5
3.2	STUDY METHODS .....	8
3.2.a	Soils .....	9
3.2.b	Hydrology .....	9
3.2.c	Vegetation.....	10
3.2.d	Wildlife Observations.....	11
3.2.e	State Priority Species .....	12
3.2.f	Federally Listed Species .....	13
4.0	ASSESSMENT CONCLUSIONS .....	13
4.1	IDENTIFIED CRITICAL AREAS .....	13
4.1.a	Wetlands.....	13
4.1.b	Field Ditches (streams) .....	14
4.1.c	Fish and Wildlife Conservation Areas.....	15
5.0	SITE PLANNING .....	15
6.0	STANDARD OF CARE .....	16
7.0	FIGURES.....	17
8.0	REFERENCE AND BACKGROUND LIST .....	18
9.0	APPENDIX A – HYDROLOGY MONITORING DATA .....	20
10.0	APPENDIX B – WETLAND RATING WORKSHEET .....	21

## 1.0 INTRODUCTION

This document presents the culmination of activities and onsite evaluations undertaken to complete a *Critical Areas Assessment Report* (wetlands, surface water drainage corridors, fish and wildlife critical habitats) - within and immediately adjacent to **Parcel 2721059117 (project site)**. The project site was located within the City of Auburn “Academy Special Planning Area” and defined within the City of Auburn Comprehensive Plan (Resolution No. 1702 dated August 18, 1986) and was associated within the existing Auburn Adventist Academy Facility located at 4987 Auburn Way South (SR164), within the City of Auburn, King County, Washington (Figure 1). The onsite assessment and characterization of specific critical areas was completed followed the methods and procedures defined in the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) with the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (2010 Supplement); *Washington State Wetlands Rating System* (2014 update); the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030); and the City of Auburn Chapter 16.10 – *Critical Areas*.

The evaluation and characterization of onsite and adjacent specific critical areas is a vital element in land use planning. The goal of this approach is to ensure that present and future proposed planned site development does not result in adverse environmental impacts to identified critical areas, their associated protective buffers, or local water quality. This document was designed to accommodate site planning and potential regulatory actions, and has been prepared for submittal to the City of Auburn and potentially other resource permitting agencies for critical areas verification and permitting actions. **Please Note:** this assessment did not include an evaluation of potential floodplain elevations, septic suitability, erosion potential, stormwater, or geotechnically hazardous critical areas.

### 1.1 PROJECT SITE DESCRIPTION

The primary project site - **Parcel 2721059117** - was irregular in shape, generally flat, and approximately 22.6-acres in size. This project site had been regularly used and managed for the production of agricultural crops for several decades. This utilization and management had included routine plowing, discing, annual crop planting and harvesting, and cover crop seeding. In addition, this agricultural utilization and management had included the creation and management of a pattern of drainage ditches to allow for the undertaking of spring crop management actions.

The project site was located within the Auburn Adventist Academy Facility, generally surrounded by existing development of church facilities and a mixture of single-family homesites, and was well served by public and private services. The southern boundary of the project site was dominated by the Auburn Way South (SR164) roadway corridor.

**Directions to Project Site:** From the City of Auburn continue generally southeasterly on Auburn Way South (SR164). From Auburn Way South turn northeasterly onto 32<sup>nd</sup> Street SE. The project site is to the east of the Auburn Adventist Academy Facility immediately to the east of the intersection of Auburn Way South and 32<sup>nd</sup> Street SE.

## **2.0 BACKGROUND INFORMATION**

### **2.1 NATIONAL WETLAND INVENTORY**

The *National Wetland Inventory (NWI) Mapping* completed by the U.S. Fish and Wildlife Service was reviewed as a part of this assessment (Figure 2). This mapping resource did not identify any wetlands or drainage corridors within the project site. This mapping resource did identify the White River offsite generally to the south and a number of surface water drainage ditches offsite to the north and northeast that lead to the Green River Corridor offsite generally to the north.

### **2.2 STATE OF WASHINGTON PRIORITY HABITATS AND SPECIES**

The State of Washington *Priority Habitats and Species (PHS) Mapping* was reviewed as a part of this assessment (Figure 3). This mapping resource did not identify any priority habitats or species within the project site. This mapping resource did identify the White River offsite generally to the south and a number of surface water drainage ditches offsite to the north and northeast that lead to the Green River Corridor offsite generally to the north similar to the NWI Mapping noted above. Both the White River and the Green River were also identified to provide habitats for state listed species.

### **2.3 STATE OF WASHINGTON DEPARTMENT OF FISH AND WILDLIFE**

The State of Washington Department of Fish and Wildlife (WDFW) *SalmonScape Mapping* was reviewed as a part of this assessment (Figure 4). This mapping resource did not identify any drainage corridors or water bodies within the project site.

### **2.4 STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES**

The State of Washington Department of Natural Resources (WDNR) *Water Type Mapping* was reviewed as a part of this assessment (Figure 5). This mapping resource did not identify any drainage corridors or water bodies within the project site.

## **2.5 CITY OF AUBURN INVENTORY MAPPING**

The *City of Auburn Inventory Mapping* (1990) was reviewed as a part of this assessment. This mapping resource identified that the project site may contain possible wetland areas based other existing resource mapping.

## **2.6 KING COUNTY MAPPING**

The *King County Mapping* was reviewed as a part of this assessment (Figure 6). This mapping resource did not identify any wetlands or streams within the project site. This mapping resource did identify the White River offsite generally to the south and a number of surface water drainage ditches offsite to the north and northeast that lead to the Green River Corridor offsite generally to the north similar to the NWI Mapping noted above.

## **2.7 SOILS MAPPING**

The *Soil Mapping Inventory* completed by the Natural Resources Conservation Service was reviewed as a part of this assessment (Figure 7). This mapping resource identified the soil throughout the majority of the project site as Buckley gravelly silt loam (Bu). The Buckley soils series is defined as poorly drained, as formed in the Osceola mudflow, and as listed as “hydric.”

This mapping resource also identified the soil along the southern boundary of the project site – along Auburn Way South – as Alderwood gravelly sandy loam (AgC). The Alderwood soil series is defined as moderately well drained, as formed in glacial till, and to exhibit inclusion of hydric soil.

# **3.0 ONSITE ANALYSIS**

## **3.1 CRITERIA FOR CRITICAL AREA IDENTIFICATION**

For the purpose of this assessment the critical areas reviewed included wetlands, surface water drainage corridors (streams), and fish and wildlife habitats which may be located within or immediately adjacent to the project site. This assessment did not include an evaluation of potential floodplain elevations, septic suitability, erosion potential, stormwater, or geotechnically hazardous critical areas.

**Wetlands:** Wetlands are transitional areas between aquatic and upland habitats. In general terms, wetlands are lands where the extent and duration of saturation with water is the primary factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, et al.,

1979). Wetlands are generally defined within land use regulations as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (United States Army Corps of Engineers, 1987).

Wetlands exhibit three essential characteristics, all of which must be present for an area to meet the established criteria (United States Army Corps of Engineers, 1987 and United States Army Corps of Engineers, 2010). These essential characteristics are:

1. **Hydrophytic Vegetation:** The assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence. Hydrophytic vegetation is present when the plant community is dominated by species that require or can tolerate prolonged inundation or soil saturation during the growing season.
2. **Hydric Soil:** A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper parts. Most hydric soils exhibit characteristic morphologies that result from repeated periods of saturation or inundation. These processes result in distinctive characteristics that persist in the soil during both wet and dry periods.
3. **Wetland Hydrology:** Permanent or periodic inundation, or surface soil saturation, at least seasonally. Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation to define the area. Wetland hydrology indications provide evidence that the site has a continuing wetland hydrology regime. Where hydrology has not been altered vegetation and soils provide strong evidence that wetland hydrology is present.

The City of Auburn defines "wetlands" as those areas where water covers or saturates the soil; frequently this water is only visible or apparent during the spring and may be dry during other seasons. Wetlands are commonly referred to as swamps, marshes, and bogs and may occur near streams, in depressions, or simply isolated from other critical areas. Wetlands are classified into four types, based on a combination of habitat, water quality, and flood-flow-reduction functions.

1. "Category I wetlands" include wetlands which: represent unique or rare wetland types, are more sensitive to disturbance than most wetlands, are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime, or provide a high level of functions, as indicated by a rating system score of 23 points or more on the classification system referenced (Ecology Publication No. 14-06-029, or as revised and approved by Ecology).



2. "Category II wetlands" provide high levels of some functions, being difficult, though not impossible to replace, and have a moderately high level of functions, scoring between 20 and 22 points.
3. "Category III wetlands" have a score between 16 and 19 points, generally have been disturbed in some way and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.
4. "Category IV wetlands" have the lowest levels of functions, scoring fewer than 16 points and are often heavily disturbed. These are wetlands that should be able to be replaced, or in some cases be improved. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and should be protected to some degree.
5. "Artificially created wetlands" are purposefully created landscape features, ponds and storm water detention or retention facilities. Artificially created wetlands do not include wetlands created as mitigation, and wetlands modified for approved land use activities. Purposeful creation must be demonstrated to the director through documentation, photographs, statements and/or other evidence. Artificial wetlands intentionally created from nonwetland sites are excluded from regulation under this section.

**Surface Water Drainages (Streams):** The City of Auburn defines "streams" as those natural channels where water flows at least part of the year. Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected by the City of Auburn, unless they are fish-bearing or convey a stream that previously occurred naturally in that location.

1. "Type S streams" are those natural streams identified as "shorelines of the state" under Chapter 90.58 RCW and the city of Auburn shoreline master program.
2. "Type F streams" are those natural streams that are not Class I streams and are either perennial or intermittent and have one of the following characteristics:
  - a. Contain fish habitat; or
  - b. Has significant recreational value, as determined by the director.
3. "Type Np streams" are those natural streams with perennial (year-round) or intermittent flow and do not contain fish habitat.
4. "Type Ns streams" are those natural streams and drainage swales with channel width less than two feet taken at the ordinary high water mark, that do not contain fish habitat.

5. “Intentionally created streams” are those manmade streams defined as such in these regulations, and do not include streams created as mitigation. Purposeful creation must be demonstrated through documentation, photographs, statements and/or other evidence. Intentionally created streams may include irrigation and drainage ditches, grass-lined swales and canals. Intentionally created streams are excluded from regulation under this section, except manmade streams that provide “critical habitat,” as designated by federal or state agencies, for salmonids.

**Fish and Wildlife Habitat Areas:** Fish and wildlife habitat conservation are defined by the City of Auburn as those areas that provide food, water, nesting and rearing areas, cover, and movement opportunities for fish and wildlife. These areas are often located in conjunction with other critical areas such as wetlands and streams. Wetland habitat areas are classified into three types, based on the amount of support they provide.

Habitat areas shall be classified as critical, secondary or tertiary according to the criteria in this section:

1. “Critical habitat” are those habitat areas which meet any of the following criteria:
  - a. The documented presence of species or habitat listed by federal or state agencies as “endangered,” “threatened,” or “sensitive”; or
  - b. The presence of unusual nesting or resting sites such as heron rookeries;
  - c. Category I wetlands, as defined in these regulations; or
  - d. Type S streams, as defined in these regulations.
2. “Secondary habitat” is habitat which is valuable to fish and wildlife and supports a wide variety of species due to its undisturbed nature, a diversity of plant species and structure, presence of water, or the area’s size, location, or seasonal importance.
3. “Tertiary habitat” is habitat which is not classified as critical or secondary. It is habitat which, while supporting some wildlife and performing other valuable functions, does not currently possess essential characteristics necessary to support diverse wildlife communities. Tertiary habitat also includes habitat which has been created purposefully by human actions to serve other or multiple purposes, such as open space areas, landscape amenities, and detention facilities.

### 3.2 STUDY METHODS

Habitat Technologies initially completed a series of onsite assessment beginning in the fall of 2018. However, because the project site was generally flat and regularly managed for the production of agricultural crops the project team conclude that an assessment of early growing seasonal hydrology patters would be required to provide a

more accurate depiction of potential project site features. As outlined below, onsite assessment completed during the spring of 2019 allowed for an evaluation and characterization of early growing season hydrology patterns as a way to more fully understand whether or not the wetland criteria are being met within the project site.

### 3.2.a Soils

As noted throughout the project site the surface soil had been modified by prior and ongoing land use actions generally associated with agricultural production. Such ongoing actions have included a combination of once to twice a year surface plowing/discing generally to a depth between eight (8) to ten (10) inches and somewhat regular (at least very few years) plowing generally to a depth of 20 inches. As such, the majority of the soil across the site (as defined at the established soil test holes - with the exception of C2 and D2 - created to monitor spring hydrology patterns) exhibited a typical soil profile dominated by the following characteristics. These characteristics were identified as not meeting the hydric soils criteria.

SOIL DEPTH	SOIL MATRIX COLOR	REDOX FEATURES	COMMENTS
0-9"	10YR 3/2	none	Mixed loam with small gravels. Area of surface plowing.
9-22"	10YR 4/3	1% to 2% 10YR 4/6 mottles in matrix	Mixed gravelly loam. Area of surface plowing.

The soil characteristics document as hydrology test holes C2 and D2 exhibited the following. These characteristics were identified as meeting the hydric soils criteria and located within a shallow depression.

SOIL DEPTH	SOIL MATRIX COLOR	REDOX FEATURES	COMMENTS
0-12"	10YR 2/2	none	Mixed loam with small gravels. Area of surface plowing.
12-22"	10YR 4/2	2% to 10% 10YR 4/6 mottles in matrix	Mixed gravelly loam. Area of surface plowing.

### 3.2.b Hydrology

Onsite hydrology patterns across the project site were monitored at 18 established test plots between the last week of February 2019 and the end of April 2019 (Appendix A). Using a hand-held GPS a new test hole was dug at each monitoring location during each site visit. Because of the onsite agricultural actions shallow monitoring tubes (slotted 2-inch PVC) were not used. Upon the excavation of each test hole the level of free water and the level of soil saturation were documented following a period of a minimum of 30 minutes with the test hole open.

Those test holes that exhibited soil saturation within 12-inches of the surface for a consecutive period of greater than 14 days were considered to meet the establish wetland hydrology criteria.

As noted through the monitoring program, with the exception of the test holes defined to meet the wetland hydrology criteria, early spring growing season appeared to follow seasonal rainfall events and the majority of the test holes were identified to drain following seasonal rainfall events. However, the test holes defined to meet the wetland hydrology criteria (C2 and D2) appeared to remain saturated at or near the surface even during periods of limited rainfall.

The project site was also well served by a pattern of generally excavated perimeter ditches. The ditch along the northern boundary of the project site directed seasonal rainfall generally to the west and then to the southwest to enter the ditch along the edge of the Auburn Way South roadway. These two ditches met at the very western point of the project site and conveyed seasonal surface water runoff generally to the west to either enter a culvert associated with Auburn Way South or to continue northwesterly along Auburn Way South. An excavated perimeter ditch was also noted along the eastern boundary of the project site. This ditch conveyed stormwater runoff from the residential community to the east, from Auburn Way South, and from the project site to the north. This eastern ditch appeared to eventually continue offsite to the northeast through a series of ditches.

### **3.2.c Vegetation**

The project site was actively managed for the production of agricultural crops which included plowing, discing, seeding, harvesting, and cover crop establishment. As such, the vegetation throughout the majority of the project site varied between the winter cover crop and the summer production crop.

The plant community generally along the outer perimeter ditches was also somewhat managed through mowing and included Himalayan blackberry (*Rubus procerus*), Scots broom (*Cytisus scoparius*), evergreen blackberry (*Rubus laciniatus*), sapling red alder (*Alnus rubra*), domestic apple (*Pyrus* spp.), willow (*Salix* spp.), Douglas spiraea (*Spiraea douglasii*), and rose (*Rosa* spp.), orchard grass (*Dactylis glomerata*), bluegrass (*Poa* spp.), quackgrass (*Agropyron repens*), colonial bentgrass (*Agrostis tenuis*), meadow foxtail (*Alopecurus pratensis*), brome (*Bromus* spp.), fescue (*Festuca* spp.), velvet grass (*Holcus lanatus*), ryegrass (*Lolium* spp.), bracken fern (*Pteridium aquilium*), Canadian thistle (*Cirsium arvensis*), bull thistle (*Cirsium vulgare*), plantain (*Plantago major*), sheep sorrel (*Rumex acetosella*), common dandelion (*Taraxacum officinale*), daisy (*Bellis perennis*), buttercup (*Ranunculus repens*), clover (*Trifolium* spp.), scouring rush (*Equisetum hymale*), reed canarygrass (*Phalaris arundinacea*), and cats ear (*Hypochaeris glabra*).

The plant community within the shallow topographic depressions included bluegrass, quackgrass, colonial bentgrass, redtop bentgrass (*Agrostis alba*), meadow foxtail, fescue, velvet grass, Canadian thistle, plantain, buttercup (*Ranunculus repens*), softtrush (*Juncus effusus*), toad rush (*Juncus bufonius*), curled dock (*Rumex crispus*), and reed canarygrass (*Phalaris arundinacea*). These areas also had starts of red alder (*Alnus rubra*), black cottonwood (*Populus trichocarpa*), willow (*Salix* spp.), Douglas spiraea (*Spiraea douglasii*), and rose (*Rosa* spp.). This plant community was identified as hydrophytic in character (i.e. typical of wetlands).

Onsite site management had retained a single, large Oregon white oak (*Quercus garryana*) tree generally within the middle of the project site. The understory appeared managed through mowing and was dominated by a variety of grasses, herbs, and shrubs starts.

### 3.2.d Wildlife Observations

Wildlife species observed directly and indirectly within the project site, along with those species previously observed within the area, and those species that would reasonably be expected to use the habitats provided within and immediately adjacent to the project site included red tailed hawk (*Buteo jamaicensis*), common raven (*Corvus corax*), American crow (*Corvus brachyrhynchos*), American robin (*Turdus migratorius*), dark eyed junco (*Junco hyemalis*), Steller's jay (*Cyanocitta stelleri*), Northern flicker (*Colaptes auratus*), mourning dove (*Zenaidura macroura*), black capped chickadee (*Parus atricapillus*), chestnut backed chickadee (*Parus rufescens*), black-capped chickadee (*Parus atricapillus*), golden crowned sparrow (*Zonotrichia atricapilla*), purple finch (*Carpodacus purpureus*), Canada goose (*Branta canadensis*), song sparrow (*Melospiza melodia*), white crowned sparrow (*Zonotrichia leucophrys*), rufous hummingbird (*Selasphorus rufus*), Anna's hummingbird (*Calypte anna*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), eastern cottontail (*Sylvilagus floridanus*), striped skunk (*Mephitis mephitis*), opossum (*Didelphis virginianus*), deer mouse (*Peromyscus maniculatus*), shrew (*Sorex* spp.), mole (*Scapanus* spp.), bats (*Myotis* spp.), Norway rat (*Rattus norvegicus*), eastern gray squirrel (*Sciurus carolinensis*), deer mouse (*Peromyscus maniculatus*), shrew (*Sorex* spp.), and common garter snake (*Thamnophis sirtalis*).

The project site was not identified and has not been documented to provide suitable spawning/juvenile rearing habitats for amphibians or direct habitats for salmonid fish species.

**Wildlife Movement Corridors:** The project site was surrounded by urban development that included a mixture of church facility, residential developments, and public roadways. As identified by onsite wildlife trails, small and medium sized mammals appeared to be moving throughout the project site and into adjacent urbanized areas. The project site is also within the general area of the migratory movement of passerine birds.

### 3.2.e State Priority Species

Several species identified by the State of Washington as “Priority Species” were observed onsite or potentially may utilize the habitats provided by the project site. Priority species require protective measures for their survival because of population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance.

**Game Species:** “Game species” are regulated by the State of Washington through recreational hunting bag limits, harvest seasons, and harvest area restrictions. Observed or documented “game species” within and adjacent to the project site included mourning dove and Canada goose.

**State Monitored:** State Monitored species are native to Washington but require habitat that has limited availability, are indicators of environmental quality, require further assessment, have unresolved taxonomy, may be competing with other species of concern, or have significant popular appeal. No State Monitored species were identified or documented within or adjacent to the project site.

**State Candidate:** State Candidate species are presently under review by the State of Washington Department of Fish and Wildlife (WDFW) for possible listing as endangered, threatened, or sensitive. No State Candidate species were identified or documented within or adjacent to the project site.

**State Sensitive:** State Sensitive species are native to Washington and is vulnerable to declining and is likely to become endangered or threatened throughout a significant portion of its range without cooperative management or removal of threats. No State Sensitive species were identified or documented within or adjacent to the project site.

**State Threatened:** State Threatened species means any wildlife species native to the state of Washington that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats. The project site did not appear to provide direct critical habitats for State Threatened species.

**State Endangered:** State endangered species means any species native to the state of Washington that is seriously threatened with extinction throughout all or a significant portion of its range within the state. The project site did not appear to provide direct critical habitats for State Endangered species.

### 3.2.f Federally Listed Species

No federally listed endangered, threatened, or sensitive species were observed or have been documented to utilize the habitats provided within the project site. Both the White River offsite to the south and the Green River offsite to the north have been documented to provide habitats for:

SPECIES	FEDERAL STATUS
Puget Sound Chinook salmon ( <i>Oncorhynchus tshawytscha</i> )	Threatened
Puget Sound Steelhead ( <i>Oncorhynchus mykiss</i> )	Threatened
Native char - bull trout ( <i>Salvelinus confluentus</i> )	Threatened
Coho salmon ( <i>Oncorhynchus kisutch</i> )	Species of concern
Bald eagle ( <i>Haliaeetus leucocephalus</i> )	Species of concern

## 4.0 ASSESSMENT CONCLUSIONS

### 4.1 IDENTIFIED CRITICAL AREAS

Critical Areas determination was based on specific criteria in accordance with the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) with the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (2010 Supplement); the *Washington State Wetlands Rating System* (WDOE 2014 version); the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030); and the City of Auburn Chapter 16.10 – *Critical Areas*. Based on these methods – in particular the early growing season hydrology patterns - one (1) area within the project site was identified to exhibit all three of the established wetland criteria (Figure 8). This assessment did not identify any regulated streams or fish and wildlife habitat areas within or immediately adjacent to the project site.

#### 4.1.a Wetlands

Wetland A was identified within a shallow depression in the southeastern portion of the project site. Wetland A was actively managed as a part of the ongoing agricultural production throughout the project site to include regular plowing/discing, seeded, harvest, and cover crop rotation. Wetland A was identified as approximately 0.25 acres in total size and as meeting the U.S. Fish and Wildlife Service (USFWS) criteria for classification as palustrine, emergent, seasonally saturated, farmed (PEMEf). Wetland A was also identified to meet the criteria for designation as a City of Auburn Category IV Wetland. Wetland A achieved a total functions score of **13 points** utilizing

the 2014 Washington State Department of Ecology (WDOE) *Wetland Rating Form for Western Washington* (Hruby 2014) (Appendix B).

The standard City of Auburn protective buffer for a Category IV Wetland is 40 feet in width with the implementation of the potential impact minimization measures outlined in ACC 16.10.090(E)(1)(a)(ii) or 50 feet in width without the minimization measures (below).

<b>Disturbance</b>	<b>Required Measures to Minimize Impacts</b>
Lights	– Direct lights away from wetland
Noise	<ul style="list-style-type: none"> <li>– Locate activity that generates noise away from wetland</li> <li>– If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source</li> <li>– For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10-foot heavily vegetated buffer strip immediately adjacent to the activity</li> </ul>
Toxic runoff	<ul style="list-style-type: none"> <li>– Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered</li> <li>– Establish covenants limiting use of pesticides within 150 feet of wetland</li> <li>– Apply integrated pest management</li> </ul>
Storm water runoff	<ul style="list-style-type: none"> <li>– Retrofit storm water detention and treatment for roads and existing adjacent development</li> <li>– Prevent channelized flow from lawns that directly enters the buffer</li> <li>– Use Low Intensity Development techniques</li> </ul>
Change in water regime	– Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	<ul style="list-style-type: none"> <li>– Use privacy fencing or plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion</li> <li>– Place wetland and its buffer in a separate tract or protect with a long-term conservation easement</li> </ul>
Dust	– Use best management practices to control dust

#### **4.1.b Field Ditches (streams)**

As noted above, the project was well served by a pattern of generally excavated and maintained perimeter ditches. The ditch along the northern boundary of the project site directed seasonal rainfall generally to the west and then to the southwest to enter the



ditch along the edge of the Auburn Way South roadway. These two ditches met at the very western point of the project site and conveyed seasonal surface water runoff generally to the west to either enter a culvert associated with Auburn Way South or to continue northwesterly along Auburn Way South. An excavated perimeter ditch was also noted along the eastern boundary of the project site. This ditch conveyed stormwater runoff from the residential community to the east, from Auburn Way South, and from the project site to the north. This eastern ditch appeared to eventually continue offsite to the northeast through a series of ditches.

This pattern of field ditches appeared best defined based on historical aerial photos and onsite assessment as “intentionally created” and routinely managed as a part of the ongoing agricultural production activities throughout the project site. In addition, these field ditches were not observed and have not been documented to provide “critical habitat” - as designated by federal or state agencies - for salmonids (genus *Oncorhynchus*). As defined by the City of Auburn such intentionally created ditches (streams) are excluded from regulation under the provisions of the City of Auburn Chapter 16.10 – *Critical Areas*.

#### **4.1.c Fish and Wildlife Conservation Areas**

The City of Auburn has defined *Fish and Wildlife Conservation Areas* as either critical, secondary, or tertiary. The project site was not identified as “critical habitat” because the project site has not been documented to provide habitats for species listed by federal or state agencies as endangered, threatened, or sensitive; as not providing unusual nesting or resting sites; and as not containing Category 1 Wetlands or Type S Streams. The project site was also not identified a “secondary habitat” because the project site does not provide valuable habitats for wide variety of species generally associated with undisturbed areas, a diversity of plant species and structure, the presence of water, the site location, and seasonal importance.

The project site was identified to provide – while limited - “tertiary habitat.” The project site does not currently possess essential characteristics necessary to support diverse wildlife communities.

## **5.0 SITE PLANNING**

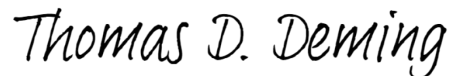
A potential future *Selected Site Development Action* has not been formulated for **Parcel 2721059117**. Pending such site planning activities the project site shall continue to be managed for the production of agricultural crops.

## 6.0 STANDARD OF CARE

This document has been completed by Habitat Technologies for use by the **Auburn Adventist Academy**. Prior to extensive site planning the defined critical habitats should be reviewed and verified by the City of Auburn personnel and potentially other resource and permitting agencies. Habitat Technologies has provided professional services that are in accordance with the degree of care and skill generally accepted in the nature of the work accomplished. No other warranties are expressed or implied. Habitat Technologies is not responsible for design costs incurred before this document is approved by the appropriate resource and permitting agencies.



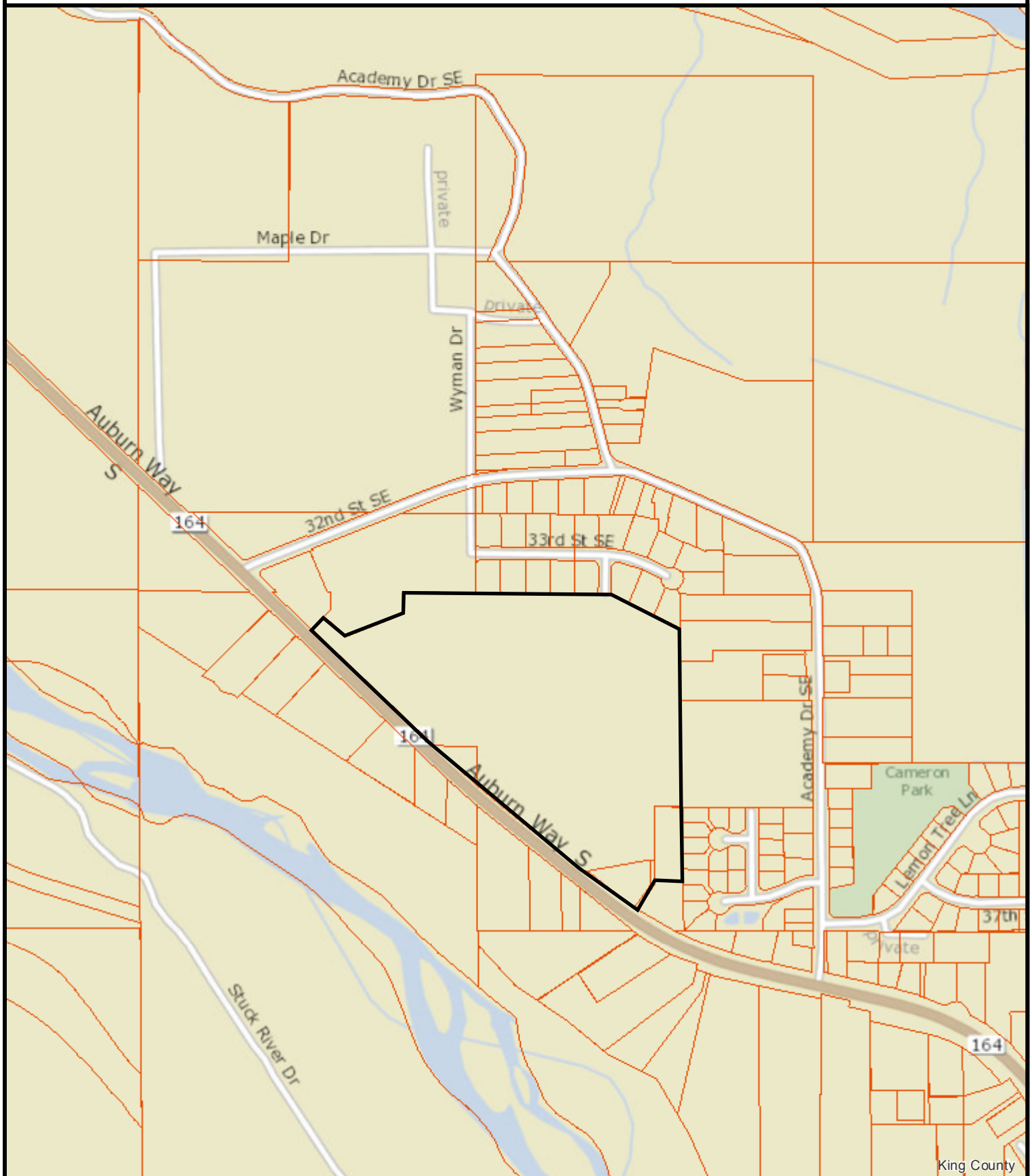
Bryan W. Peck  
Wetland Biologist



Thomas D. Deming, PWS  
Habitat Technologies

## 7.0 FIGURES

# Figure 1 Site Vicinity



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 3/23/2020

Notes:



**King County**

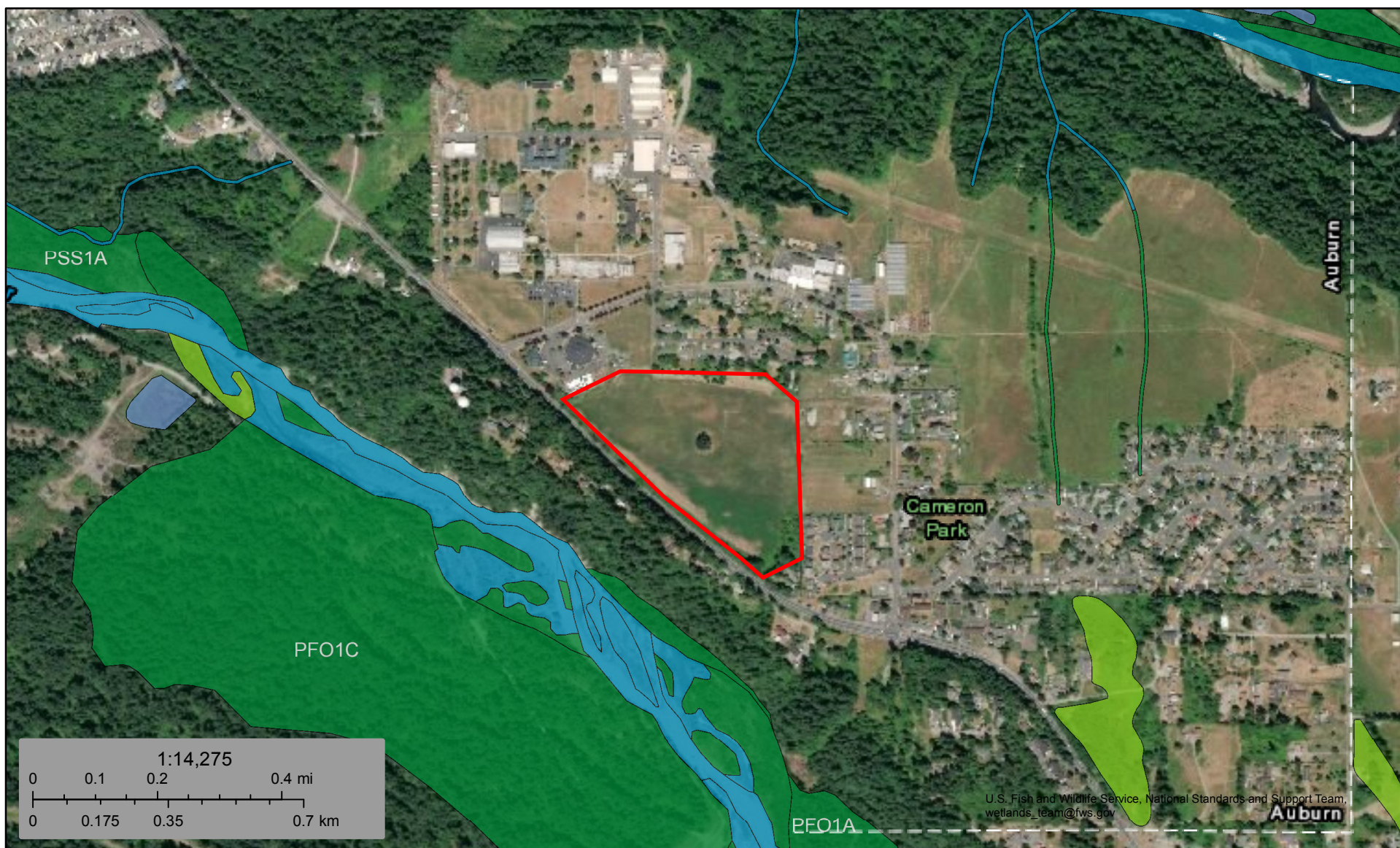




U.S. Fish and Wildlife Service

## National Wetlands Inventory

Figure 2 NWI Mapping



March 23, 2020

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



# WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

## Figure 3

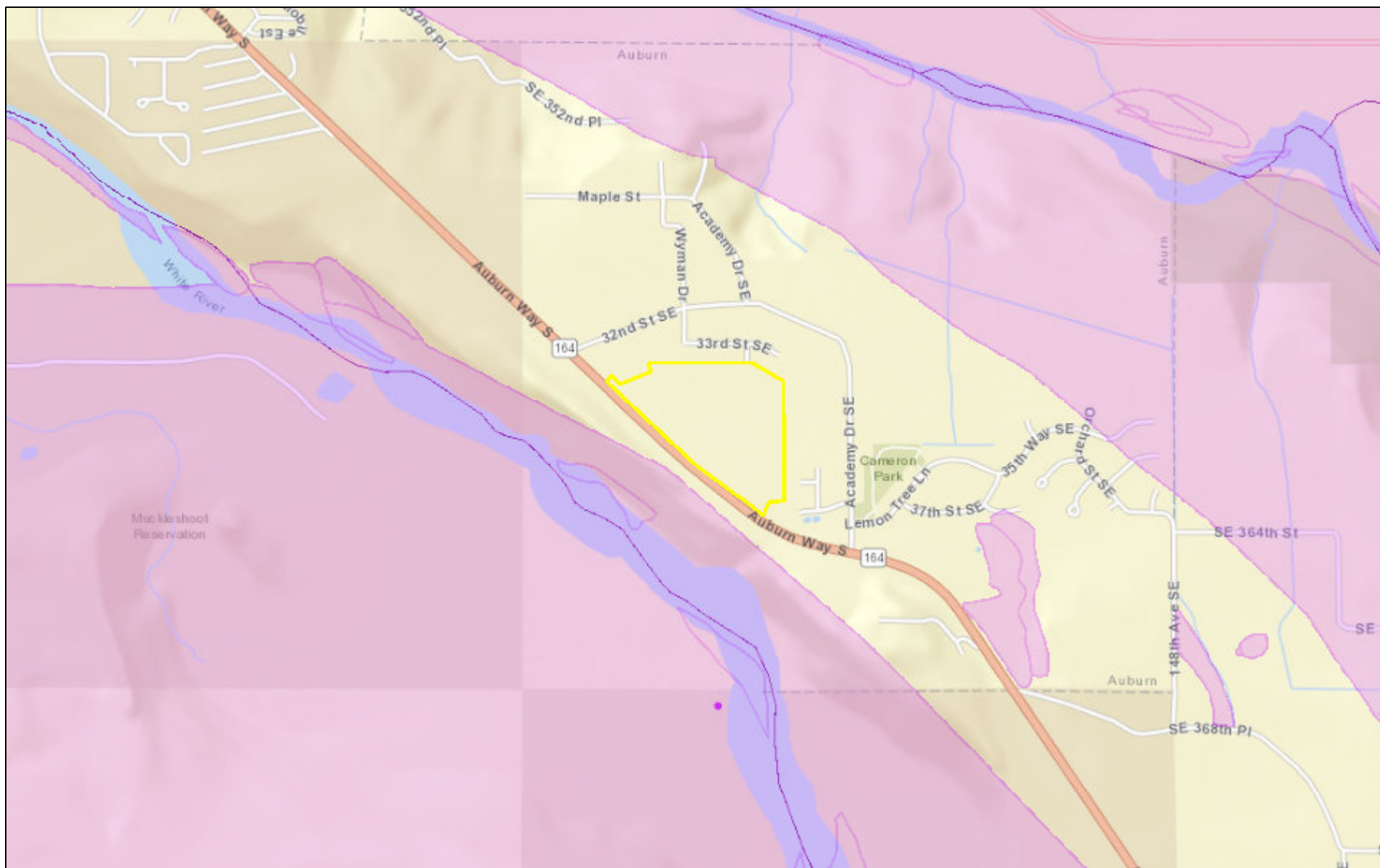
SOURCE DATASET: PHSPublic  
REPORT DATE: 03/25/2020 10.19

Query ID: P200325101841

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
Notes	Source Record	More Information (URL)		PHS Listing Status		
	Source Date	Mgmt Recommendations				

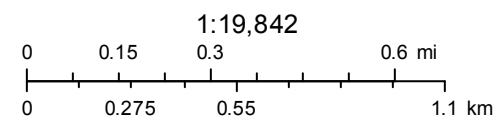
DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.





March 25, 2020

- |  |  |   |
|--|--|---|
| <span style="border: 2px solid yellow; display: inline-block; width: 15px; height: 10px;"></span> PHS Report Clip Area | <b>POLY</b>  | <span style="background-color: #d3d3d3; display: inline-block; width: 15px; height: 10px;"></span> QTR-TWP  |
| <span style="color: purple;">•</span> PT   | <span style="background-color: #e6e6fa; display: inline-block; width: 15px; height: 10px;"></span> AS MAPPED | <span style="background-color: #d3d3d3; display: inline-block; width: 15px; height: 10px;"></span> TOWNSHIP |
| <span style="color: purple;">—</span> LN   | <span style="background-color: #d3d3d3; display: inline-block; width: 15px; height: 10px;"></span> SECTION   |   |



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



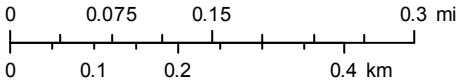
Figure 4 WDFW Salmonscape Mapping



March 23, 2020

1:9,028

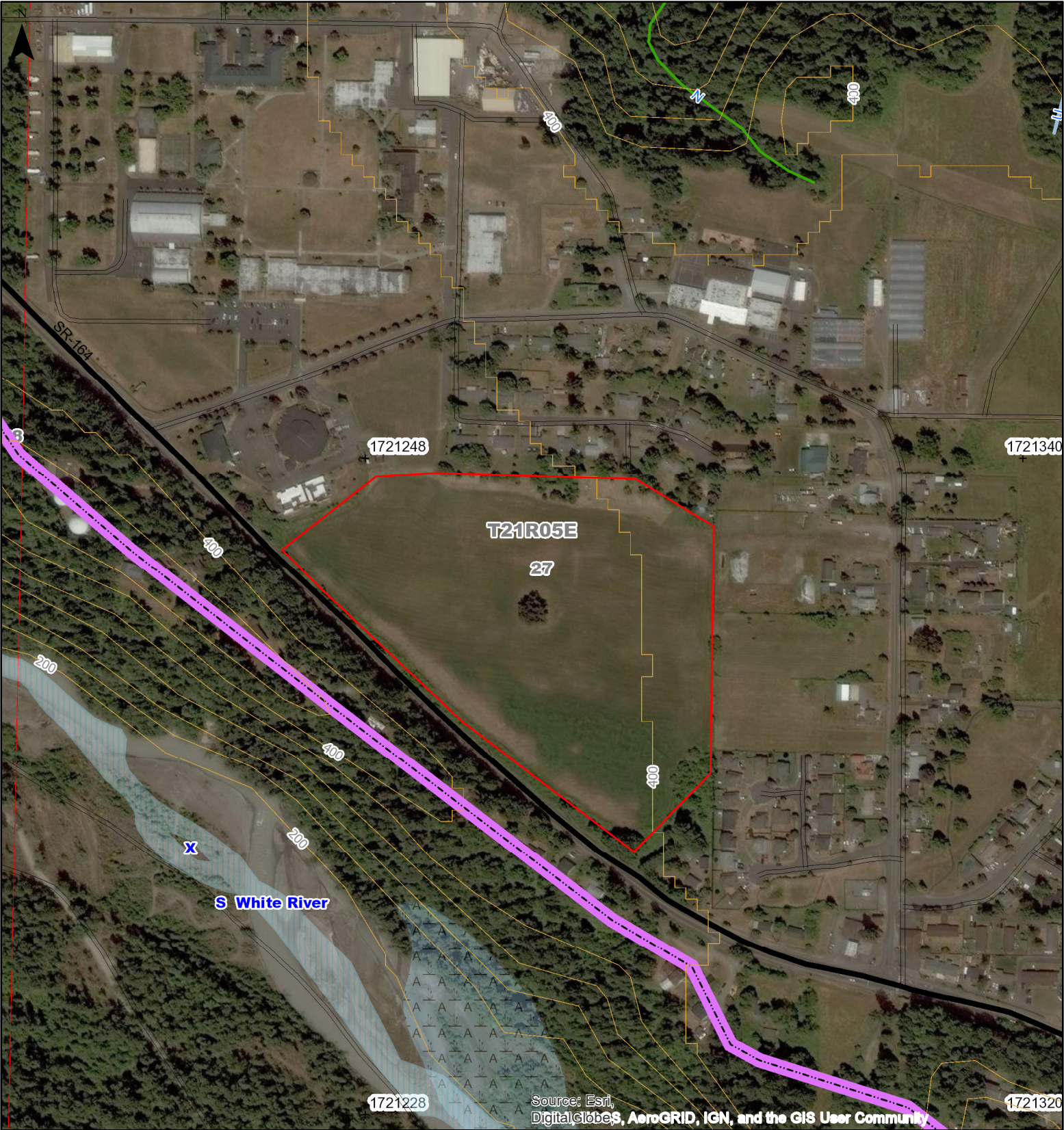
— All SalmonScape Species












USGS/NHD  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



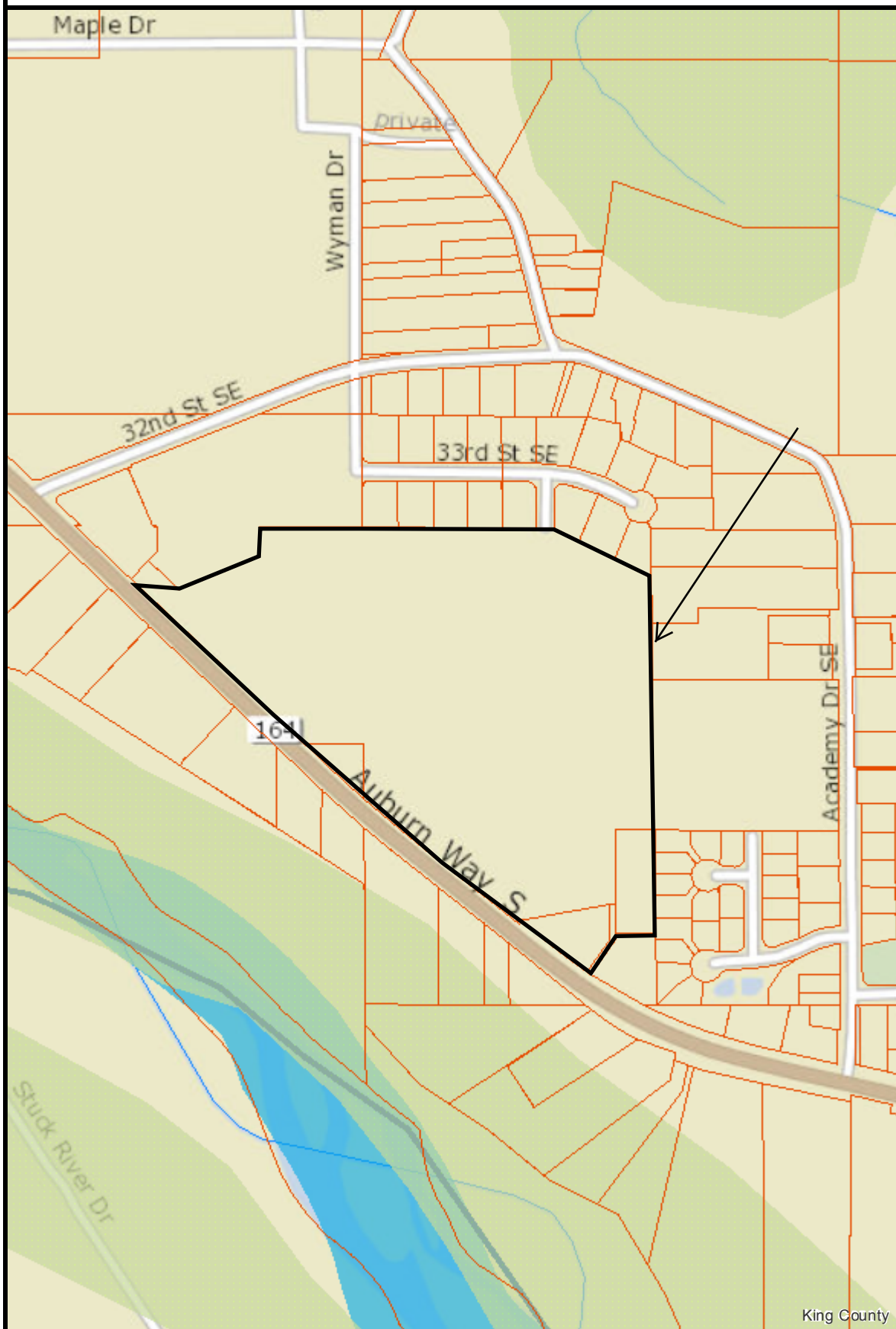
Figure 5 Forest Practices Water Type Map








Map Symbols	Additional Information	Legal Description
<div><div> New Stream</div><div> Proposed Water Type</div><div> Stream Removal</div><div> Break between water types</div><div> Start and End Point of Surveyed Reach</div><div> Natural Fish Barrier</div><div> Manmade Barrier</div><div> End of Fish or Last Fish</div></div>	<p>Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.</p>	<p>S28 T21.0N R05.0E, S27 T21.0N R05.0E</p>
<div> WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES</div>		<div><div><div>0</div><div>0.1</div><div>Miles</div></div><div>Date: 3/23/2020Time: 12:53:59 PM</div></div>








# Figure 6 King County Mapping



## Legend

-  Parcels
-  Potential landslide hazard areas (2016, see explanation--->)
-  Erosion hazard (1990 SAO)
-  Seismic hazard (1990 SAO)
-  Coal mine hazard (1990 SAO)

## Stream (1990 SAO)

-  class 1
-  class 2 perennial
-  class 2 salmonid
-  class 3
-  unclassified
-  Wetland (1990 SAO)
-  Sensitive area notice on title
-  FEMA preliminary floodway
-  FEMA preliminary 100-year floodplain
-  Streams

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 3/23/2020

Notes:

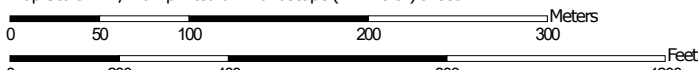


**King County**

Soil Map—King County Area, Washington  
(Figure 7 Soils Mapping)



Map Scale: 1:4,220 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey


3/23/2020  
Page 1 of 3



Soil Map—King County Area, Washington  
(Figure 7 Soils Mapping)


## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King County Area, Washington

Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 29, 2018—Jul 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgC	Alderwood gravelly sandy loam, 8 to 15 percent slopes	4.9	17.1%
Bu	Buckley gravelly silt loam, 0 to 3 percent slopes	23.9	82.9%
<b>Totals for Area of Interest</b>		<b>28.8</b>	<b>100.0%</b>



ExpertGPS

Figure 8 Site Graphic

200 ft



## 8.0 REFERENCE AND BACKGROUND LIST

Adamus, P.R., E.J. Clairain Jr., R.D. Smith, and R.E. Young. 1987. Wetland Evaluation Technique (WET); Volume II: Methodology, Operational Draft Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Cowardin, Lewis M. et al, 1979. Classification of Wetlands and Deepwater Habitats of the United States. Office of Biological Services, U.S. Fish and Wildlife Service, U.S. Department of the Interior, FWS/OBS-79/31.

Hitchcock, C.L., A. Cronquist. 1977. Flora of the Pacific Northwest. University of Washington Press. Seattle, Washington.

Hruby, T. 2012. *Calculation Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington, Final Report. March 2012.* Washington State Department of Ecology publication #10-06-11.

Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.

Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The National Wetlands Plant List: 2016 wetland ratings. *Phytoneuron* 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X. <http://wetland-plands.usace.army.mil/>

Reppert, R.T., W. Sigleo, E. Stakhiv, L. Messman, and C. Meyers. 1979. Wetland Values - Concepts and Methods for Wetland Evaluation. Research Report 79-R1, U.S. Army Corps of Engineers, Institute for Water Resources, Fort Belvoir, Virginia.

United States Army Corps of Engineers, 1987. Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi. March 1987.

United States Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), Environmental Laboratory ERDC/EL TR-08-13.

US Climate Data, 2015 <http://www.usclimatedata.com/climate/tacoma/washington/united-states/uswa0441/0441/2014/1>

USDA Natural Resource Conservation Service Plants Database, 2015 (for hydrophytic plant classification): <http://plants.usda.gov/>

United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. 2016 <http://viewsoilsurvey.nrcs.usda.gov/app/newfeatures.2.3.htm>.

US Fish and Wildlife Service National Wetland Inventory Mapper, 2016 (for NWI wetland mapping): <http://www.fws.gov/wetlands/Data/Mapper.html>.

Washington State Department of Ecology. 1997. Washington State Wetlands Identification and Delineation Manual. Publication Number 96-94.

Washington State Department of Fish and Wildlife Priority Habitats and Species Maps 2016 <http://wdfw.wa.gov/mapping/phs/>

Washington State Department of Fish and Wildlife SalmonScape Mapping System, 2016 (for fish presence): <http://apps.wdfw.wa.gov/salmonscape/map.html>

Washington State Department of Natural Resources FPARS Mapping System, 2016 (for stream typing): <http://fortess.wa.gov/dnr/app1/fpars/viewer.htm>



## **9.0 APPENDIX A – HYDROLOGY MONITORING DATA**

# Hydrology Test Holes



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 3/25/2020

Notes:



**King County**

### Parcel 2721059117 – Spring 2019 Hydrology Monitoring

Measurement of soil saturation from surface. Dry = no saturation to 24 inches of depth. Field plowed for spring seeding April 2, 2019.  
FREE = level of free water in test hole.

PLOT	2/22/19	2/25/19	3/1/19	3/6/19	3/9/19	3/12/19	3/15/19	3/19/19	3/22/19
A1	dry	dry	-18.0	-12.0	-14.0	Sat -4.0 Free -11.0	Sat -11.0 Free -16.0	-14.5	-14.0
A2	dry	dry	dry	-13.0	-16.0	Sat -6.5 Free -12.0	-13.0	-16.0	-15.0
A3	-19.0	dry	dry	-14.0	-15.5	Sat -5.5 Free -10.0	-12.5	-16.0	-17.0
A4	-17.5	-18.5	-18.5	-14.5	-14.5	Sat -8.5 Free -13.0	-11.5	-13.5	-13.0
A5	-18.0	-17.5	-16.5	-12.5	-15.5	Sat -11.5 Free -17.0	-13.5	-13.5	-14.5
B1	-15.5	-16.5	-17.5	-14.5	-15.0	Sat -11.0 Free -16.0	Sat -12.0 Free -16.0	-16.0	-15.0
B2	-16.0	-15.0	-14.0	-13.5	-14.0	Sat -9.0 Free -15.0	-13.5	-15.0	-15.5
B3	dry	dry	-17.0	-16.5	-16.5	Sat -11.5 Free -14.0	-14.5	-15.5	-14.5
B4	-17.0	dry	-16.0	-14.0	-14.0	Sat -7.0 Free -10.5	-15.0	-16.0	-17.0
B5	-17.5	-16.5	-15.5	-13.0	-14.0	Sat -11.0 Free -14.0	-15.5	-17.0	-16.5
C1	-16.0	-15.0	-13.5	Sat -11.5 Free -17.0	Sat -12.0 Free -14.0	Sat -9.0 Free -14.0	-13.0	-14.0	-14.5
C2	-14.5	-14.0	-12.0	Sat -6.0 Free -10.0	Sat -7.5 Free -10.0	Sat 0.0 Free -1.0	Sat -3.5 Free -7.0	Sat -6.5 Free -9.0	Sat -8.5 Free -13.0
C3	-17.0	-16.0	-17.0	-13.0	-14.5	Sat -7.5 Free -12.0	Sat -11.5 Free -15.0	-14.5	-15.5
C4	-14.5	-15.5	-16.5	-14.5	-14.5	Sat -8.5 Free -12.0	-15.5	-15.5	-14.5
D1	-15.0	-15.0	-14.0	-13.0	-14.0	Sat -6.0 Free -11.5	-16.0	-17.0	-16.0
D2	Sat -12.0 Free -18.0	Sat -9.0 Free -13.0	Sat -7.5 Free -12.0	Sat -4.5 Free -8.0	Sat -7.5 Free -14.0	Sat 0.0 Free -3.0	Sat -5.5 Free -11.0	Sat -5.5 Free -12.0	Sat -5.0 Free -12.0
D3	-16.0	-14.0	-13.0	Sat -11.0 Free -17.0	-13.0	Sat -4.0 Free -7.0	-14.5	-15.0	-15.5
E1	-15.5	-14.5	-15.5	-12.5	-14.5	Sat -4.5 Free -11.0	-14.5	-15.0	-14.0

PLOT	3/26/19	3/29/19	4/2/19	4/5/19	4/8/19	4/12/19	4/16/19	4/19/19	4/22/19
<b>A1</b>	-13.5	-15.5	-15.5	Sat -11.0 Free -16.0	Sat -4.0 Free -11.0	Sat -2.0 Free -10.0	Sat -9.0 Free -14.0	-14.0	-16.0
<b>A2</b>	-13.0	-14.0	-14.0	Sat -8.0 Free -16.0	Sat -2.0 Free -6.0	Sat -1.0 Free -6.0	Sat -11.0 Free -17.0	-14.0	-16.0
<b>A3</b>	-15.0	-15.0	-15.0	Sat -11.5 Free -18.0	Sat -4.5 Free -9.0	Sat -1.5 Free -5.0	Sat -11.5 Free -17.0	-14.5	-17.5
<b>A4</b>	-13.0	-16.0	-16.0	Sat -8.0 Free -18.0	Sat -3.0 Free -9.0	Sat -0.5 Free -3.0	-12.5	-13.5	-18.0
<b>A5</b>	-15.5	-16.5	-16.5	Sat -8.5 Free -16.0	Sat -5.5 Free -14.0	Sat -2.5 Free -7.0	-13.5	-15.5	-18.5
<b>B1</b>	-14.0	-14.0	-14.0	Sat -6.5 Free -11.0	Sat -4.5 Free -11.0	Sat -2.5 Free -10.0	Sat -7.5 Free -14.0	-13.5	-16.0
<b>B2</b>	-13.5	-14.5	-14.5	Sat -11.5 Free -17.0	Sat -8.5 Free -15.0	Sat -3.5 Free -10.0	Sat -7.5 Free -14.0	-15.5	-17.5
<b>B3</b>	-18.5	dry	dry	-14.5	Sat -9.5 Free -18.0	Sat -6.5 Free -14.0	-16.5	-18.5	dry
<b>B4</b>	-16.0	-18.0	-18.0	Sat -10.0 Free -19.0	Sat -10.0 Free -17.0	Sat -5.0 Free -14.0	Sat -12.0 Free -20.0	-14.0	-16.0
<b>B5</b>	-16.5	-17.5	-17.5	Sat -8.5 Free -19.0	Sat -8.5 Free -14.0	Sat -3.5 Free -9.0	-13.5	-14.5	-17.5
<b>C1</b>	-13.0	-15.0	-15.0	Sat -7.0 Free -16.0	Sat -7.0 Free -11.0	Sat -3.0 Free -8.0	Sat -11.0 Free -17.0	-14.0	-15.0
<b>C2</b>	Sat -9.0 Free -14.0	Sat -10.0 Free -14.0	Sat -10.0 Free -13.0	Sat -0.0 Free -4.0	Sat -0.0 Free -3.0	Sat -0.0 Free -3.0	Sat -0.0 Free -3.0	Sat -7.0 Free -14.0	Sat -12.0 Free -18.0
<b>C3</b>	-14.5	-15.5	-15.5	Sat -9.5 Free -17.0	Sat -5.5 Free -13.0	Sat -2.5 Free -5.0	Sat -9.5 Free -15.0	-13.5	-17.5
<b>C4</b>	-14.0	-14.5	-14.5	Sat -6.5 Free -17.0	Sat -3.5 Free -11.0	Sat -2.5 Free -2.5	Sat -11.5 Free -16.0	-15.5	-18.5
<b>D1</b>	-15.0	-15.5	-15.5	Sat -5.5 Free -17.0	Sat -2.5 Free -13.0	Sat -2.0 Free -8.0	-13.0	-13.0	-18.0
<b>D2</b>	Sat -4.0 Free -11.0	Sat -5.5 Free -11.0	Sat -5.5 Free -9.0	Sat -0.0 Free -4.0	Sat -0.0 Free -3.5	Sat -0.0 Free -1.0	Sat -0.0 Free -1.0	Sat -6.0 Free -12.0	Sat -11.0 Free -17.0
<b>D3</b>	-14.5	-15.5	-15.5	Sat -6.5 Free -19.0	Sat -4.5 Free -11.0	Sat -2.4 Free -7.0	-14.5	-15.5	dry
<b>E1</b>	-16.0	-15.0	-15.0	Sat -7.0 Free -16.0	Sat -4.0 Free -15.0	Sat -3.0 Free -15.0	-14.0	-16.0	dry



## **10.0 APPENDIX B – WETLAND RATING WORKSHEET**



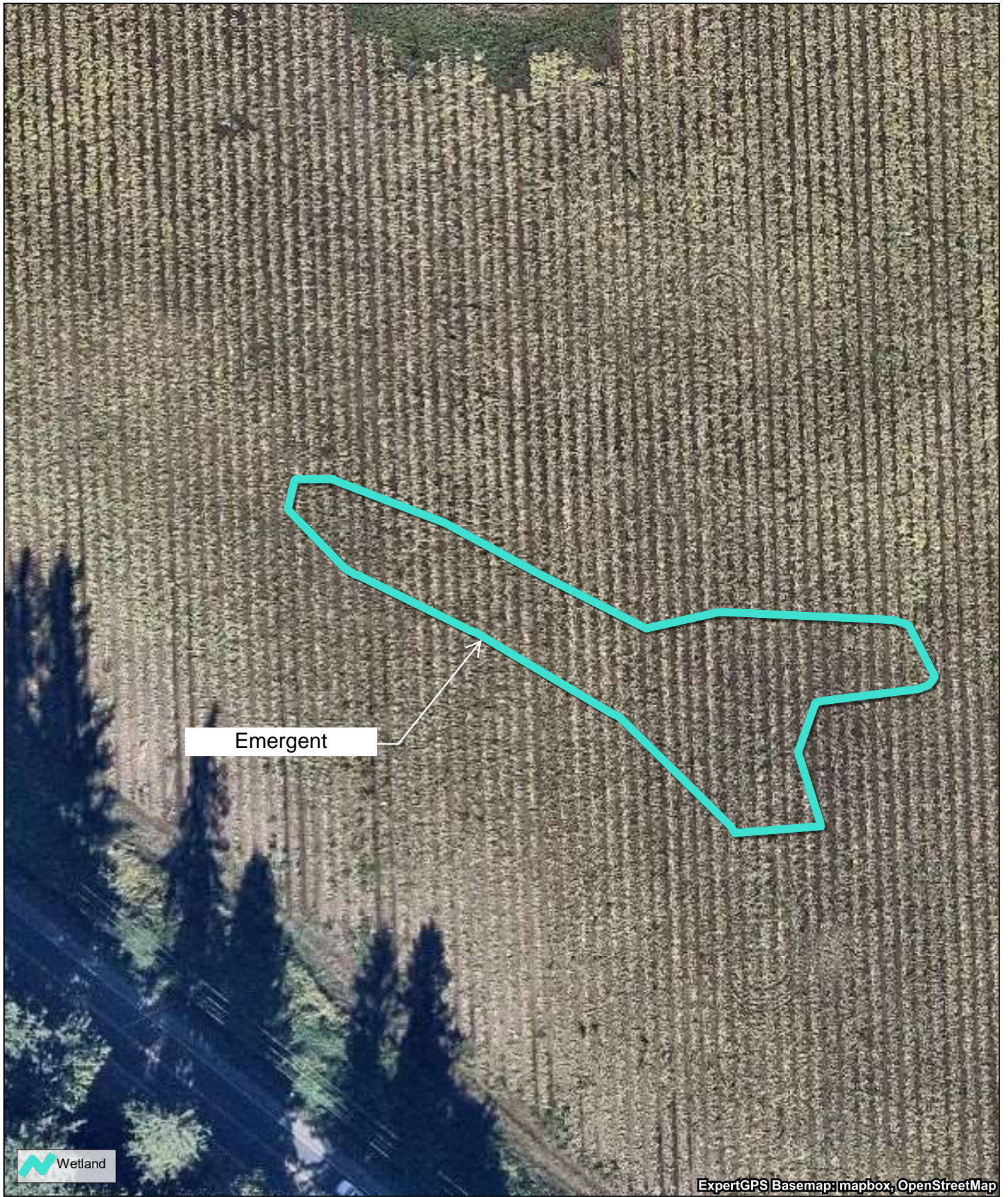
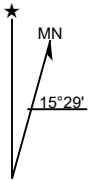
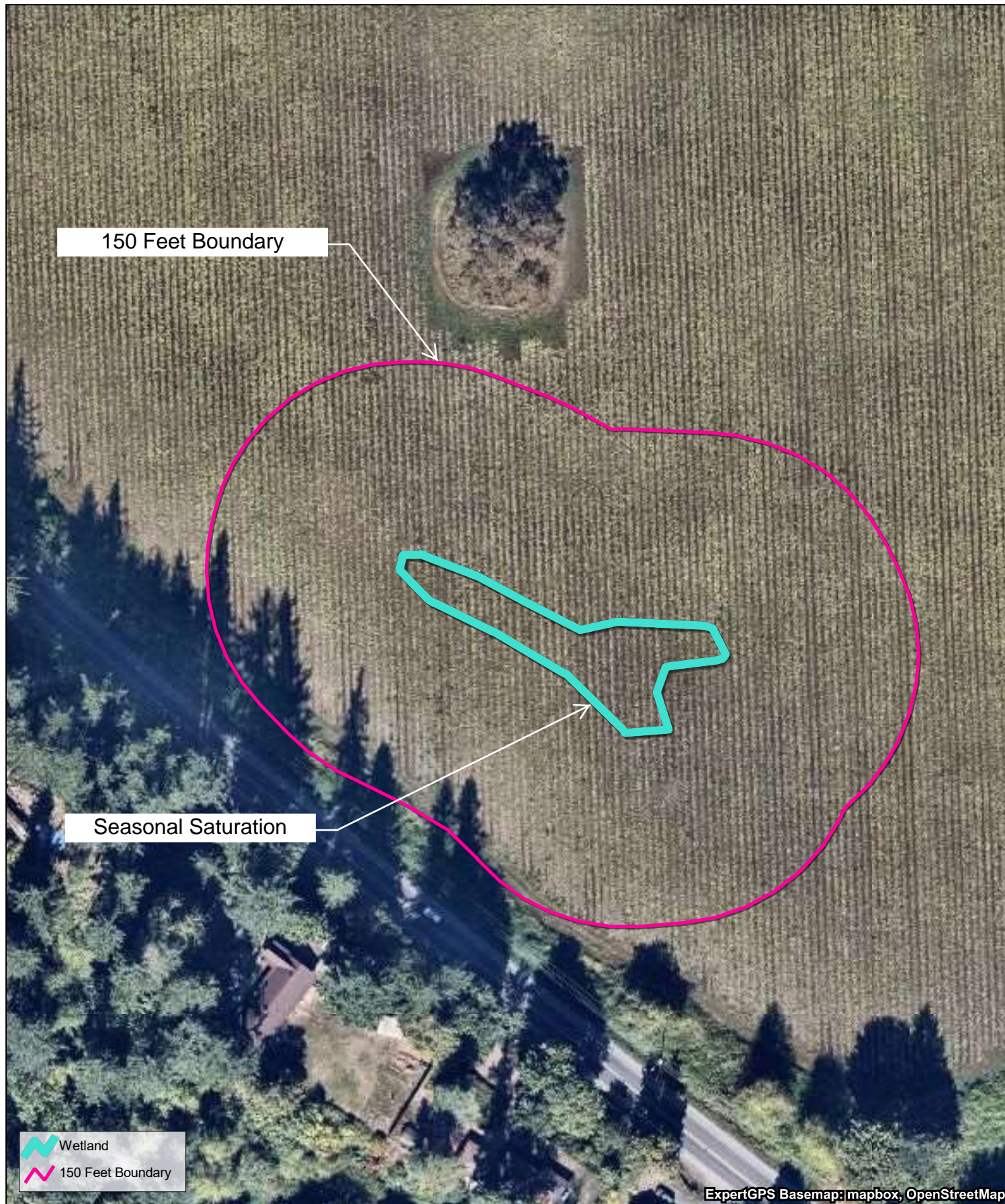


Figure A1

25 ft













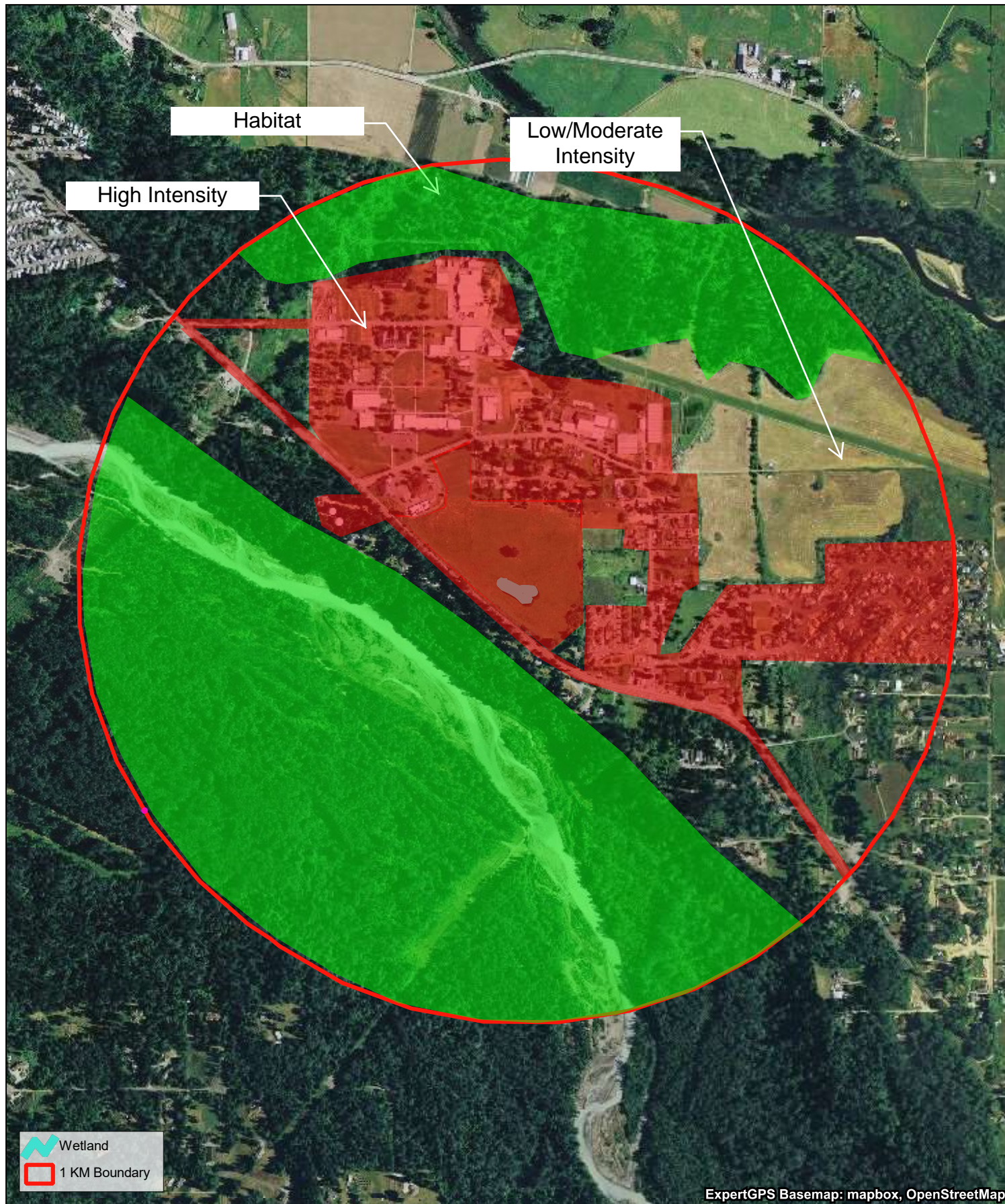
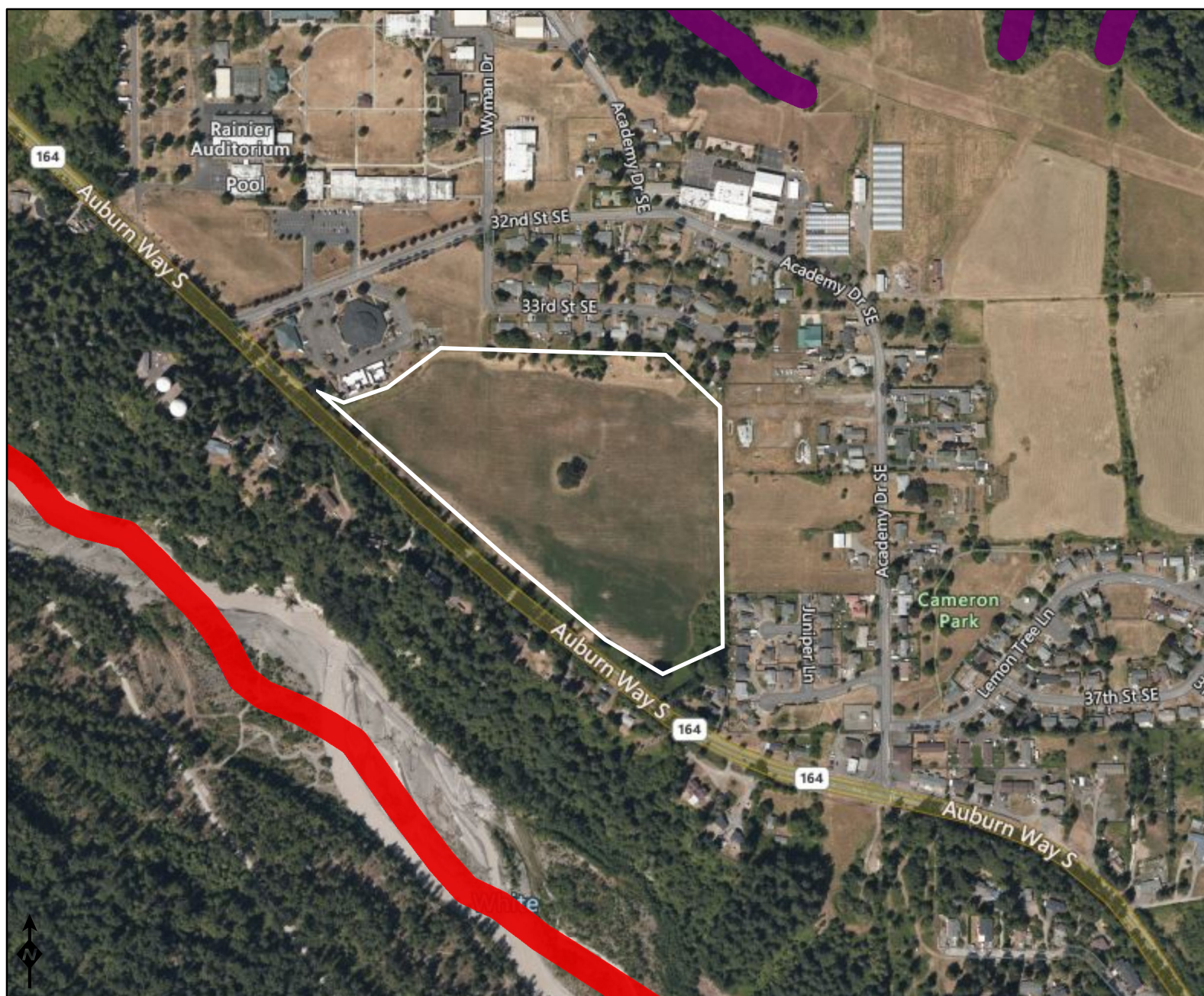










Figure A5






### Assessed Waters/Sediment

#### Water

-  Category 5 - 303d
-  Category 4C
-  Category 4B
-  Category 4A
-  Category 2
-  Category 1

#### Sediment

-  Category 5 - 303d
-  Category 4C
-  Category 4B
-  Category 4A
-  Category 2
-  Category 1


 WQ Standards



Figure A6



### Assessed Waters/Sediment

#### Water

- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

#### Sediment

- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

### WQ Improvement Projects

- Approved
- In Development
- WQ Standards

Wetland name or number A

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): Parcel 2721059117 Date of site visit: 22 APR 2019

Rated by Habitat Technologies Trained by Ecology? X Yes    No Date of training 2014

HGM Class used for rating Depressional Wetland has multiple HGM classes? X Y    N

**NOTE: Form is not complete without the figures requested (figures can be combined).**

Source of base aerial photo/map King County, City of Auburn

**OVERALL WETLAND CATEGORY 4** (based on functions X or special characteristics   )

### 1. Category of wetland based on FUNCTIONS

   Category I – Total score = 23 - 27

   Category II – Total score = 20 - 22

   Category III – Total score = 16 - 19

X Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality			Hydrologic			Habitat			
Circle the appropriate ratings										
Site Potential	H	M	<input type="checkbox"/>	H	<input checked="" type="checkbox"/>	L	H	M	<input type="checkbox"/>	
Landscape Potential	H	<input checked="" type="checkbox"/>	L	H	<input checked="" type="checkbox"/>	L	H	<input checked="" type="checkbox"/>	L	
Value	H	M	<input type="checkbox"/>	H	M	<input type="checkbox"/>	H	M	<input type="checkbox"/>	
Score Based on Ratings	4			5			4			TOTAL
										13

Score for each  
function based  
on three  
ratings  
(order of ratings  
is not  
important)

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

### 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	X

Wetland name or number   A  

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	A1
Hydroperiods	D 1.4, H 1.2	A2
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	A2
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	A2
Map of the contributing basin	D 4.3, D 5.3	A3
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	A4
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	A5
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	A6

### Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	↑
Hydroperiods	H 1.2	↑
Ponded depressions	R 1.1	↑
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	↑
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	↑
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	N/A
Map of the contributing basin	R 2.2, R 2.3, R 5.2	↑
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	↑
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	↑
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	↓

### Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	↑
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	↑
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	L 2.2	↑
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	N/A
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	↑
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	↓

### Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	↑
Hydroperiods	H 1.2	↑
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	↑
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	N/A
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	S 2.1, S 5.1	↑
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	↑
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	↑
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	↓

## HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

**NO** – go to 2

**YES** – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

**NO** – **Saltwater Tidal Fringe (Estuarine)**

**YES** – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

**NO** – go to 3

**YES** – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- \_\_\_ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;  
\_\_\_ At least 30% of the open water area is deeper than 6.6 ft (2 m).

**NO** – go to 4

**YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- \_\_\_ The wetland is on a slope (*slope can be very gradual*),  
\_\_\_ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,  
\_\_\_ The water leaves the wetland **without being impounded**.

**NO** – go to 5

**YES** – The wetland class is **Slope**

**NOTE:** Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- \_\_\_ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,  
\_\_\_ The overbank flooding occurs at least once every 2 years.

Wetland name or number   A  

**NO** – go to 6

**YES** – The wetland class is **Riverine**

**NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

**NO** – go to 7

**YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

**NO** – go to 8

**YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*



Wetland name or number   A  

<b>DEPRESSIONAL AND FLATS WETLANDS</b>	
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>	
<b>D 1.0. Does the site have the potential to improve water quality?</b>	
<b>D 1.1. Characteristics of surface water outflows from the wetland:</b> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	<b>3</b>
<b>D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0</b>	<b>0</b>
<b>D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):</b> Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > 1/10 of area points = 1 Wetland has persistent, ungrazed plants < 1/10 of area points = 0	<b>0</b>
<b>D 1.4. Characteristics of seasonal ponding or inundation:</b> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	<b>0</b>
<b>Total for D 1</b>	<b>3</b>

**Rating of Site Potential** If score is:   12-16   = H   6-11   = M   X  0-5   = L *Record the rating on the first page*

<b>D 2.0. Does the landscape have the potential to support the water quality function of the site?</b>	
<b>D 2.1. Does the wetland unit receive stormwater discharges?</b>	Yes = 1 No = 0
<b>D 2.2. Is &gt; 10% of the area within 150 ft of the wetland in land uses that generate pollutants?</b>	Yes = 1 No = 0
<b>D 2.3. Are there septic systems within 250 ft of the wetland?</b>	Yes = 1 No = 0
<b>D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?</b>	Yes = 1 No = 0
Source _____	Yes = 1 No = 0
<b>Total for D 2 wetland part of ongoing agricultural management</b>	<b>1</b>

**Rating of Landscape Potential** If score is:   3  or 4   = H   X  1  or 2   = M   0   = L *Record the rating on the first page*

<b>D 3.0. Is the water quality improvement provided by the site valuable to society?</b>	
<b>D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?</b>	Yes = 1 No = 0
<b>D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?</b>	Yes = 1 No = 0
<b>D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?</b>	Yes = 2 No = 0
<b>Total for D 3</b>	<b>0</b>

**Rating of Value** If score is:   2-4   = H   1   = M   X  0   = L *Record the rating on the first page*

Wetland name or number A

### DEPRESSIONAL AND FLATS WETLANDS

#### Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. <u>Characteristics of surface water outflows from the wetland:</u> Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0		4
D 4.2. <u>Depth of storage during wet periods:</u> <i>Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</i> Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) X points = 0		0
D 4.3. <u>Contribution of the wetland to storage in the watershed:</u> <i>Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</i> The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5		5
Total for D 4		9

**Rating of Site Potential** If score is: 12-16 = H X 6-11 = M 0-5 = L

Record the rating on the first page

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0		0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0		1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0		1
Total for D 5 wetland part of ongoing agricultural management		2

**Rating of Landscape Potential** If score is: 3 = H X 1 or 2 = M 0 = L

Record the rating on the first page

D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. <u>The unit is in a landscape that has flooding problems.</u> <i>Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.</i> The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. <i>Explain why</i> _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0		0
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0		0
Total for D 6		0

**Rating of Value** If score is: 2-4 = H 1 = M X 0 = L

Record the rating on the first page

Wetland name or number A

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

**H 1.0. Does the site have the potential to provide habitat?**

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- |   |                                  |   |
|---|----------------------------------|---|
| <input type="checkbox"/> Aquatic bed  | 4 structures or more: points = 4 | 0 |
| <input checked="" type="checkbox"/> Emergent annual agricultural production crops   | 3 structures: points = 2         |   |
| <input type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover)  | 2 structures: points = 1         |   |
| <input type="checkbox"/> Forested (areas where trees have > 30% cover)  | 1 structure: points = 0          |   |
| <i>If the unit has a Forested class, check if:</i>  |                                  |   |
| <input type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon |                                  |   |

**H 1.2. Hydroperiods**

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- |  |                                     |          |
|--|-------------------------------------|----------|
| <input type="checkbox"/> Permanently flooded or inundated                                    | 4 or more types present: points = 3 | 1        |
| <input type="checkbox"/> Seasonally flooded or inundated                                     | 3 types present: points = 2         |          |
| <input type="checkbox"/> Occasionally flooded or inundated                                   | 2 types present: points = 1         |          |
| <input checked="" type="checkbox"/> Saturated only   | 1 type present: points = 0          |          |
| <input type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland |                                     |          |
| <input type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland           |                                     |          |
| <input type="checkbox"/> Lake Fringe wetland   |                                     | 2 points |
| <input type="checkbox"/> Freshwater tidal wetland  |                                     | 2 points |

**H 1.3. Richness of plant species**

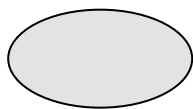
Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>.

*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

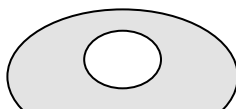
- |                              |            |   |
|------------------------------|------------|---|
| If you counted: > 19 species | points = 2 | 0 |
| 5 - 19 species               | points = 1 |   |
| < 5 species                  | points = 0 |   |
- annual agricultural production crops

**H 1.4. Interspersion of habitats**

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



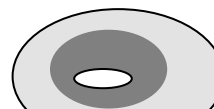
**None** = 0 points



**Low** = 1 point

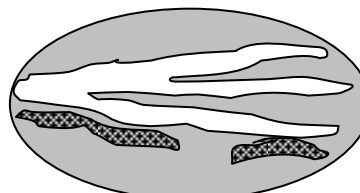
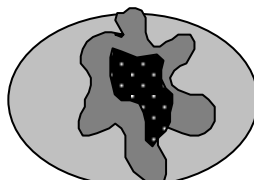
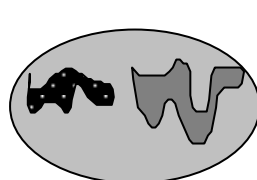


**Moderate** = 2 points



0

All three diagrams in this row are **HIGH** = 3points



Wetland name or number A

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input type="checkbox"/> Large, downed, woody debris within the wetland (&gt; 4 in diameter and 6 ft long).</p> <p><input type="checkbox"/> Standing snags (dbh &gt; 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (&gt; 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>		0
Total for H 1	Add the points in the boxes above	1

**Rating of Site Potential** If score is: 15-18 = H 7-14 = M X 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p>Calculate: % undisturbed habitat <u>0</u> + [(% moderate and low intensity land uses)/2] <u>0</u> = <u>0</u> %</p> <p>If total accessible habitat is:</p> <p>&gt; 1/3 (33.3%) of 1 km Polygon points = 3</p> <p>20-33% of 1 km Polygon points = 2</p> <p>10-19% of 1 km Polygon points = 1</p> <p>&lt; 10% of 1 km Polygon points = 0</p>		0
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.</p> <p>Calculate: % undisturbed habitat <u>50</u> + [(% moderate and low intensity land uses)/2] <u>24</u> = <u>62</u> %</p> <p>Undisturbed habitat &gt; 50% of Polygon points = 3</p> <p>Undisturbed habitat 10-50% and in 1-3 patches points = 2</p> <p>Undisturbed habitat 10-50% and &gt; 3 patches points = 1</p> <p>Undisturbed habitat &lt; 10% of 1 km Polygon points = 0</p>		3
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p>&gt; 50% of 1 km Polygon is high intensity land use points = (- 2)</p> <p>≤ 50% of 1 km Polygon is high intensity points = 0</p>		0
Total for H 2	Add the points in the boxes above	3

**Rating of Landscape Potential** If score is: 4-6 = H X 1-3 = M < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: points = 2</p> <p>— It has 3 or more priority habitats within 100 m (see next page)</p> <p>— It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p>— It is mapped as a location for an individual WDFW priority species</p> <p>— It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p>— It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan</p> <p>Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1</p> <p>Site does not meet any of the criteria above points = 0</p>		0

**Rating of Value** If score is: 2 = H 1 = M X 0 = L

Record the rating on the first page

## WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

**Note:** All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.



## TRAFFIC IMPACT ANALYSIS SCOPING INFORMATION - AUGUST 25, 2020

Project Title: **Auburn Site G**  
Project Description: Residential development encompassing 396 mid-rise apartment units and 224 units of senior living  
Address: 5000 Auburn Way, Auburn, WA 98092  
Parcel(s): 272105-9117; -9055; -9079; -9086; -9090

## Trip Generation:

Phase	Quantity	Land Use Code	Description	AWDT Rate	AM Peak Hour Rate	PM Peak Hour Rate	Pass-By Rate
I	252 units	221	Multi-Family Mid-Rise	5.44	0.36	0.44	0%
II	144 units	221	Multi-Family Low-Rise	5.44	0.36	0.44	0%
III	224 units	255	Continuing Care Community	2.40	0.14	0.16	0%

AWDT: Average Weekday Daily Trip

Total Daily Trips 2692  
Total AM Peak Hour Trips: 174 (58 Enter / 116 Exit)  
Total PM Peak Hour Trips: 210 (120 Enter / 90 Exit)  
Time Period to Evaluate: Weekday: 7:00 AM - 9:00 AM; 4:00 PM - 6:00 PM  
Horizon Year: 2026  
Background Growth: 2%<sup>1</sup>  
Pipeline Projects: Brown's Corner

Left Turn Warrant: Will be analyzed at the northern access on Auburn Way S. Auburn Way S is a classified Principal Arterial and requires a total of 82' of right-of-way (typ.) and a five-lane cross section. A center lane may be required as part of frontage improvements.

<sup>1</sup> Growth rate derived from historical 2016 and 2018 city of Auburn turning movement counts taken at the nearby intersections of Auburn Way S & 32nd Street SE and Auburn Way S & Academy Drive SE

**Access:**

Access to the site is proposed via two driveways on Auburn Way S. A deviation request will need to be submitted as this is not the lowest class of available roadway access. Further, a separate deviation will be required should more than one access be proposed along Auburn Way S, if not required by VFRA

**Intersections to Study:**

1. Auburn Way S & North Access  
(full-movement)
2. Auburn Way S & South Access  
(right-in/right-out)
3. Auburn Way S & 32<sup>nd</sup> Street SE

**Preliminary Trip Distribution:**

See attached figures. Based primarily on traffic counts and distribution patterns when looking at the aggregate turning movements from both 32<sup>nd</sup> Street SE and Academy Drive.

**Additional Comments:**

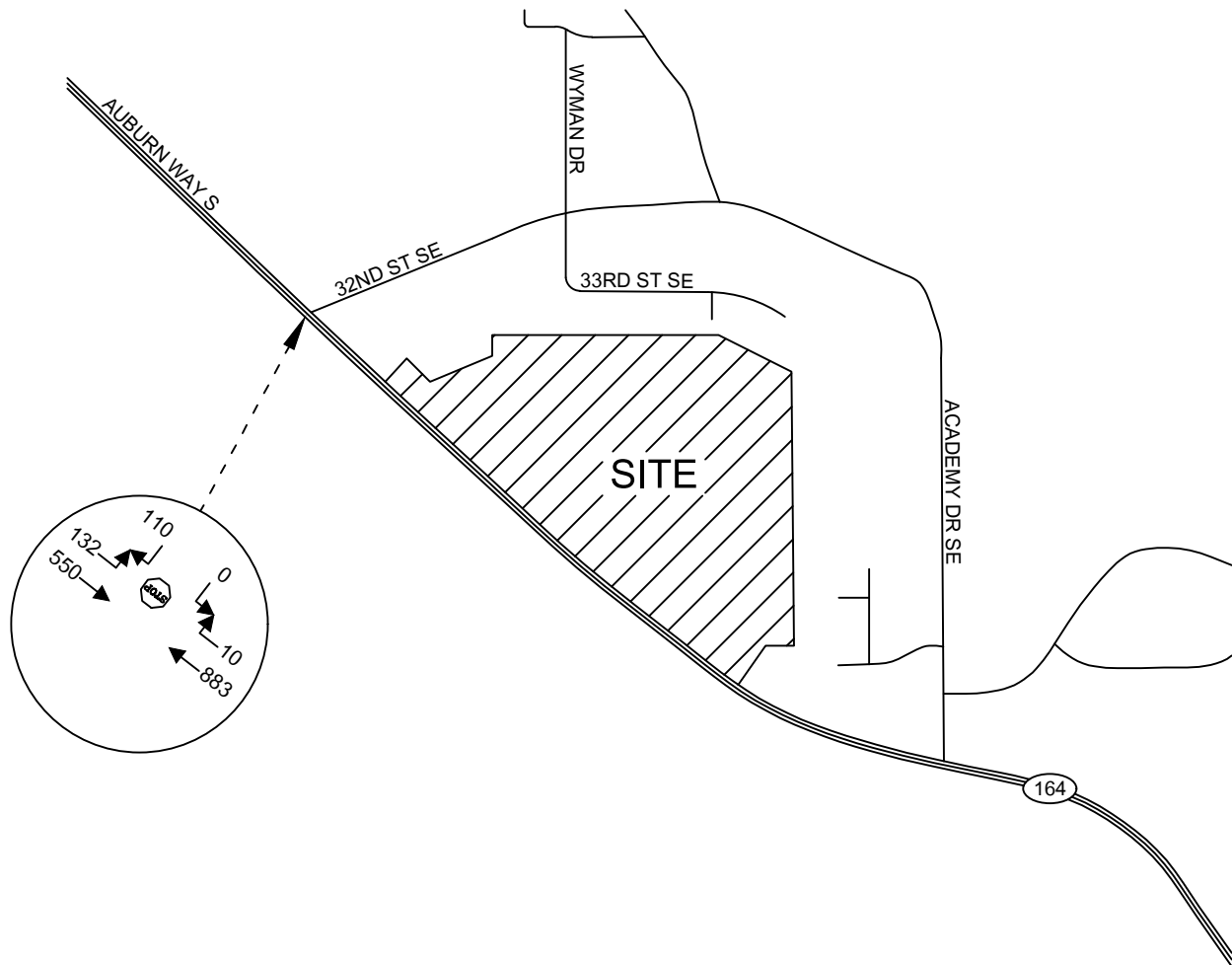
1. The TIA will analyze full-buildout of all Phases of the proposed development. This scoping package is intended to support the proposed Comprehensive Plan update and a full Traffic Impact Analysis will be required.
2. Access to the site is proposed via two driveways extending northeast from Auburn Way S. The southern access will be restricted to right-in, right-out turn movements. The northern access will provide separate outbound right and left turn-lanes. As discussed above, deviations will be required for one or more accesses via Auburn Way S
3. All Phase III senior community/memory care units are proposed to be defined under ITE Land Use Code 255 – Continuing Care Retirement Community as the land use encompasses all elements of the proposed facility (i.e., independent living, assisted living and skilled nursing care).





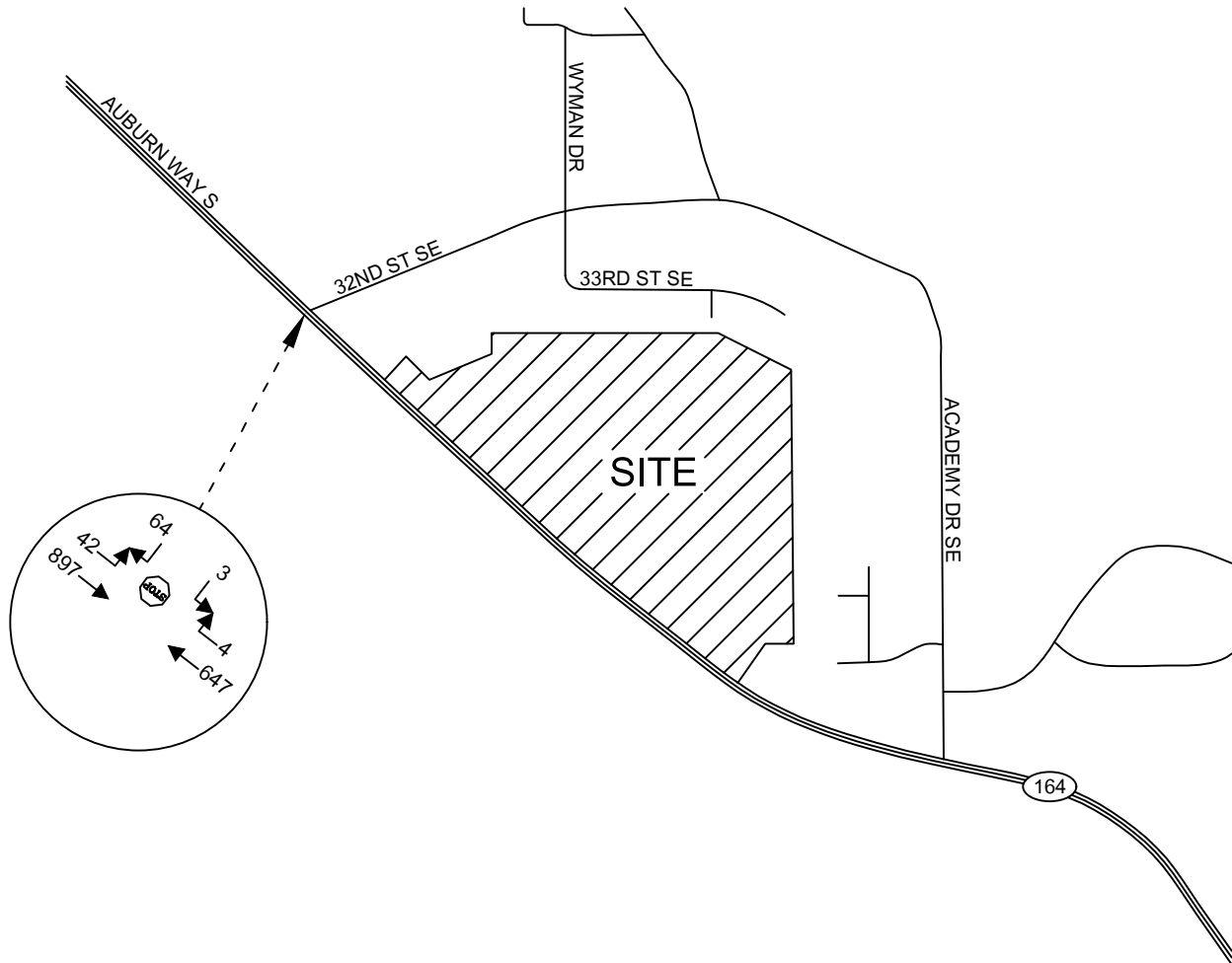
HEATH & ASSOCIATES  
TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G  
SITE PLAN  
FIGURE 1



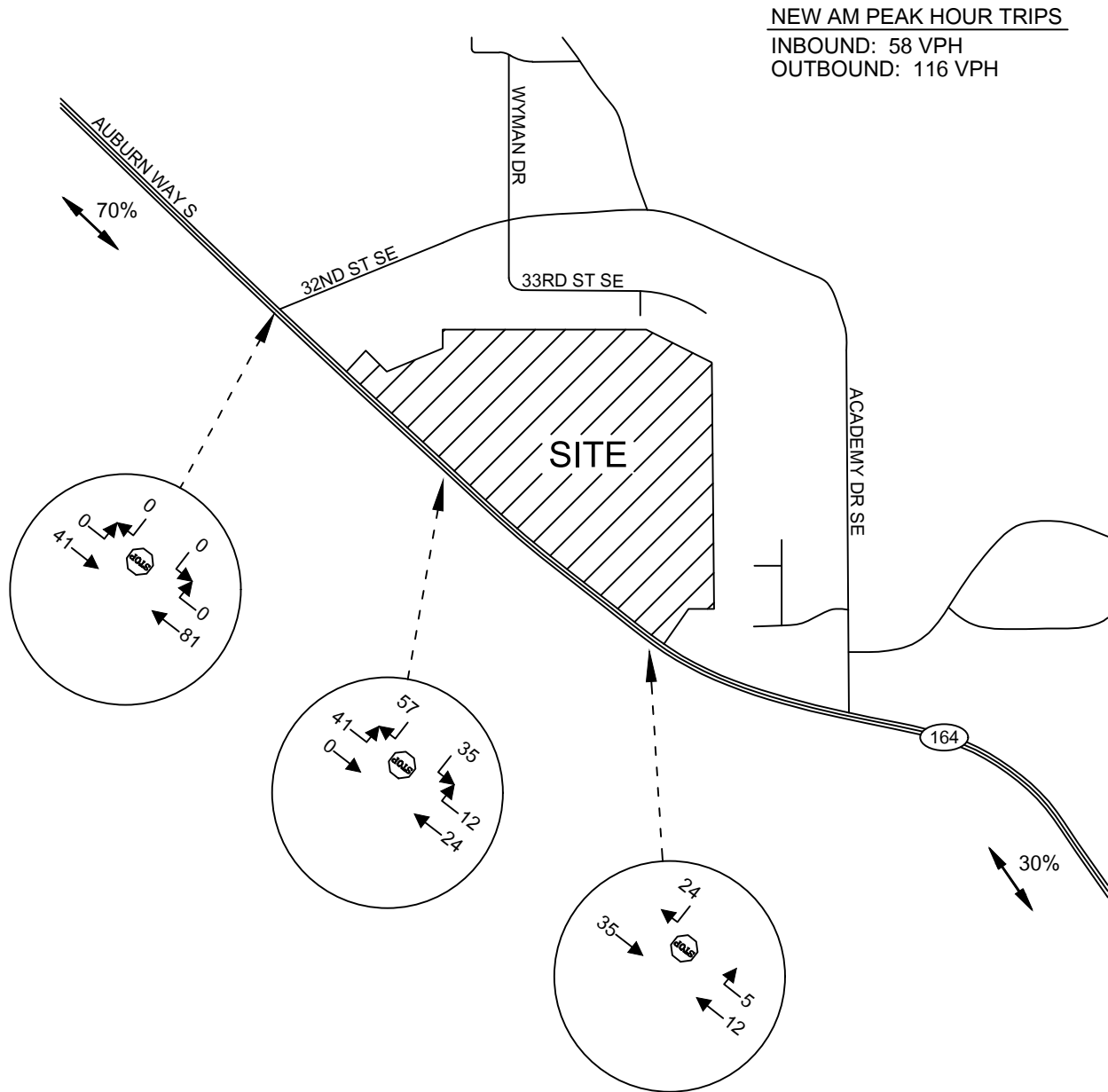
**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**AUBURN SITE G**  
EXISTING AM PEAK HOUR VOLUMES  
FIGURE 2



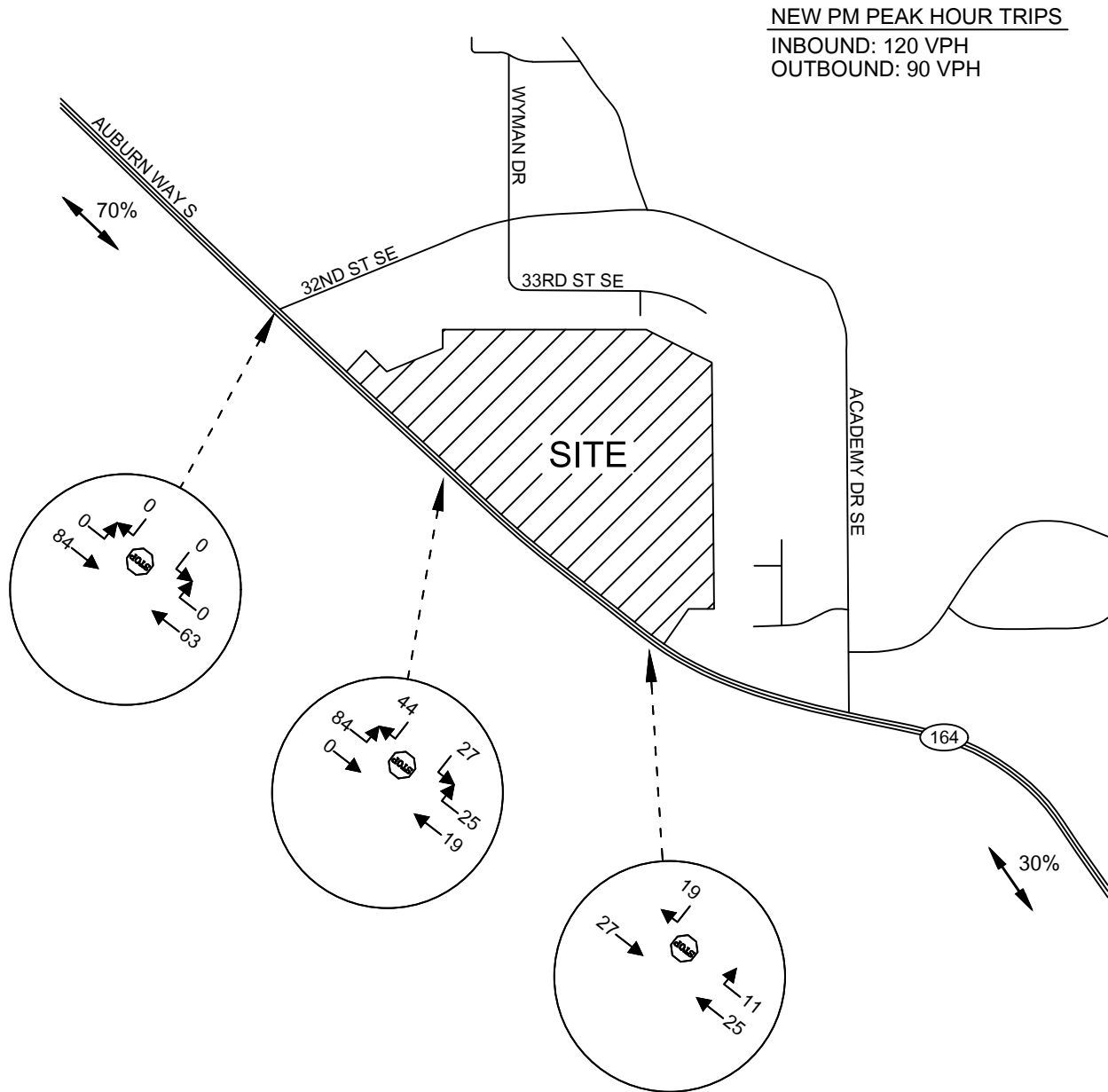
**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**AUBURN SITE G**  
EXISTING PM PEAK HOUR VOLUMES  
FIGURE 3



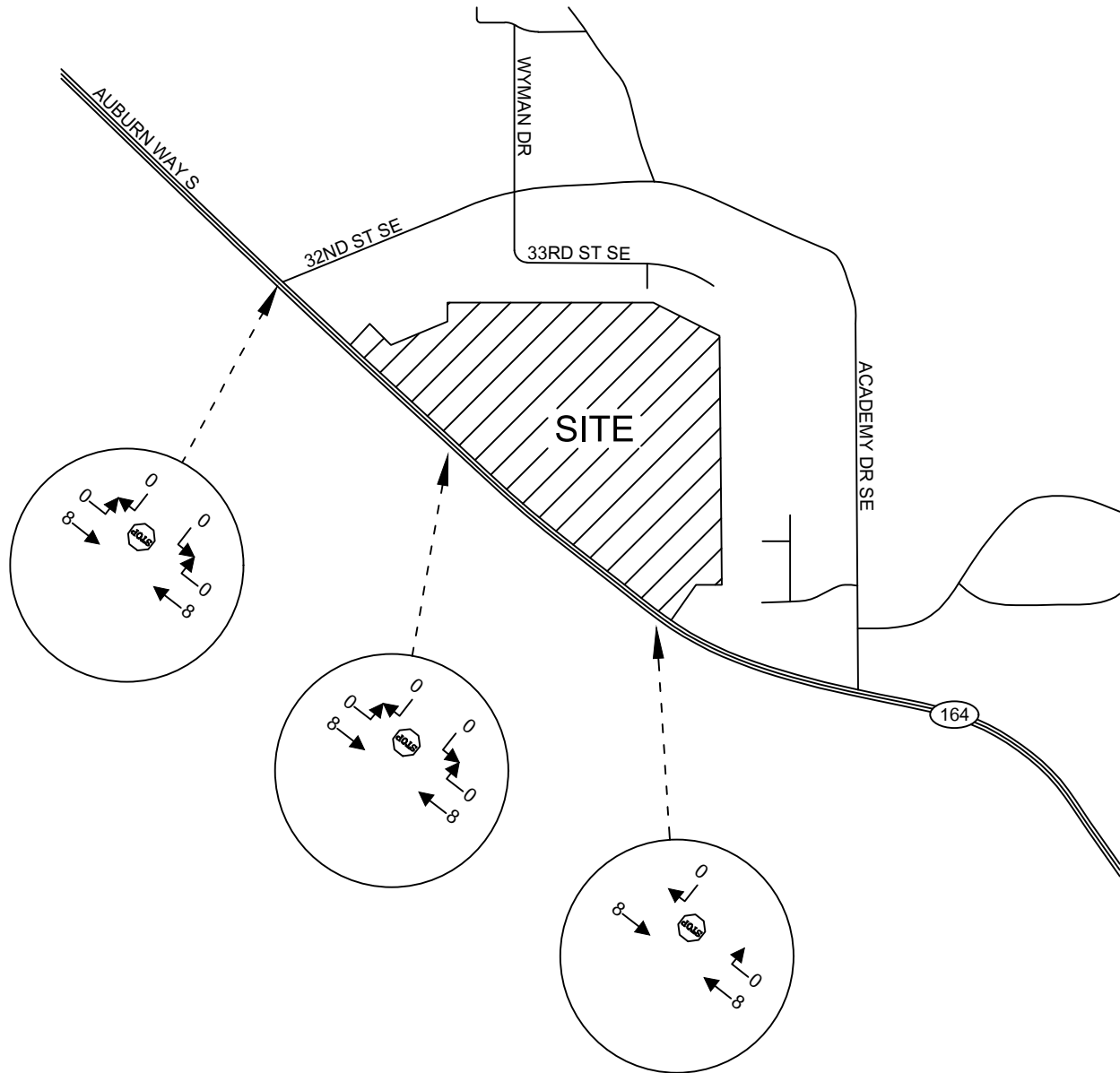
**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**AUBURN SITE G**  
AM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT  
FIGURE 4



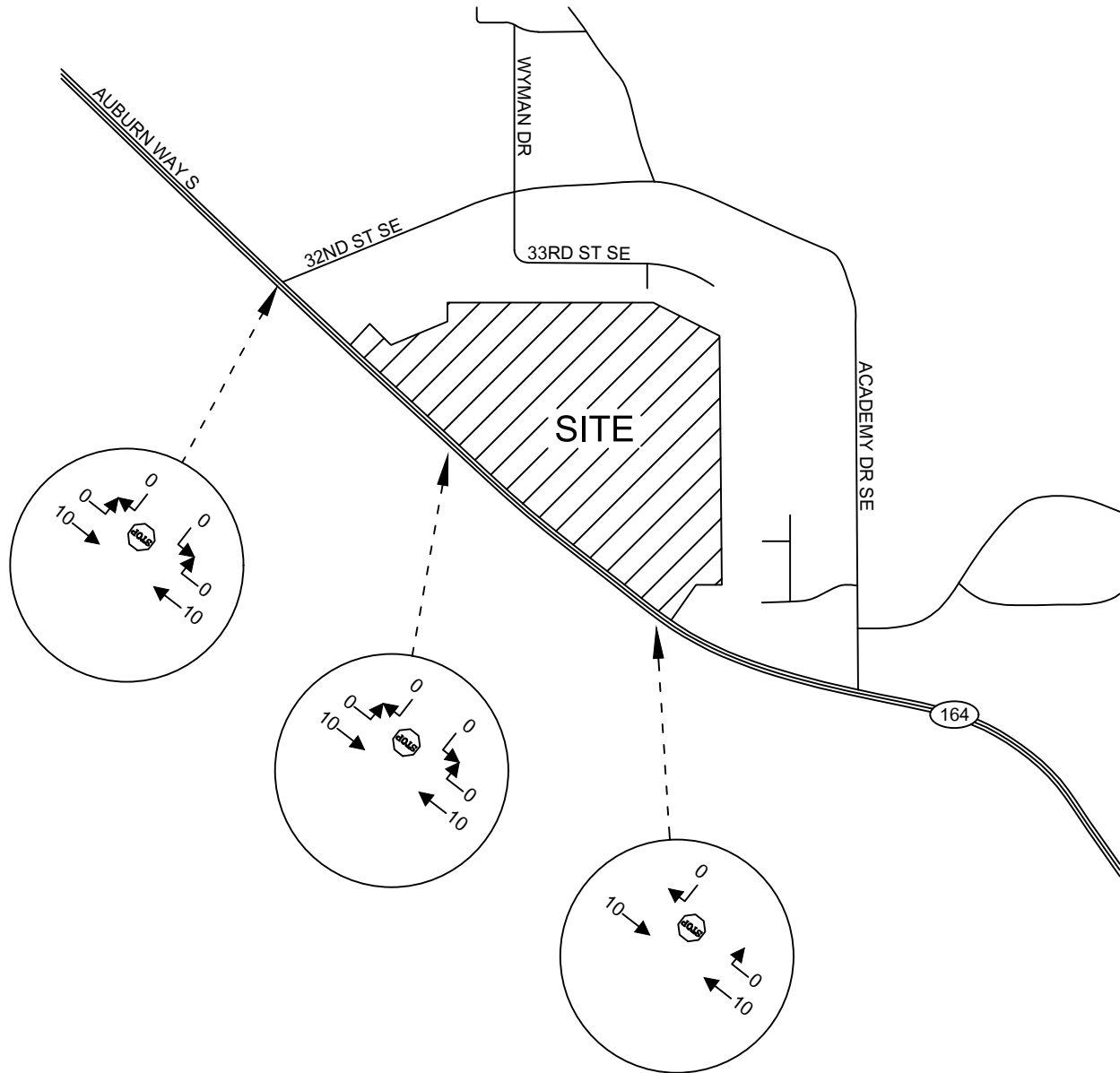
**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**AUBURN SITE G**  
PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT  
FIGURE 5



**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**AUBURN SITE G**  
AM PEAK HOUR PIPELINE VOLUMES  
FIGURE 6



**HEATH & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING

**AUBURN SITE G**  
PM PEAK HOUR PIPELINE VOLUMES  
FIGURE 7



AUBURN SITE G  
TRAFFIC IMPACT ANALYSIS SCOPING

**APPENDIX**

AUBURN SITE G  
TRAFFIC IMPACT ANALYSIS SCOPING  
ITE TRIP GENERATION REPORT

## Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: Auburn Site G

Open Date: 3/26/2020

Analysis Date: 3/26/2020

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
221	Phase 2 - Mid-Rise Apartments		392	391	783		14	38	52		38	25	63
	144 Dwelling Units												
221	Phase 1 - Mid-Rise Apartments		686	685	1371		24	67	91		68	43	111
	252 Dwelling Units												
255	Phase 3 - Continuing Care		269	269	538		20	11	31		14	22	36
	224 Units												
Unadjusted Volume			1347	1345	2692		58	116	174		120	90	210
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			1347	1345	2692		58	116	174		120	90	210

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

**TRIP GENERATION 10, TRAFFICWARE, LLC**

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

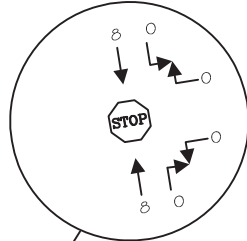
P. 1

AUBURN SITE G  
TRAFFIC IMPACT ANALYSIS SCOPING  
PIPELINE



Auburn Way S & 32nd St SE

PRIMARY



NEW PRIMARY AM PEAK HOUR TRIPS

INBOUND: 21 VPH  
OUTBOUND: 21 VPH

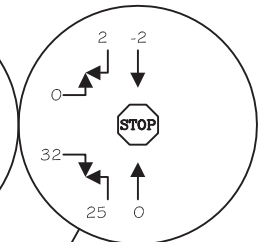
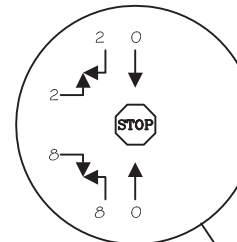
PASS-BY AM PEAK HOUR TRIPS

INBOUND: 50 VPH  
OUTBOUND: 50 VPH

Academy Dr SE & Entrance

PRIMARY

(PASS-BY)



164

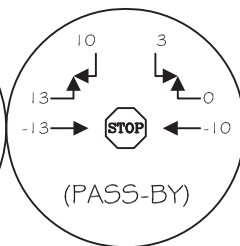
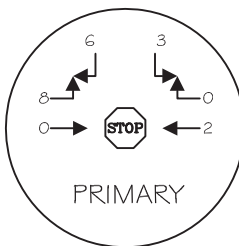
32ND STREET SE

33RD STREET SE

AUBURN WAY SOUTH

ACADEMY DRIVE SE

Auburn Way S & West Entrance



40%  
(25%)

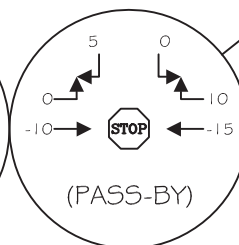
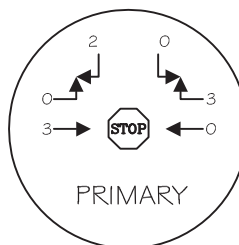
10%  
(5%)

LEMON TREE LN

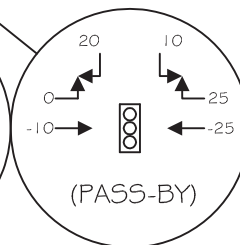
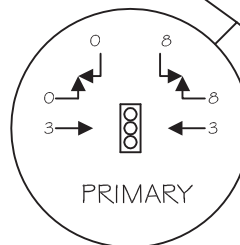


50% Auburn Way S &  
(70%) Academy Drive SE

Auburn Way S & East Entrance



PRIMARY %  
(PASS-BY %)



BROWN'S CORNER



HEATH & ASSOCIATES, INC  
Transportation and Civil Engineering

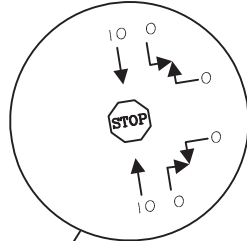
AM TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 4



Auburn Way S & 32nd St SE

PRIMARY



NEW PRIMARY PM PEAK HOUR TRIPS

INBOUND: 25 VPH  
OUTBOUND: 24 VPH

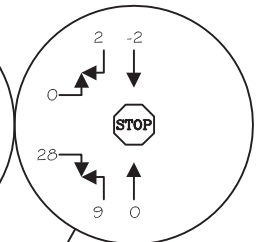
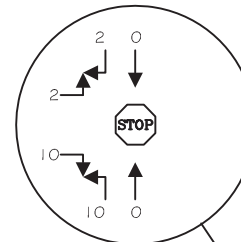
PASS-BY PM PEAK HOUR TRIPS

INBOUND: 37 VPH  
OUTBOUND: 37 VPH

Academy Dr SE & Entrance

PRIMARY

(PASS-BY)



164

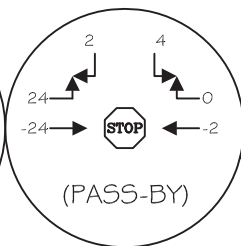
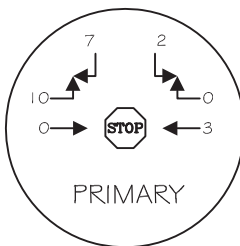
32ND STREET SE

33RD STREET SE

AUBURN WAY SOUTH

ACADEMY DRIVE SE

Auburn Way S & West Entrance



40%  
(65%)

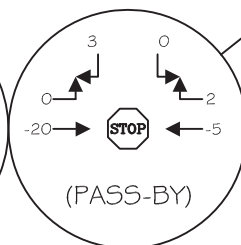
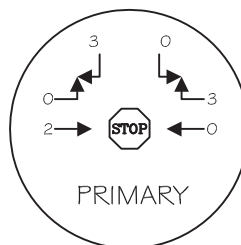
10%  
(5%)

LEMON TREE LN

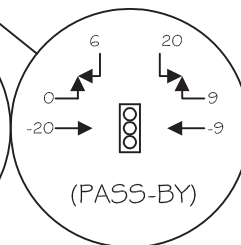
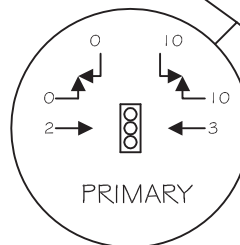
SITE

50% Auburn Way S &  
(30%) Academy Drive SE

Auburn Way S & East Entrance



PRIMARY %  
(PASS-BY %)



BROWN'S CORNER



HEATH & ASSOCIATES, INC  
Transportation and Civil Engineering

PM TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 5



AUBURN SITE G  
TRAFFIC IMPACT ANALYSIS SCOPING

TRAFFIC COUNTS



Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

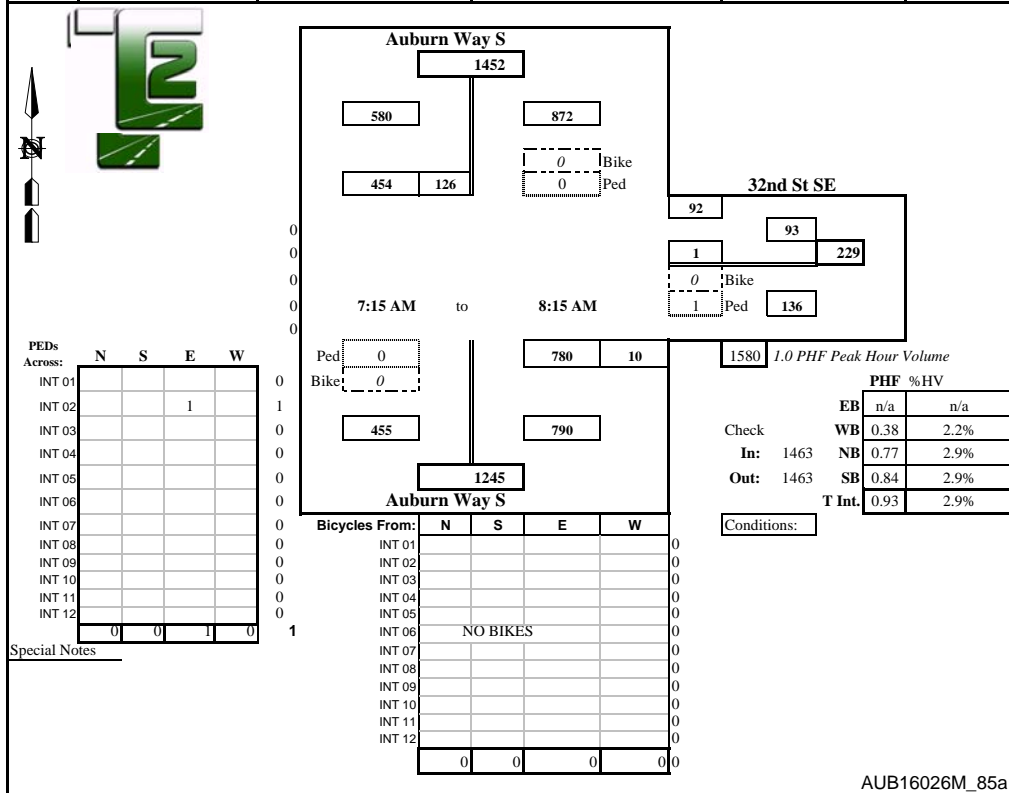
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

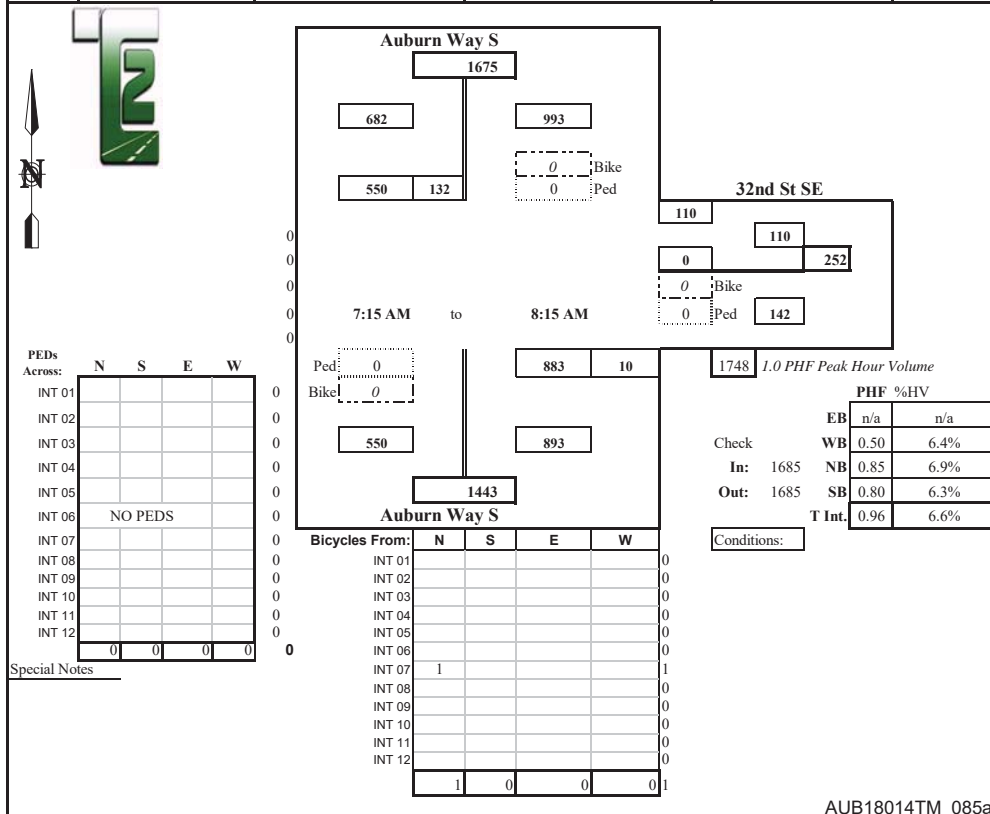
**Intersection:** Auburn Way S & 32nd St SE  
**Location:** Auburn, Washington

**Date of Count:** Wed 4/06/2016  
**Checked By:** Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	5	15	73	0	9	0	198	1	4	0	0	8	0	0	0	0	295
7:30 A	6	19	90	0	12	0	254	3	1	0	0	14	0	0	0	0	380
7:45 A	2	29	128	0	2	0	222	5	0	0	0	11	0	0	0	0	395
8:00 A	4	28	144	0	3	0	157	1	0	0	0	6	0	0	0	0	336
8:15 A	5	50	92	0	6	0	147	1	1	1	0	61	0	0	0	0	352
8:30 A	12	12	89	0	6	0	163	0	0	0	0	16	0	0	0	0	280
8:45 A	12	17	89	0	6	0	142	2	3	1	0	15	0	0	0	0	266
9:00 A	5	9	97	0	7	0	150	2	2	0	0	9	0	0	0	0	267
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	51	179	802	0	51	0	1433	15	11	2	0	140	0	0	0	0	2571
Peak Hour: 7:15 AM to 8:15 AM																	
Total	17	126	454	0	23	0	780	10	2	1	0	92	0	0	0	0	1463
Approach	580				790				93				0				1463
%HV	2.9%				2.9%				2.2%				n/a				2.9%
PHF	0.84				0.77				0.38				n/a				0.93











Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

**Intersection:** Academy Dr & Auburn Way S  
**Location:** Auburn, Washington

**Date of Count:** Wed 4/06/2016  
**Checked By:** Jess

Time Interval Ending at	From North on (SB) Academy Dr				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	2	4	0	13	0	0	0	0	12	0	181	8	4	2	70	0	278
7:30 A	1	3	0	18	0	0	0	0	18	0	228	10	7	4	85	0	348
7:45 A	1	6	0	19	0	0	0	0	10	0	193	3	4	6	116	0	343
8:00 A	2	13	0	11	0	0	0	0	9	0	162	7	5	3	135	0	331
8:15 A	1	10	0	6	0	0	0	0	14	0	125	16	6	3	88	0	248
8:30 A	2	5	0	9	0	0	0	0	15	0	158	1	13	1	83	0	257
8:45 A	2	7	0	11	0	0	0	0	8	0	136	6	13	2	66	0	228
9:00 A	3	8	0	10	0	0	0	0	7	0	131	4	8	5	102	0	260
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	14	56	0	97	0	0	0	0	93	0	1314	55	60	26	745	0	2293
Peak Hour: 7:00 AM to 8:00 AM																	
Total	6	26	0	61	0	0	0	0	49	0	764	28	20	15	406	0	1300
Approach	87				0				792				421				1300
%HV	6.9%				n/a				6.2%				4.8%				5.8%
PHF	0.87				n/a				0.83				0.76				0.93

**1392 1.0 PHF Peak Hour Volume**

PHF %HV	EB	WB	In:	Out:	T Int.
0.76	4.8%	0.83	1300	1300	0.93
0.83	6.2%	n/a			5.8%
n/a		0.87			

Conditions:

**PEDs Across:**

	N	S	E	W
INT 01			4	
INT 02			1	1
INT 03				
INT 04			1	
INT 05				
INT 06				
INT 07				
INT 08				
INT 09				
INT 10				
INT 11				
INT 12				

**Bicycles From:**

	N	S	E	W
INT 01				
INT 02				
INT 03				
INT 04				
INT 05				
INT 06				
INT 07				
INT 08				
INT 09				
INT 10				
INT 11				
INT 12				

NO BIKES

**Special Notes**





Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

**Intersection:** Academy Dr & Auburn Way S  
**Location:** Auburn, Washington

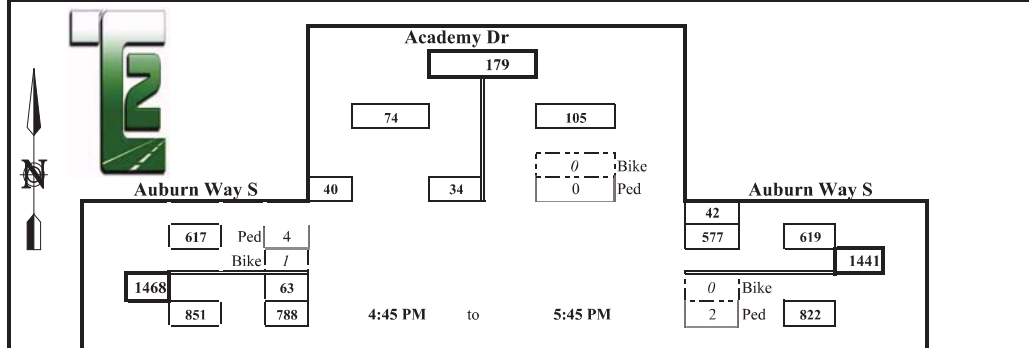
**Date of Count:** Wed 4/06/2016  
**Checked By:** Jess

Time Interval Ending at	From North on (SB) Academy Dr				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	2	6	0	15	0	0	0	0	7	0	136	14	4	15	184	0	370
4:30 P	1	6	0	3	0	0	0	0	5	0	123	7	10	11	209	0	359
4:45 P	0	11	0	7	0	0	0	0	17	0	133	6	7	14	185	0	356
5:00 P	1	7	0	7	0	0	0	0	2	0	120	11	8	17	220	0	382
5:15 P	1	4	0	14	0	0	0	0	2	0	177	12	3	14	178	0	399
5:30 P	2	9	0	9	0	0	0	0	7	0	151	10	10	19	192	0	390
5:45 P	0	14	0	10	0	0	0	0	9	0	129	9	6	13	198	0	373
6:00 P	1	12	0	8	0	0	0	0	1	0	115	9	4	19	168	0	331
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	8	69	0	73	0	0	0	0	50	0	1084	78	52	122	1534	0	2960
--------------	---	----	---	----	---	---	---	---	----	---	------	----	----	-----	------	---	------

Peak Hour: 4:45 PM to 5:45 PM

Total	4	34	0	40	0	0	0	0	20	0	577	42	27	63	788	0	1544
Approach	74				0				619				851				1544
%HV	5.4%				n/a				3.2%				3.2%				3.3%
PHF	0.77				n/a				0.82				0.90				0.97



PEDs Across:	N	S	E	W	
INT 01					0
INT 02			1	1	2
INT 03			1	1	2
INT 04		1	1	2	4
INT 05		2	1		3
INT 06		1		1	2
INT 07		1		1	2
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	5	4	6	15

Bicycles From:	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04				1	1
INT 05					0
INT 06					0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	1	1

1596		1.0 PHF Peak Hour Volume	
		PHF %HV	
Check		EB	0.90      3.2%
		WB	0.82      3.2%
In:	1544	NB	n/a      n/a
Out:	1544	SB	0.77      5.4%
		T Int.	0.97      3.3%

Conditions:

Special Notes

AUB16026M\_79p



Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

**Intersection:** Academy Dr SE & Auburn Way S

**Date of Count:** Wed 2/28/2018

**Location:** Auburn, Washington

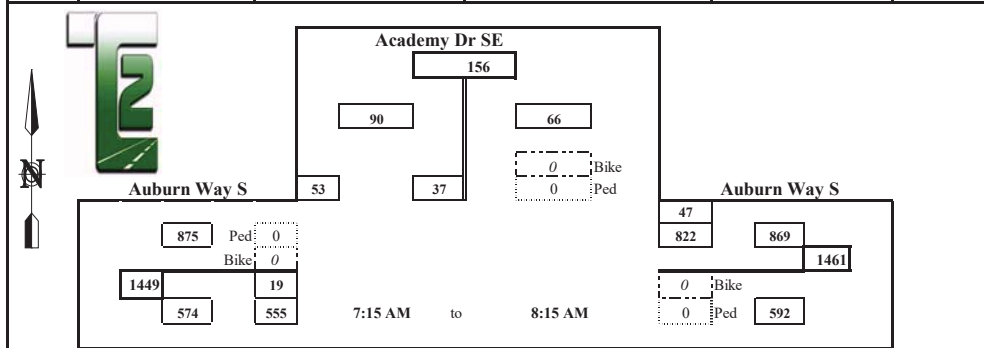
**Checked By:** Jess

Time Interval	From North on (SB) Academy Dr SE				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	2	2	0	10	0	0	0	0	12	0	181	7	12	5	101	0	306
7:30 A	0	2	0	13	0	0	0	0	14	0	250	7	10	2	100	0	374
7:45 A	1	6	0	17	0	0	0	0	11	0	216	9	7	4	141	0	393
8:00 A	1	16	0	10	0	0	0	0	19	0	191	8	10	5	187	0	417
8:15 A	0	13	0	13	0	0	0	0	11	0	165	23	13	8	127	0	349
8:30 A	2	11	0	14	0	0	0	0	13	0	181	8	14	2	98	0	314
8:45 A	2	6	0	17	0	0	0	0	12	0	141	9	17	7	135	0	315
9:00 A	3	8	0	9	0	0	0	0	18	0	178	13	14	5	104	0	317
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	11	64	0	103	0	0	0	0	110	0	1503	84	97	38	993	0	2785
--------------	----	----	---	-----	---	---	---	---	-----	---	------	----	----	----	-----	---	------

Peak Hour: 7:15 AM to 8:15 AM

Total	2	37	0	53	0	0	0	0	55	0	822	47	40	19	555	0	1533
Approach	90				0				869				574				1533
%HV	2.2%				n/a				6.3%				7.0%				6.3%
PHF	0.87				n/a				0.85				0.75				0.92



PEDs				1668				1.0 PHF Peak Hour Volume											
Across:				N				S				E				W			
INT 01																0			
INT 02																0			
INT 03																0			
INT 04																0			
INT 05																0			
INT 06				NO PEDS												0			
INT 07																0			
INT 08																0			
INT 09																0			
INT 10																0			
INT 11																0			
INT 12																0			
				0				0				0				0			
Special Notes																			



Prepared for: **City of Auburn**  
**Traffic Count Consultants, Inc.**

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Academy Dr SE & Auburn Way S

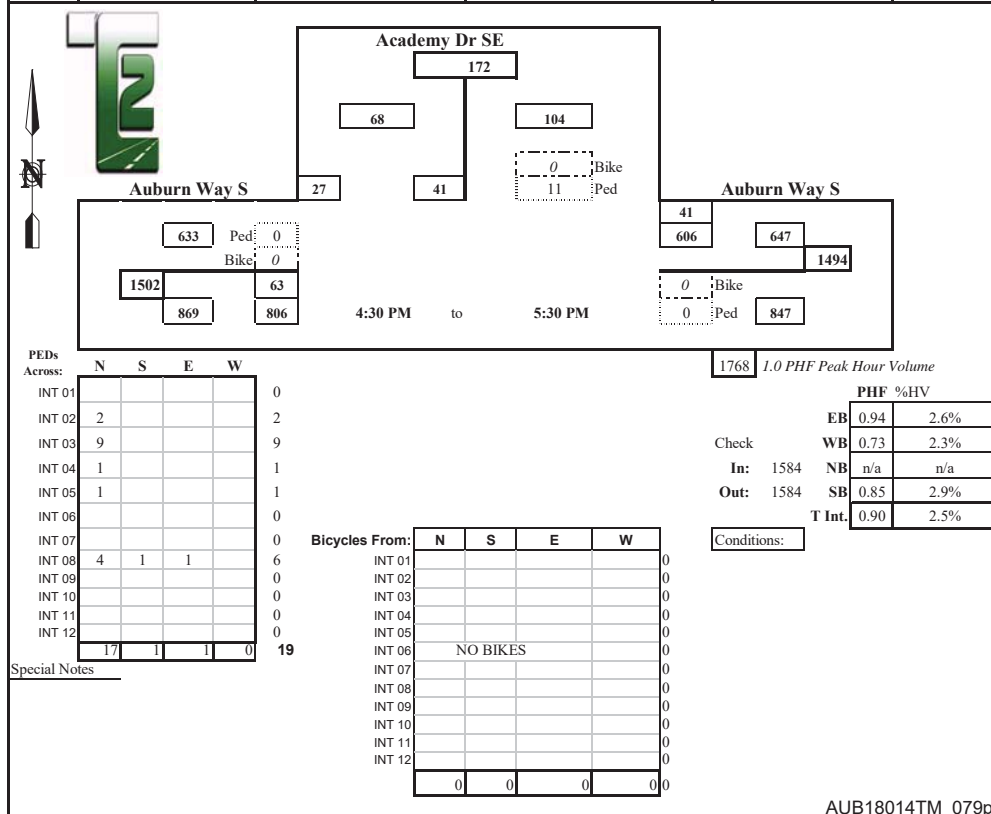
Date of Count: Wed 2/28/2018

Location: Auburn, Washington

Checked By: Jess

Time Interval Ending at	From North on (SB) Academy Dr SE				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	4	9	0	9	0	0	0	0	5	0	174	14	4	17	188	0	411
4:30 P	1	9	0	7	0	0	0	0	5	0	109	9	4	12	164	0	310
4:45 P	0	10	0	7	0	0	0	0	2	0	132	10	4	14	192	0	365
5:00 P	1	12	0	8	0	0	0	0	1	0	114	6	8	16	216	0	372
5:15 P	1	9	0	6	0	0	0	0	2	0	205	16	7	15	191	0	442
5:30 P	0	10	0	6	0	0	0	0	10	0	155	9	4	18	207	0	405
5:45 P	0	8	0	7	0	0	0	0	3	0	128	9	3	12	192	0	356
6:00 P	0	8	0	12	0	0	0	0	4	0	105	7	6	9	155	0	296
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	7	75	0	62	0	0	0	0	32	0	1122	80	40	113	1505	0	2957
Peak Hour: 4:30 PM to 5:30 PM																	
Total	2	41	0	27	0	0	0	0	15	0	606	41	23	63	806	0	1584
Approach	68				0				647				869				1584
%HV	2.9%				n/a				2.3%				2.6%				2.5%
PHF	0.85				n/a				0.73				0.94				0.90



# ATTACHMENT C







**NOTICE OF APPLICATION (NOA)  
NOTICE OF PUBLIC HEARING (NOH) and  
DETERMINATION OF NON-SIGNIFICANCE (DNS)  
Oak Vista Comprehensive Plan Text Amendment  
SEP20-0012 / CPA20-0003**

The City of Auburn is issuing a Notice of Application (NOA), Notice of Public Hearing (NOH), and Determination of Non-Significance (DNS) for the following described project. The project application and listed studies may be reviewed by contacting the Department of Community Development at [planning@auburnwa.gov](mailto:planning@auburnwa.gov) or by visiting [www.auburnwa.gov/landuse](http://www.auburnwa.gov/landuse).

**Proposal:** Request to amend Comprehensive Plan Text policy LU-135 relating to the Auburn Adventist Academy Special Planning Area. The purpose of the text amendment is to provide additional clarity and refinements to current Comprehensive Plan policies that support the development of multi-family housing, senior housing, memory-care, and assisted living uses within the Academy's Special Planning Area and that the development of these uses will directly support the Academy's long term mission. The future development of the site will be reviewed and analyzed as under a separate, project specific SEPA.

Upon future development of the site access will be via Auburn Way South. A Traffic Impact Analysis (TIA) scoping document was prepared and submitted along with the application that provides a basic summary of the anticipated trips from the project and outlines how potential traffic impacts will be analyzed in the future when/if the site is developed. This document is available on the City's website at [www.auburnwa.gov/landuse](http://www.auburnwa.gov/landuse).

**Location:** The site is generally bounded by Auburn Way South, 32<sup>nd</sup> St SE, and Academy Dr SE, see Vicinity Map below for reference. King Co. Parcel Nos. 272105-9117, 272105-9055, 272105-9090, 272105-9079, & 272105-9086.

**Notice of Application:** September 15, 2020  
**Application Complete:** July 2, 2020  
**Permit Application:** June 5, 2020

**File Nos.** SEP20-0012  
CPA20-0003

**Owner:** Doug Bing, President  
Western WA Conference of SDA  
32229 Weyerhaeuser Way S  
Federal Way, WA 98001

**Applicant** Bob Sanders, Sr. Development Manager  
Creations Northwest LLC  
14020 SE Johnson Rd, Suite 102  
Milwaukie, OR 97267

**Applicant's Representative:** Alison Moss, Shareholder  
Schwabe, Williamson & Wyatt  
700 Washington St, Suite 701  
Vancouver, WA 98660



**Studies/Plans Submitted With Application:**

- Critical Areas Assessment, Habitat Technologies (July 9, 2019)
- Traffic Impact Analysis (scoping document) (August 25, 2020)
- SEPA Environmental Checklist (June 3, 2020)

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

- None for this proposal.

**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 p.m. on **September 30, 2020** to the mailing address of 25 W Main St., Auburn, WA, 98001 or to the email address 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 within 14 days of the close of the comment period, or by 5:00 p.m. on **October 14, 2020**.

**Public Hearing:** The Planning Commission will conduct a public hearing on the applications on **November 4, 2020 at 7:00 p.m. The public hearing will be held virtually and telephonically.**

To attend the meeting virtually please enter the meeting ID into the **ZOOM** app or call into the meeting at the phone number listed below. Per City of Auburn Resolution No. 5533 the location for Planning Commission meetings will be virtual until King County enters into Phase 3 of the Governor's Safe Start Reopening Plan. **Join the ZOOM meeting at the following web address:** <https://zoom.us/j/95038060198>. Meeting ID: **950 3806 0198**, or via one tap mobile: **253-215-8782, 95038060198# US (Tacoma)**.

Written comments may be either emailed or mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001 (please note, due to the current Governor's Stay Home Stay Safe order, mailed comments may not be received by City Staff on time for inclusion in the packet provided to the Hearing Examiner), or submitted at the public hearing by email. For citizens with speech, sight, or hearing disabilities wishing to review documents pertaining to this hearing should contact the person below within 10 calendar days prior to the hearing. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment. For questions regarding this project, please contact Dustin Lawrence, Senior Planner, at [planning@auburnwa.gov](mailto:planning@auburnwa.gov) or 253-931-3082.

RESPONSIBLE OFFICIAL:  
POSITION/TITLE:  
ADDRESS:

Jeff Tate  
Director of Community Development  
25 West Main Street  
Auburn, Washington 98001  
253-931-3090

DATE ISSUED: September 15, 2020

SIGNATURE: Jeff Tate

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.

### Vicinity Map

