



CITY OF AUBURN

Planning & Development Department
Auburn City Hall Annex, 2nd Floor
1 East Main Street
Auburn, WA 98001
Tel: 253.931.3090
Fax: 253.804.3114
permitcenter@auburnwa.gov
www.auburnwa.gov

PRE-APPLICATION CONFERENCE APPLICATION PACKET

PRE-APPLICATION CONFERENCE - INTRODUCTION

When is a Pre-Application Conference Required?

- Applicants for a building permit, rezone, conditional use permit, SEPA review, subdivision, variance, comprehensive plan amendment or other land use action, permit or approval may find it useful to request a pre-application meeting. The meeting provides you with an opportunity to discuss your proposal with City staff prior to making an actual application. The meeting is **optional and voluntary for most City land use applications, but is required for the following:**
 - Multi-family development in the R-10, R-16, R-20 zones subject to the Multi-Family/Mixed Use Design Standards of ACC 18.31.200 (Multi-Family Development & Mixed Use Development Design Standards and Procedures);
 - Mixed use development containing residential living units located within R-10, R-16 and R-20 zones, and all current commercial zones; and,
 - Retirement apartments, congregate living facilities and senior housing complexes located within R-10, R-16 and R-20 zones, and all current commercial zones.

What is the Purpose of a Pre-Application Conference?

- To acquaint City staff with a potential applicant and application;
- To acquaint the potential applicant with the requirements of the City Codes, the Comprehensive Plan, and other relevant criteria and procedures; and
- Provide a potential applicant with an early opportunity to identify potential major issues and discuss the City's review processes to help expedite permit processing and approvals.

Scheduling of a Pre-Application Conference Meeting:

- Pre-Application meetings are typically held on Wednesday mornings at 10:00 a.m. and 11:00 a.m. and are scheduled on a first-come/first-served basis. The City may arrange for a separate meeting, at an alternate day and time for projects that require attention to a limited number of issues or involve fewer Departments than are typically represented.

What does a Pre-Application Conference not do?

- A pre-application conference does not:
 1. Vest an applicant under the existing rules and regulations adopted by the City in effect at the time of the pre-application conference meeting;
 2. Provide an exhaustive review of all potential issues;

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3. Bind or preclude the City from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated in the pre-application conference; and,
4. Constitute **an approval** in any manner of a proposal. The pre-application conference is intended to be informational only.

What is the Application Procedure?

1. Submit a complete Pre-Application Conference application form, together with the required the written and plan information identified in the Pre-Application Conference Submittal Checklist form, and the required fee.
2. Pre-application meetings are scheduled through the City of Auburn Permit Center. You will need to submit the requested materials **a minimum nine (9) business days prior to the regularly scheduled meeting**. You will be notified, within two (2) business days of your submittal, of the time and date of your pre-application conference meeting.
3. At the conference you will meet with staff representatives from the City's Planning Division, Building Division, Engineering Division and the Valley Regional Fire Authority who will discuss your proposed project with you.
4. Prior to or during the Pre-Application Conference or shortly thereafter, staff will present you with a pre-application conference meeting summary responding to your proposal and identify applicable Development Code regulations, Comprehensive policies, engineering regulations and key issues, and requirements for special studies and information including but not limited to traffic studies and soil studies. If you bring up additional or new information at the pre-application conference, staff may revise the pre-application conference meeting summary, and mail it to you within 14 days of the meeting date.

Some Key Things to Remember:

As you prepare for the pre-application conference, keep in mind the following key things:

- The property you are investigating may have private obligations, such as covenants, conditions and restrictions (CC&R's) to which the City is not a party, may not be aware of at the time of the pre-application conference meeting and does not consider in its review; and,
- You are required to submit the pre-application conference meeting summary provided by City staff as part of your formal land use application.

QUESTIONS? PHONE 253.931.3090 or E-MAIL permitcenter@auburnwa.gov



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<i>OFFICE USE ONLY</i>	
FILE #: _____	
FILE NAME: _____	
TYPE: _____	RECEIVED BY: _____
FEE PAID: _____	CHECK/CASH: _____
SUBMITTAL DATE: _____	
LAND USE DESIG: _____	

PRE-APPLICATION CONFERENCE APPLICATION

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: _____
ADDRESS: _____
(CITY, STATE, ZIP) _____
PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ PRINTED NAME: _____
(Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: _____
ADDRESS: _____
(CITY, STATE, ZIP) _____
PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ PRINTED NAME: _____
(Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: _____
ADDRESS: _____
(CITY, STATE, ZIP) _____
PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ PRINTED NAME: _____
(Signature Required)

Note: Applicant or representative must have property owner's consent to file this application form in order for it to be accepted

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: _____			AREA TO BE DEVELOPED (s.f.): _____
ASSESSOR'S PARCEL ID#	LOT SIZE	ZONING DISTRICT	EXISTING USE OF SITE: _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	PROPOSED USE OF SITE: _____
_____	_____	_____	_____



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PRE-APPLICATION CONFERENCE – AUTHORIZATION

(A copy of this letter must be submitted for each property owner involved)

I, _____ declare under penalty of perjury under the laws of the State of Washington as follows;

1. I am the owner of the property that is the subject of the application.
2. I [] have not appointed anyone, or [] have appointed _____, to act as my agent regarding this application.
3. All statements, answers, and information submitted with this application are true and correct to the best of my knowledge and belief.
4. I agree to hold the City of Auburn harmless as to any claim (including costs, expenses and attorney’s fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Auburn, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as part of this application.
5. I hereby grant permission for representatives of the City of Auburn and any other Federal, State, or local unit of government with regulatory authority over the project to enter onto my property to inspect the property, take photographs, and post public notices as required in connection with review of this application and for compliance with the terms and conditions of permits and approvals issued for the project.

 Signature

 Printed Name

 Date

 City and State where signed

Address



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PRE-APPLICATION CONFERENCE SUBMITTAL CHECKLIST

SITE AND USE INFORMATION – please answer the following:

How many access points to the public street does the site have now and how many are proposed under the current application? (*Note: An approved deviation is required from the City Engineer to allow more than one access point.*)

Existing: _____ Proposed: _____

For non-single family residential applications only, please identify:

The proposed type of construction (i.e., VN, IIN): _____

The proposed size of the largest building: _____

The proposed occupancy of the structures (i.e., “S”, “F”, “H”), if known: _____

Any manufacturing processes proposed:

Will you will be utilizing fire sprinkler systems: Yes No Do not know, but possible

Will you will be storing or using hazardous material: Yes No Do not know, but possible

If yes, type of material to be stored: _____

Please file attached “Owner’s Statement of Intended Use”

WRITTEN MATERIALS – Total of ten (10) copies

A. APPLICATION FORM. Provide a **completed** application form signed by the property owner(s) and/or applicant inclusive of the completed Application Submittal Checklist.

B. WRITTEN STATEMENT. Provide a detailed description of the proposed project or proposal including, but not limited to: the changes to the site, structure, landscaping, parking and land use.

APPLICATION FEES - Make checks payable to the City of Auburn

- All application fees, including, but not limited to: Pre-Application Meeting Fee. Some fees will not be invoiced until actual costs are known. Current fee schedule can be found @ <http://www.auburnwa.gov/community/about/forms.asp> under 2010 Fee Schedule.

PLANS & GRAPHICS – Total of ten (10) copies

All plans, except architectural elevations, should be to scale (engineering scale) and should have a maximum sheet size of **24" x 36"** and a minimum sheet size of **11" x 17"**. Architectural elevations may be drawn to an architectural scale and should have a maximum sheet size of **24" x 36"** and a minimum sheet size of **11" x 17"**. **All plans should be folded to fit a legal size file jacket.**

- A. VICINITY MAP** showing parcels, streets, and key physical features (e.g. streams, lakes) within 500 feet on all sides of the proposed development site.
- B. PROPOSED CONCEPTUAL SITE PLAN:** Applicants are encouraged to provide as much information and detail as available. Below is a list of recommended items to be shown on the Proposed Conceptual Site Plan:
- Proposed name of project (e.g., subdivision or business).
 - Area of the site (acres or square feet).
 - Location of existing public and private utilities, easements, and 100-year floodplain (if known)
 - Environmentally sensitive areas, as defined by Chapter 16.10 (Critical Areas) of the Auburn City Code.
 - Location of on-site wetlands, upland wooded areas, riparian areas, rock out-croppings, and streams (if known).
 - Configuration and dimensions of all existing and proposed lots and tracts, including proposed park, open space, and or drainage tracts or easements.
 - Location and dimensions of existing and proposed buildings, structures.
 - Internal circulation system, name and location of existing and proposed roadways and roadway easements (private and public).
 - Location of existing and proposed on-site driveways and off-street parking
 - Location of existing off-site driveways across the street.
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
 - Location and width of existing and proposed easement for access, drainage, etc.
 - Location of existing and proposed trees and other landscaping to be planted at the site.
- C. PROPOSED ARCHITECTURAL ELEVATIONS (if applicable and available)**
- Building height, direction each elevation will face, material elements (if known) and other features.

PRE-APPLICATION CONFERENCE

SPECIFIC QUESTIONS AND ISSUES YOU WISH TO HAVE DISCUSSED AT THE PRE-APPLICATION CONFERENCE: (Attach separate sheet if necessary)

- 1. _____

- 2. _____

- 3. _____

- 4. _____



PLEASE NOTE BELOW THE NAMES OF CITY STAFF WITH WHOM YOU HAVE ALREADY DISCUSSED THIS PROPOSAL, ESPECIALLY IN RELATION TO THE ABOVE QUESTIONS AND ISSUES:

	STAFF PERSON NAME	DEPARTMENT
1.		
2.		
3.		



Valley Regional Fire Authority

1101 D Street Northeast • Auburn WA 98002-4025 • 253-931-3060

HIGH-PILED COMBUSTIBLE STORAGE OWNER'S STATEMENT OF INTENDED USE

Address: _____ Permit Number: _____

Tenant: _____ Telephone: _____

Owner: _____ Telephone: _____

Address: _____

Gross Building Area: _____ sq. ft. Designated Storage Area: _____ sq. ft.

Will this storage area be accessible to the public? Yes No

The Valley Regional Fire Authorities review of this project indicates there is the potential for it to be used for high-piled combustibile storage as defined by the International Fire Code. If this is the case, special fire protection features may be required above and beyond those specified in the regular building permit plan review.

Please check the appropriate box below, sign and return this form to the Valley Regional Fire Authority at the address listed above. If you have questions, please contact us at (253) 931-3060. If additional fire protection features are required, you will be notified.

This building will not be used for high-piled combustibile storage as defined by the International Fire Code:

Storage in piles or on pallets, shelves or racks where the commodity exceeds twelve (12) feet in height, or, Tires, Group "A" plastics, flammable/combustibile liquids, idle pallets or similar high-hazard commodities stacked or stored more than six (6) feet above the floor.

This building will be used for high-piled combustibile storage, and will be designed to conform to International Fire Code requirements. A Fire Authority Permit is required for all storage areas more than 500 sq. ft.

NOTE: If you checked this box, the Valley Regional Fire Authority will ask you to provide additional information on the material(s) stored and the method(s) in which they are stored.

This building has no identified tenant at this time. I will notify the tenant that there may be special Fire Authority requirements for high-piled combustibile storage, and the tenant will be advised to contact the fire authority for permits prior to occupancy.

Owner's Signature

Date