

CHAPTER 5

CAPITAL FACILITIES

Introduction

This chapter provides an overall policy direction for the different capital facility plans and programs provided by the City. Capital facilities belonging to privately owned utilities (electricity, natural gas lines, etc.) are covered in the Private Utilities chapter (Chapter 6). Certain City plans and programs are further refined in other sections of this plan such as parks or transportation. Overall, however, this chapter acts as a reference to all of the various capital facility plans, including the City of Auburn Six-Year Capital Facilities Plan (which is a key component of, and is adopted with, this plan), comprehensive plans, capital improvement and investment programs, inventories, and studies that together represent the planning and financing mechanisms required to serve the capital facility needs of Auburn. For more detail on a particular Capital Facility or the City's overall Capital Facility Plan, see the most recent adopted version of the following:

- City of Auburn Capital Facilities Plan
- City of Auburn Comprehensive Water Plan
- City of Auburn Comprehensive Sanitary Sewer Plan
- City of Auburn Comprehensive Drainage Plan
- City of Auburn Parks and Recreation Master Plan
- City of Auburn Comprehensive Transportation Plan
- Auburn School District Capital Facilities Plan
- Kent School District Capital Facilities Plan
- Dieringer School District Capital Facilities Plan
- Federal Way School District Capital Facilities Plan

Issues and Background

Growth

The provision and sizing of public facilities such as streets or water and sewer lines can influence the rate or timing of development and is an important means of managing growth. Timed provision of facilities also ensures that new development can be assimilated into the existing community without serious disruptions or adverse impacts. This Plan

establishes policies to allow development only when and where all public facilities are adequate or can be made adequate, and only when and where such development can be adequately served by public facilities and services consistent with adopted level of service standards

Concurrency

One of the key provisions of the Growth Management Act is concurrency. In general, concurrency seeks to ensure that development is permitted only if adequate public facilities are, or can be guaranteed to be, available to support new development. Concurrency serves to place the finance function of local government in a much more prominent role in the land use development process. While the concept of concurrency is new to many jurisdictions, it has been used in Auburn since the adoption of its 1986 Comprehensive Plan.

The Act requires concurrency for transportation facilities, though, if a jurisdiction desires, it can apply to other public facilities as well. Concurrency requires that facilities needed to maintain a locally adopted level of service be provided “concurrent” with development. With respect to transportation facilities, concurrent is defined within the Act as being provided at the time of or within six years of development (this is done to coincide with the six year time frame of most capital facilities plans). If the facility is not available at the time of development, funding must be available to construct the facility within the six year capital facilities plan.

Regardless of whether or not a local jurisdiction applies concurrency to public facilities other than transportation, there is still a need to coordinate new development with the provision of capital facilities. This ensures that all relevant public facilities and services are planned and available to serve the demands of new growth.

GOAL 1. PLANNING APPROACH

To manage growth in a manner which enhances, rather than detracts from community quality and values by actively coordinating land use type and intensity with City facility and service development and provision.

Objective 1.4. To ensure that new development does not out-pace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided, and by encouraging development types and locations which can support the public services they require.

Policies:

- CF-1 Lands designated for urban growth by this Plan shall have an urban level of public facilities (sewer, water, storm drainage, and parks) prior to or concurrent with development.
- CF-2 Development shall be allowed only when and where such development can be adequately served by public services (police and fire) without reducing level of service elsewhere.
- CF-3 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.
- CF-4 The City should continue to assist through direct participation, LIDs and payback agreements, to the extent permitted by law, where appropriate and financially feasible. Where funding is available, the City may participate in developer initiated facility extensions or improvements, but only to the extent that the improvements benefit the broader public interest, and are in accord with the specific policies and recommendations of the appropriate City public facilities plan.
- CF-5 Deleted December, 2001.
- CF-6 New connections to the City's sanitary sewer, water and/or storm drainage systems, shall contribute their fair share toward the construction and/or financing of future or on-going projects to increase the capacity of those systems.
- CF-7 The City shall encourage and approve development only where adequate public services including police protection, fire and emergency medical services, education, parks and other recreational facilities, solid waste collection, and other governmental services are available or will be made available at acceptable levels of service prior to project occupancy or use.
- CF-8 Extension of any individual facility, irrespective of mode of financing, to serve new development should be approved only if it is determined that adequate fiscal capacity exists to support the extension of other needed facilities.
- CF-9 Extension of any individual facility, irrespective of mode of financing, to serve new development should be approved only if it is determined that adequate fiscal capacity exists to support cost

effective service by all on-going public services and maintenance of facilities.

Objective 5.4. To ensure that new developments are supported by an adequate level of public services through an effective system of public facilities.

Policies:

CF-10 Public facilities shall be provided in accord with the guidance of the Capital Facilities Plan or, as may be appropriate a system plan for each type of facility designed to serve at an adequate level of service the locations and intensities of uses specified in this comprehensive plan.

CF-11 No new development shall be permitted unless the facilities specified in each facility plan are available or can be provided at a level adequate to support the development. The adequacy of facilities shall be determined by the following:

- a. An adopted system plan;
- b. Policy guidance as provided in the City Capital Facilities Plan;
- c. Appropriate engineering design standards as specified in applicable City Plans, Codes, and manuals as adopted by the City Council;
- d. Environmental review standards (adequacy includes the absence of an unacceptable adverse impact on a public facility system).
- e. Case by case evaluation of the impacts of a proposed development on the public facility systems: first to determine the minimum amount of facilities necessary to support the development and second to determine a proportionate share of the system to be developed or financially guaranteed before approving the development.

CF-12 No new development shall be approved which is not supported by a minimum of facilities to support the development and which does not provide for a proportionate share of related system needs.

City Utilities

The City of Auburn manages sewer, water and storm drainage utilities as well as solid waste collection. The sewer and water utilities serve the City and several areas outside the City limits. As stated above, the efficient provision of these services can play a significant role in managing the

growth of the City as well as on the quality of life for residents of Auburn and the surrounding areas.

GOAL 13. CITY UTILITIES

To protect the public health and safety by providing efficient and cost-effective water, sanitary sewer, storm drainage and solid waste services to the community. Ensure that development will only occur if the urban services necessary to support the development will be available at the time of development.

Water Service

The City provides water service to a total of 10,817 customer accounts. The City's sources of water include the Coal Creek watershed, West Hill Springs watershed and is supplemented by a system of ten wells. Storage facilities are found on the Enumclaw plateau, Lakeland Hills and Lea Hill. For more background information see the Capital Facilities Plan or Comprehensive Water Plan.

Objective 13.1 To ensure safe and adequate water service, for both domestic and fire protection purposes, to meet the needs of the existing community and provide for its planned growth.

Policies:

CF-13 The City of Auburn Comprehensive Water Plan is incorporated as an element of this Comprehensive Plan. The Comprehensive Water Plan for the City of Auburn shall reflect the planned land uses and densities of this Comprehensive Plan.

CF-14 The Comprehensive Water Plan shall provide for the evaluation of existing and potential future groundwater sources regarding any threats to the quantity and quality of such sources. The Plan shall ensure that strategies for the protection of ground water sources used or likely to be used for public water supplies are established.

CF-15 Protection of the City's Coal Creek Springs, and West Hill watersheds, wells, and other sources shall be a high priority in the designation of appropriate land uses in the vicinity of these areas and facilities.

CF-16 The City shall continue its policy of requiring that water system extensions needed to serve new development shall be built prior to or simultaneous with such development, according to the size

and configuration identified by the Comprehensive Water Plan as necessary to serve future planned development. The location and design of these facilities shall give full consideration to the ease of operation and maintenance of these facilities by the City. The City shall continue to participate to the extent permitted by law, through direct participation, LIDs and payback agreements to assist in the financing of such over sized improvements. Wherever any form of City finance is involved in a water line extension, lines that promote a compact development pattern will be favored over lines traversing large undeveloped areas where future development plans are uncertain.

- CF-17 Whenever a street is to be substantially reconstructed or a new street built, the City shall determine whether water facilities in that street right of way shall be constructed or brought up to the size and configuration indicated by the Water Plan and Comprehensive Plan.
- CF-18 The City shall continue to recognize the overall system impacts of new development upon the City water system through the collection and appropriate use of system development charges or similar fees.
- CF-19 The City shall consider the impacts of new development within aquifer recharge areas of potable water sources as part of its environmental review process and require any appropriate mitigation measures. Such mitigation may involve hydrogeologic studies, testing, and/or monitoring (including monitoring wells), spill response planning, spill containment devices, sanitary sewers, and use of best management practices.
- CF-20 The City shall promote water conservation and the wise use of water resources.
- CF-21 The City should work with other water providers to promote effective water supply management and planning consistent with the "South King County Coordinated Water System Plan", as well as regional water supply and conservation goals.

Sanitary Sewers

The City provides sewer service to a total of 13,439 customer accounts. The system is primarily a collection system with treatment provided by Metro. There is a comprehensive network of service lines outside the city limits on Lea Hill. The City's sewer system is not as extensive as the water system and there are significant areas within the City's service area which are on septic systems. For more details, see the Capital Facilities Plan or the Comprehensive Sanitary Sewer Plan.

Objective 13.2 To ensure the efficient transmission of sanitary sewage to the appropriate treatment and disposal facilities, in order to meet the needs of the existing community and provide for its planned growth.

Policies:

- CF-22 The Comprehensive Sanitary Sewerage Plan is incorporated as an element of this Comprehensive Plan. The Comprehensive Sanitary Sewer Plan for the City of Auburn shall reflect the planned land uses and densities of this Comprehensive Plan.
- CF-23 The City shall continue its policy of requiring that sewer system extensions needed to serve new development shall be built prior to or simultaneous with such development, according to the size and configuration identified by the Comprehensive Sanitary Sewer Plan and Comprehensive Plan as necessary to serve future planned development. The location and design of these facilities shall give full consideration to the ease of operation and maintenance of these facilities by the City. The City shall continue to use, to the extent permitted by law, direct participation, LIDs and payback agreements to assist in the financing of such oversized improvements. Wherever any form of City finance is involved in a sewer line extension, lines that promote a compact development pattern will be favored over lines traversing large undeveloped areas where future development plans are uncertain.
- CF-24 Whenever a street is to be substantially reconstructed or a new street built, the City Engineer shall determine whether sewer facilities in that street right of way shall be constructed or brought up to the size and configuration indicated by the Comprehensive Sanitary Sewer Plan and Comprehensive Plan.
- CF-25 The City shall continue to recognize the overall system impacts of new development upon the City sewer system, through the

collection and appropriate use of system development charges or similar fees.

CF-26 The City shall continue to require the separation of sanitary and storm sewer facilities wherever combined sewers may be discovered, and shall continue to aggressively seek to minimize any storm water infiltration of the sanitary sewer system.

CF-27 Within those designated urban density areas of the City and within the sanitary sewer utility's designated service area, sewerage service should be provided by public sewers. The City should develop mechanisms to accommodate conversion to public sewers of all septic systems within the City's service area, particularly when on site systems fail or when public health and water quality is threatened.

Solid Waste

The City of Auburn has a contract with Waste Management to handle solid waste collection within the City of Auburn. Waste Management's current contract is for a seven-year period and is due to expire in 2008. The City may, at its option, extend the agreement for up to two extensions each of which shall not exceed two years. There are approximately 15,900 accounts within the city.

Recycling is handled by Waste Management. Residential customers are currently recycling curbside approximately 47% of its waste stream.

Objective 13.3. To provide area residents and businesses with a universal and compulsory system for collection and disposal of all solid waste, including ample waste reduction and recycling opportunities intended to maximize diversion of the City's waste stream away from costly landfills, incineration, or other solid waste disposal facilities, and to conserve exhaustible resources.

Policies:

CF-28 The King County Solid Waste Management Plan and Solid Waste Interlocal Forum Resolution No. 89-005, except as modified by City of Auburn Ordinance 4413 and this Plan shall form the basis for solid waste management activities within the City.

CF-29 The City shall continue to fund solid waste collection, disposal and waste reduction and recycling programs and services

through the existing solid waste utility, with supplemental funding provided through available grants.

- CF-30 The City shall implement solid waste management programs and services which provide ample opportunities and incentives to maximize the community's participation in local and regional waste reduction and recycling efforts.
- CF-31 The City's solid waste management programs shall be developed to make waste reduction and recycling efficient, reliable, cost-effective, and convenient for all residents and businesses.
- CF-32 The City encourages and should promote the use of products manufactured from recycled materials, and the use of materials which can be recycled. City Departments and contractors shall use recycled and recyclable products whenever and wherever feasible.
- CF-33 The City shall implement solid waste reduction and recycling programs which have the cumulative effect maintaining the 50 percent waste reduction and recycling goal (recycling tons/total solid waste stream).
- CF-34 The City shall periodically monitor and evaluate the effectiveness of Auburn's waste reduction and recycling programs to ensure that local and state goals and policies are being met.
- CF-35 The City shall promote the recycling of solid waste materials by providing opportunities for convenient recycling and by developing educational materials on recycling, composting and other waste reduction methods.

Storm Drainage

The City Storm Drainage System serves over 9,281 customers, exclusively within the City limits. The System consists of a combination of open ditches and closed conveyance pipes. For more details, see the Capital Facilities Plan or the Comprehensive Drainage Plan.

- Objective 13.4. To ensure that collection, conveyance, storage and discharge of storm drainage is provided in a sufficient and environmentally responsible manner, in order to meet the needs of the existing community and provide for its planned growth.

Policies:

- CF-36 The City of Auburn Comprehensive Drainage Plan is incorporated as an element of this Comprehensive Plan.
- CF-37 The City shall require developers to construct storm drainage improvements directly serving the development, including any necessary off-site improvements.
- CF-38 The City shall require that off-site storm drainage improvements needed to serve new development shall be built prior to or simultaneous with such development, according to the size and configuration identified by the Comprehensive Drainage Plan as necessary to serve future planned development. The location and design of these facilities shall give full consideration to the ease of operation and maintenance of these facilities by the City. The City should continue to use direct participation, LIDs and payback agreements to assist in the financing of off-site improvements required to serve the development.
- CF-39 The City shall recognize the overall system impacts of new development upon the City's drainage system, through the collection of system development charges or similar fees to assist in the financing of new and oversized (e.g. regional drainage improvements.)
- CF-40 The City should continue to fund and provide storm drainage services through the existing storm drainage utility. The City's storm drainage utility should be responsible for implementation, maintenance and operation of the City's comprehensive drainage system and to seek out sources of storm water pollution and correct them.
- CF-41 Appropriate rates and system development charges shall be assessed to fund the on-going maintenance, operation, and capital expenditures of the utility, in accordance with the Comprehensive Drainage Plan. Periodic cost of service studies shall be completed to reassess the monthly service and system development charges.
- CF-42 Drainage facilities serving the larger community should be owned, operated and maintained by the City's storm drainage utility. Drainage facilities serving individual properties are discouraged, however if essential, as determined by the City Engineer, they should be owned, operated and maintained by

the property owner in accordance with a recorded maintenance agreement approved by the City. The maintenance agreement shall include provisions that will preserve the City's ability to ensure the long term use of the drainage facility, and may include the granting of an easement over the facility to the City. Maintenance intensive drainage facilities designed to serve as a multifunctional private resource (e.g. private parks, wetland mitigation) should not be owned, operated or maintained by the utility. The utility shall ensure that all private and public storm drainage improvements are designed, constructed, operated and maintained in accordance with the Comprehensive Drainage Plan and Comprehensive Plan.

- CF-43 The City shall encourage the use of regional-scale water quality and quantity control facilities as a means of controlling drainage and flood waters.
- CF-44 Wherever possible, regional detention facilities should be utilized as a multi-functional community resource. When selecting a site and designing a regional storm drainage facility, the City should consider other public benefits such as recreational, habitat, cultural, educational, open space and aesthetic opportunities.
- CF-45 The City shall promote policies which seek to maintain the existing conveyance capacity of natural drainage courses.
- CF-46 Whenever a street is to be substantially reconstructed or a new street built, the City Engineer shall determine whether drainage facilities in that street right of way shall be constructed to adequately service the street and whether they should be brought up to the size and configuration indicated by the Comprehensive Drainage Plan. If the inclusion of water quality and quantity control facilities is not feasible, as determined by the City Engineer, when street reconstruction occurs, off-site mitigation may be considered regionally as proposed within the Comprehensive Drainage Plan to meet the City's storm drainage requirements as determined by the City Engineer.
- CF-47 The City shall require the separation of sanitary and storm sewer facilities wherever combined sewers may be discovered.
- CF-48 In selecting the preferred Comprehensive Drainage Plan sub-basin alternative for implementation by the City's storm drainage utility, the City shall consider the following factors:

1. The most efficient and cost effective means of serving a subbasin or combination of subbasins.
2. The ability of the alternative to implement source control best management practices and to avoid or mitigate environmental impacts, such as impacts to existing wetlands, and the degree to which the alternative promotes water quality treatment, and protects aquatic and riparian habitat.
3. Consistency with Comprehensive Drainage Plan policies and recommendations and compatibility with stormwater improvement policies and recommendations presented in other regional stormwater plans.
4. Restrictions or constraints associated with receiving waters.
5. The ability to develop a multi-use facility.
6. The degree to which the alternative preserves, increases, and is compatible with existing open space.
7. Consistency with existing and future planned development.
8. The advantages and disadvantages of storage versus conveyance while ensuring adequate treatment for water quality treatment.
9. The degree to which the alternative preserves and enhances existing native vegetation and existing drainage courses.
10. The alternatives ability to reduce flood hazard impacts resulting from the 25-year design storm event.

CF-49 The City's Storm Drainage Utility shall strive to meet the environmental protection goals of the Comprehensive Plan through compliance with and implementation of the policies contained herein. Environmental issues such as water quality and fish habitat protection shall be considered in all new development applications and new storm drainage improvements.

CF-50 The Storm Drainage Utility shall work with other jurisdictions and agencies to address regional water quality issues.

- CF-51 The City shall seek opportunities where feasible to reintroduce treated urban runoff back into groundwater system as new and redevelopment occurs to minimize urbanization impacts to the hydrology of the natural river systems.
- CF-52 The City shall evaluate the feasibility and opportunity to improve the water quality of its existing discharges to the river systems to enhance water quality in response to the Endangered Species Act.
- CF –53 The City shall seek to minimize the impacts to the natural river system’s hydrology by encouraging pre-treatment of surface flows of new development and re-introduction into the groundwater where feasible.
- CF – 54 While the City is in the process of updating the Storm Drainage Comprehensive Plan to include technical information for the recently approved Lea Hill and West Hill annexation areas, new development and infrastructure improvements will be examined on a case-by-case basis in conformance with adopted City policies, development standards, construction standards, and other applicable regulations.

Communications and Data Infrastructure

Objective 13.4 To enhance the City’s communications and data infrastructure through installation of City-owned conduit throughout the city.

Policies:

- CF-55 To allow for expansion of the City’s conduit system with minimal disruption to streets and at a lower cost to the public, the City shall require the placement of conduits as part of arterial street (as defined in the City of Auburn Transportation Plan) improvement projects whether private or public development projects.
- CF-56 The City shall explore new technologies that may present additional opportunities for the City to use its communications and data infrastructure to enhance its provisions of public services.
- CF-57 To increase system-wide coordinated management of facilities, the City shall work towards increasing the number of remote

monitoring facilities for utility facilities, traffic control devices, and other equipment located throughout the city.

CF-58 Whenever possible, make remote data access available to the City's police officers, inspectors, utility staff, and other field personnel.

GOAL 14. PUBLIC BUILDINGS

To maximize public access and provide for the appropriate location and development of public and quasi-public facilities that serve the cultural, educational, recreational, religious and public service needs of the community and the region.

Objective 14.1. To site public buildings in accord with their service function and the needs of the members of the public served by the facility.

Policies:

CF-59 Downtown shall continue to be the business center of City government and the City shall seek to site all of its business functions in the downtown area.

CF-60 All "people oriented" City facilities should be located in high amenity sites. Les Grove Park and Downtown are particularly appropriate sites for services such as senior services, community center, library, museums, etc.

CF-61 City park buildings should be developed in accord with the Parks and Recreation Element.

CF-62 The siting, design construction and improvement of all public buildings shall be done in full compliance with the Americans with Disabilities Act (ADA).

CF-63 Public and quasi-public facilities which attract a large number of visitors (City Hall, museums, libraries, educational, permit or license offices, and health or similar facilities, etc.) should be sited in areas which are accessible (within 1/4 mile) by transit.

CF-64 The City shall encourage other agencies to follow these siting principles in considering new sites for public buildings.

- CF-65 The location of religious institutions, private schools, community centers, parks and similar public or quasi-public facilities shall be related to the size of the facility and the area served. City-wide facilities should be sited in visible and accessible locations.
- CF-66 Small public or quasi-public facilities intended to serve one or two residential neighborhoods may be located within a neighborhood. Larger public or quasi-public facilities intended to serve mainly Auburn residents or businesses shall be located along major arterial roads within the Community Serving Area of Auburn, however, elementary schools should be given flexibility to locate along smaller roads. Buffering from adjacent land uses may be required.
- CF-67 The location of utility facilities is often dependent upon the physical requirements of the utility system. Sewerage lift stations, water reservoirs, and other similar facilities should be sited, designed, and buffered (through extensive screening and/or landscaping) to fit in with their surroundings harmoniously. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.
- CF-68 Public facilities of an industrial or heavy commercial character should be confined to the Region Serving Area of Auburn, unless no other reasonable siting opportunity exists in which case siting still must comply with applicable zoning standards. Examples of such facilities are the City maintenance and operations facility, state and regional solid waste facilities, and the Auburn School District bus barn.
- CF-69 The siting and relocation of City maintenance and operation facilities shall be responsive to growing demands for utility, transportation and fleet services and shall also take into account the City's role in emergency preparedness and response.

**Essential Public
Facilities**

According to the GMA (RCW 36.70A.200), as amended, "Essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance

abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.” More generally, essential public facilities are facilities, conveyances, or sites that meet the following definition: (1) the facility, conveyance or site is used to provide services to the public; (2) these services are delivered by government agencies, private or non-profit organizations under contract to or with substantial funding from government agencies, or private firms or organizations subject to public service obligations, and (3) the facility or use of the site is necessary to adequately provide a public service.

The Growth Management Act requires that every comprehensive plan include a process for siting essential public facilities. No comprehensive plan can preclude the siting of essential public facilities within the community. The Growth Management Act includes these provisions because siting certain public facilities has become difficult due to the impacts many of these facilities have on the adjacent community. Many factors contribute to this problem, including increased demand for facilities to serve a growing population, increased competition for land as the state becomes more urbanized, problems with siting processes, and judicial decisions which compel jurisdictions to provide certain facilities. By including a process for siting essential facilities in the Comprehensive Plan, deficiencies in the siting process can be minimized.

This section contains Auburn’s process for siting essential public facilities. This is an interim process as the Growth Management Planning Council, which is made up of representatives of the cities in King County and the county, will develop a countywide process for siting essential public facilities. When that process is developed, Auburn may modify these procedures to reflect the Council’s recommendation.

CF-70 Essential Public Facility Siting Process.

General:

1. The City will review proposals through the process outlined in parts (3) through (8) below, if the essential public facility largely serves a regional, countywide, statewide or national need and is included in a policy sense within an adopted state or regional plan which meets the following criteria:
 - a. The state or regional plan was developed through an appropriate public process (including at least one local public hearing) and has undergone a NEPA and/or SEPA review; and;
 - b. A clear policy statement supporting the type of facility proposed must be included. The plan should also

include, in a policy sense, a set of siting guidelines used for such a facility. Such criteria may include, but not be limited to, type and sufficiency of transportation access, co-location requirements, preferred adjacent land uses, on-or off-site security and/or mitigation, and required public facilities and services.

2. If the essential public facility largely serves a regional, countywide, statewide or national need and is not part of an adopted state or regional plan, the proponent will be required to request that the appropriate state or regional plan be amended to include the proposal meeting the criteria contained in part (1) above. The proposal will also be reviewed following the process outlined in parts (3) through (8).

Essential Public Facilities of a regional, countywide, statewide, or national nature:

3. Essential public facilities of a regional, countywide, statewide or national nature will be reviewed by the City through the special area plan process. The boundaries of the Special Area Plan will be set at a scale directly related to the size and magnitude of the proposal. For facilities of regional, state, and national need, an alternative analysis will be performed using, but not limited to, the guidelines described in part 1 (above). Auburn staff shall participate in the review process of part 1 (above), and use the data, analysis and environmental documents prepared in that process to aid in the City's special area plan review, if Auburn determines that those documents are adequate. If the facility requires other development permits, those approvals also shall be considered within the review process.
4. Impacts of the proposed essential public facility must be identified and an appropriate mitigation plan developed. Unless otherwise governed by State law, the financing strategy for the mitigation plan shall be structured so that the costs of the plan shall be allocated proportionally on a benefit basis using, but not limited to, non-local sources of funding.
5. The special area plan process to be used for essential public facilities of a regional, countywide, statewide or national nature shall follow the City's Comprehensive Plan amendment process which includes multiple opportunities for public involvement.

6. An analysis of the facility's impact on City finances shall be undertaken. If the study shows that locating a facility in a community would result in a disproportionate financial burden on the City of Auburn, an agreement with the project's proponents must be executed to mitigate the adverse financial impact or the approval shall be denied.

Essential Public Facilities of primarily local nature:

7. If the essential public facility meets largely local needs (for example, in-patient facilities, including substance abuse facilities, mental health facilities and group homes), the facility shall be considered based upon section (8) below.

All Essential Public Facilities:

8. The following criteria shall be used to evaluate all applications to site essential public facilities:
 - a. Whether there is a public need for the facility.
 - b. The impact of the facility on the surrounding uses and environment, the City and the region.
 - c. Whether the design of the facility or the operation of the facility can be conditioned, or the impacts mitigated, in a similar manner as with a traditional private development, to make the facility compatible with the affected area and the environment.
 - d. Whether a package of mitigating measures can be developed that would make siting the facility within the community more acceptable.
 - e. Whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts on affected areas and the environment.
 - f. Whether the proposed essential public facility is consistent with the Auburn Comprehensive Plan.
 - g. Essential public facilities shall comply with any applicable state siting and permitting requirements (e.g., hazardous waste facilities).
 - h. Whether the State proves by clear, cogent, and convincing evidence that 1) a sufficient and reasonable number of alternative sites have been fully, fairly, and competently considered; and 2) such sites were found to be unsuitable for an SCTF for reasons other than the cost of property.
 - i. Whether careful analysis has been completed to show that siting of the facility will have no undue impact on

any one racial, cultural, or socio-economic group, and that there will not be a resulting concentration of similar facilities in a particular neighborhood, community, jurisdiction or region.

- CF-71 The Planning Director shall make a determination as to whether a development application will result in a significant change of use or a significant change in the intensity of use of an existing essential public facility. If the Planning Director determines that the proposed changes are significant, the proposal will be subject to the essential public facility siting process as defined in Policy CF-65. If the Planning Director determines that the proposed changes are insignificant, the application shall be reviewed through the City’s standard development review procedures. The Planning Director’s determination shall be based upon the following:
- a. The proposal’s impacts on the surrounding area
 - b. The likelihood that there will be future additions, expansions, or further activity related to or connected with the proposal.

One of the difficulties of siting essential public facilities is that they are not allowed in all appropriate areas. To help address this problem, Auburn shall allow essential public facilities in those zones in which they would be compatible. The types of facilities that are compatible will vary with the impacts likely from the facility and the zoning district. In the M-2 Zoning District, many essential public facilities will be compatible uses and broad use categories allowing such uses should be included in the zone.

- CF-72 Essential public facilities shall be allowed in those zoning districts in which they would be compatible and impacts can be mitigated. In situations where specific development standards cannot be met, but there is a determination that the facility can be made compatible, the City Council can waive those specific standards with the requirement that appropriate mitigation is provided. The M-2 Zoning District should include broad use categories that allow all essential public facilities that are difficult to site as permitted or conditional uses as appropriate.

- CF-73 Essential public facilities should be equitably located throughout the City, county and state. No jurisdiction should absorb a disproportionate share.

CF-74 Essential public facilities of a regional, countywide, statewide or national nature should be restricted to the Region Serving Area of Auburn. Such facilities should be located in relationship to transportation facilities in a manner appropriate to their transportation needs. Extensive buffering from adjacent uses may be required. Facilities which generate a significant amount of truck traffic should be located on major arterial streets.