

ORDINANCE NO. 5908

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING SECTION 16.06.055 OF THE AUBURN CITY CODE, RELATING TO ENVIRONMENTAL REVIEW CATEGORICAL EXEMPTIONS.

WHEREAS, pursuant to the Washington State Environmental Policy Act (SEPA), RCW 43.21C, the City of Auburn is charged with reviewing the environmental impact of development activity that occurs within the city; and

WHEREAS, the Washington State Department of Ecology has adopted SEPA Rules (WAC 197-11) to guide local jurisdictions in implementation of their requirements under SEPA; and

WHEREAS, the SEPA Rules grant the City the ability to raise the level categorical exemptions above the minimum thresholds in order to reflect local conditions, including zoning and other land use regulations; and

WHEREAS, the City Council finds there are adequate protections in existing regulations and development standards to address the impacts of minor new construction; and

WHEREAS, raising the categorical exemption levels will allow staff to focus on more substantive developments within the city limits and expedite review and permitting of minor new construction;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 16.06.055 of the City of Auburn Code is amended to

read as follows:

16.06.055 Categorical exemptions.

A. The city of Auburn adopts by reference WAC 197-11-300 and 197-11-800. In addition thereto, Auburn establishes the following exempt levels for minor new construction under WAC 197-11-800(1) based on local conditions:

1. For residential dwelling units in WAC 197-11-800(1)(b)(i): Twenty (20) dwelling units or less.

2. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii): buildings of twelve thousand (12,000) square feet or less and with associated parking facilities designed for forty or less automobiles.

3. For parking lots in WAC 197-11-800(1)(b)(iv): 40 or fewer automobile parking spaces.

4. For fill and excavations in WAC 197-11-800(1)(b)(v): Five hundred (500) cubic yards or less.


2.B. Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington under WAC 197-11-800(1)(c).

Section 2. If any provision of this Ordinance or the application thereof to any person or circumstance is held to be invalid, the remainder of such code, ordinance or regulation or the application thereof to other person or circumstance shall not be affected.

Section 3. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.


Section 4. This Ordinance shall take effect and be in force five days from and after its passage, approval, and publication as provided by law.

INTRODUCED: APR 4 2005
PASSED: APR 4 2005
APPROVED: APR 4 2005



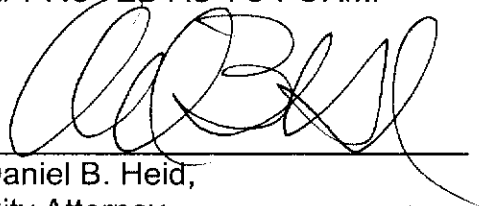
Peter B. Lewis
MAYOR

ATTEST:



Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

published 4-8-05