



PLANNING COMMISSION

November 17, 2020

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. via Zoom due to Governor Inslee's "Stay Home, Stay Healthy" initiative due to the Covid-19 Pandemic and City Ordinance No. 5533 which establishes the official meeting place, as virtual.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Commissioner Mason, Commissioner Moutzouris, Commissioner Khanal and Commissioner Stephens.

Vice Chair Lee is Excused

Staff present: Jeff Dixon, Planning Services Manager; Anthony Avery, Senior Planner; Thaniel Gouk, Senior Planner; Dustin Lawrence, Senior Planner; Doug Ruth, Assistant City Attorney; Cecile Malik, Senior Transportation Planner; Jennifer Oliver, Administrative Assistant.

Members of the public present: Bob Kenworthy, Auburn School District; Jeff Grose, Auburn School District; Sally McLean, Federal Way School District

b.) PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

A. November 4, 2020 – Regular Meeting Minutes

Commissioner Stephens moved and Commissioner Mason seconded to approve the minutes from the November 4, 2020 meeting as written.

MOTION CARRIED UNANIMOUSLY. 5-0

III. PUBLIC HEARING

A. CPA20-0005, 2020 Annual Comprehensive Plan Amendments – Specifically, City Initiated Plan Policy/Text & Map Amendments, consisting of:

P/T #1- Auburn School district 2021-2026 Capital Facilities Plan

P/T #2 – Derringer school District 2021-2026 Capital Facilities Plan

P/T #3 – Federal Way School district 2021 Capital Facilities Plan

P/T #4 – Kent School District 2020/2021- 2025/2026 Capital Facilities Plan

P/T #5 – City of Auburn 2021-2026 Capital Facilities Plan

P/T #6 – Change Volume 5, Transportation Element (to be incorporated by reference).

P/T #8 – Volume 1, Land Use Element and Volume 5, Transportation Element (Plan). Amend comprehensive plan policies related to operations of the Auburn Municipal Airport.

CPM #1 - Volume 5: Transportation Element: Several maps found throughout Volume 5 have been updated to reflect current conditions.

Senior Planner, Anthony Avery provided the staff report.

P/T #1 Auburn School District 2021-2026 Capital Facilities Plan

Chair Roland opened the public hearing for P/T #1 Auburn School district 2021-2026 Capital Facilities Plan on November 17, 2020 at 7:16 p.m.

Bob Kenworthy, Auburn School District, addressed the Commission with a brief discussion and background information regarding Auburn School District Capital Facilities Plan 2020-2026.

The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2020-2026. The CFP was prepared by the District staff and adopted by the Auburn School District School Board of Directors on June 22, 2020 and has been subject to separate SEPA review and a Determination of Non-Significance (DNS) prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the Auburn School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- six-year enrollment projections
- Auburn school district level of service standards
- An inventory of existing facilities
- The district's overall capacity of the 6-year period
- District capital construction Plan
- Impact fee calculations

A review of the Auburn School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$6,456.31, a decrease of \$449.00 and the requested fee for multiple-family dwellings is \$16,325.80, an increase of \$1,658.35. As the district recommended, and the city adopted last year, a

discount between \$2,000 and \$10,000 per unit has been included in the request based on the number of bedrooms per unit. The actual impact fees are established by ordinance through subsequent City Council action.

The Commission asked for clarification on the impact fee discount for multifamily and why it was structured that way. Mr. Kenworthy addressed the Commission and explained a studio unit is very unlikely to generate one student where as a 4-5 bedroom could generate 2-5 students attending schools. The School District worked with the City on the fees and felt it was a fair way to structure the fees. This was the same approach as last year.

The Planning Commission inquired about Lea Hill Elementary and if Elementary #16 was the same school. Mr. Grose explained that those particular schools are different. School #16 is brand new and is being developed in the Lea Hill area. Commissioner Khanal asked where students would be attending during the reconstruction of Lea Hill Elementary and Mr. Grose responded that students would attend Elementary #16 for one year until Lea Hill Elementary is completed.

The Commissioners commented with the Covid-19 Pandemic going on and more students switching over to home schooling, it seems like the attendance would be trending down. They questioned if kids come back or go to private or online schools, does that affect your budget or capital facilities plan. Mr. Kenworthy replied that there is not a good sense yet on that. There is a small percentage that is showing student attendance is down. Delaying the construction program and the cost to reinstate it would be significantly more then what is covered by the School Bond that is currently in place. The long haul shows continued growth in the Auburn area.

The Planning Commission asked if the funds from the levy that was passed in 2018 are being used for the current construction on schools. Mr. Kenworthy replied that they are not and that the funds for the Levy are general operating budget. With a 4 year levy, they are renewable and goes into a general fund. All of the current schools being replaced are funded by a bond issued.

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 7:25 p.m.

The Commission asked if with the Pioneer Elementary school reconstruction would it keep the name as Pioneer or be changed. Mr. Grose confirmed that the name would remain and be unchanged in 2021.

With no other questions from the Commission, the Commission deliberated.

Commissioner Stephens moved and Commissioner Khanal seconded to recommend approval of Comprehensive Plan 2020 Amendment P/T #1- Auburn School district 2021-2026 Capital Facilities to City Council.

Motion Passed 5-0

P/T#2 Derringer School District 2021-2026 Capital Facilities Plan

Chair Roland opened the public hearing for P/T #2 Derringer school District 2021-2026 Capital Facilities Plan on November 17, 2020 at 7:27 p.m.

The Dieringer School District has provided the City with its annually updated Capital Facilities Plan 2021 - 2026. The CFP was adopted by the Dieringer School District Board of Directors on August 17, 2020. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Overview
- An inventory of existing facilities
- six-year enrollment projections
- standard of service
- Capacity projects
- Finance plan
- Impact fee calculations

A review of the Dieringer School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$7,729, and the requested fee for multiple family dwellings is \$3,514.00. By draft ordinance working through the approval process, Pierce County Council is proposed a county-wide fee "capped" by a "Maximum Fee Obligation" (MFO) which changes annually based on the Construction Cost Index published by the Engineering News Record. The previous year's MFO for single family development was \$3,216 and the MFO for multi-family development was \$450. The actual impact fees are established by ordinance through subsequent City Council action.

The Commission inquired how many schools are in the Dieringer School District in Auburn and staff responded that there are none however there are residents that live in the City of Auburn whose children would attend Dieringer School District. Staff presented a map to show the Commission of the district boundaries and city boundaries.

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 7:32 p.m.

With no other questions from the Commission, the Commission deliberated.

Commissioner Stephens moved and Commissioner Khanal seconded to recommend approval of Comprehensive Plan 2020 Amendment P/T #2 – Dieringer School District 2021-2026 Capital Facilities Plan to City Council.

Motion Passed 5-0

P/T #3 Federal Way School District's updated Capital Facilities Plan

Chair Roland opened the public hearing for P/T #3 Federal Way School District's updated Capital Facilities Plan on November 17, 2020 at 7:33 p.m.

Sally McLean, addressed the Commission with a brief background and discussion on the Federal Way School District 2021 Capital Facilities Plan for the City of Auburn Comp Plan.

The Federal Way School District has provided the City with its annually updated Capital Facilities Plan 2021. The CFP was adopted by the Federal Way School District School Board July 28, 2020. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Introduction
- Inventory of educational facilities & non-instructional facilities
- Needs forecast, existing & new facilities
- Six-year finance plan
- Maps of district boundaries
- Building capacities & portable locations
- Student forecast
- Capacity summaries
- Impact fee calculations
- Summary of changes from the previous year's plan

A review of the Federal Way School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$3,243, representing a decrease of \$1,792.00 and the requested fee for multi-family dwellings is \$16,003.00, a decrease of \$4,765.00. The actual impact fees are established by ordinance through subsequent City Council action.

The Commission inquired that with all of the new construction going on in Federal Way with the Sounder link light rail station, is there any impacts or adjustments in terms of schools that need to be done to the capital facilities plan for schools. Ms. McLean said that the Capital Facilities Plan or School Impact Fees would not be directly affected. However, Federal Way link extension will be running parallel with Mark Twain Elementary School whose site is near 272nd and the boundaries between Federal Way and Kent at 272nd Street near I-5. The link light rail extension will run right near that elementary school and that has been a

conversation over many years to seek appropriate coordination and mitigation for that impact.

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 7:41 p.m.

Commissioner Khanal moved and Commissioner Stephens seconded to recommend approval of Comprehensive Plan 2020 Amendment P/T #3 – Federal Way School district 2021 Capital Facilities Plan to City Council.

Motion Passed 5-0

P/T #4 Kent School District 2020/2021- 2025/2026 Capital Facilities Plan

Chair Roland opened the public hearing for P/T #4 Kent School District 2020/2021- 2025/2026 Capital Facilities Plan on November 17, 2020 at 7:43p.m.

The Kent School District has provided its annually updated 2020-2021 to 2025-2026 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board on June 24, 2020 and has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Executive Summary
- Six-year enrollment projection & history
- District standard of service
- Inventory, capacity & maps of existing schools
- Six-year planning & construction plan
- Portable classrooms
- Projected classroom capacity
- Finance Plan, cost basis and impact fee schedules
- Summary of changes to previous plan

A review of the Kent School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$5,692.85, representing an increase of \$138.85 and the requested fee for multi-family dwellings is \$2,403.63, an increase of \$58.63. Both increases are tied to the Consumer Price Index (CPI) of 2.5% for the Seattle Metropolitan Area in 2020. The actual impact fees are established by ordinance through subsequent City Council action.

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 7:44 p.m.

Commissioner Stephens moved and Commissioner Khanal seconded to recommend approval of Comprehensive Plan 2020 Amendment P/T #4 – Kent School District 2020/2021- 2025/2026 Capital Facilities Plan to City Council.

Motion Passed 5-0

P/T #5 City of Auburn 2021-2026 Capital Facilities Plan

Chair Roland opened the public hearing for P/T #5 City of Auburn 2021-2026 Capital Facilities Plan on November 17, 2020 at 7:46 p.m.

A Capital Facilities Plan is one of the comprehensive plan elements required by the Washington State Growth Management Act (GMA) (RCW 36.70A). The GMA requires that a capital facilities plan include an inventory of existing capital facilities (showing locations and capacities), a forecast of future needs for such capital facilities, proposed locations and capacities of new or expanded capital facilities, and a minimum of a six-year plan to finance capital facilities with identified sources of funding. The proposed City of Auburn 6-year Capital Facilities Plan 2021-2026 satisfies the GMA requirements for a capital facilities element as part of the Comprehensive Plan.

Each comprehensive plan prepared under the GMA must include a capital facilities plan element. More specifically, RCW 36.70A.070(3) of the GMA requires the following:

“A capital facilities plan element consisting of:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) a forecast of the future needs of such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.”

A capital facility is defined as a structure, street or utility system improvement, or other long-lasting major asset, including land. Capital facilities are provided for public purposes. Capital facilities include, but are not limited to, the following: streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, and police and fire protection facilities. These capital facilities include necessary ancillary and support facilities.

The City of Auburn 6-year Capital Facilities Plan 2021-2026 is proposed to be incorporated by reference in the Comprehensive Plan, Capital Facilities Element (Volume No. 3).

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 7:51 p.m.

With no other questions from the Commission, the Commission deliberated.

Commissioner Stephens moved and Commissioner Khanal seconded to recommend approval of Comprehensive Plan 2020 Amendment P/T #5 – City of Auburn 2021-2026 Capital Facilities Plan to City Council.

Motion Passed 5-0

P/T #6 Change Volume 5, Transportation Element

Chair Roland opened the public hearing for P/T #6 Change Volume 5, Transportation Element on November 17, 2020 at 7:54p.m.

Key Changes/Points:

As part of the 2020 Annual Comprehensive Plan Amendments, the city seeks to change the Comprehensive Plan to update the Transportation Element (Chapter). The main changes to the Comprehensive Plan document include:

- Update Transportation Improvement Program (TIP) information/project list;
- Re-designate multiple capital projects from the TIP (funded) to the Comprehensive Plan (unfunded) to maintain continuity in the future transportation network conditions.
- Update maps as needed to reflect current data and conditions (addressed by CMP#1, below);
- Additional minor changes will relate to grammar, punctuation, choice of words, etc.

In addition to the strike through and underline in the working binder, a memorandum prepared by Cecile Malik, Senior Transportation Planner, for the Planning Commission is included in the working binder behind the “Comp. Plan Policy/Text Amendments” tab. The memorandum provides the summary of text changes.

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 7:59 p.m.

With no other questions from the Commission, the Commission deliberated.

Commissioner Stephens moved and Commissioner Khanal seconded to recommend approval of Comprehensive Plan 2020 Amendment P/T #6 – Change Volume 5, Transportation Element to City Council.

Motion Passed 5-0

P/T #8 Volume 1, Land Use Element and Volume 5, Transportation Element (Plan). Amend comprehensive plan policies related to operations of the Auburn Municipal Airport.

Chair Roland opened the public hearing for P/T #8 Volume 1, Land Use Element and Volume 5, Transportation Element (Plan). Amend comprehensive plan policies related to operations of the Auburn Municipal Airport on November 17, 2020 at 8:01 p.m.

Existing comprehensive plan policies do not sufficiently protect the operations of the Auburn Municipal Airport, and do not provide the City sufficient authority to ensure development around the airport is coordinated and consistent with the Airport Master Plan. Policies are currently being evaluated as to whether they:

- Protect the operations of the Auburn Municipal Airport (the “airport”);
- Prevent or promote incompatible land uses around the airport;
- Ensure that development around the airport is coordinated and consistent with the Airport Master Plan;
- Protect the airport from nonconforming uses and structures that pose a safety concern to airport operations;
- Provide the authority to review the impact of development on air safety;
- Are clearly defined and clearly understood, or open to a wide degree of interpretation; or
- Use outdated language

In addition to the strike through and underline in the working binder, a memorandum prepared by Alexandria D. Teague, Planner II, for the Planning Commission is included in the working binder behind the “Comp. Plan Policy/Text Amendments” tab. The memorandum explores the background and economic impact, external planning considerations, and city’s authority and conclusion regarding the proposed changes.

The proposed text amendments are intended to create a stronger connection between the Airport Master Plan and the comprehensive plan, allow for the mitigation of nonconforming uses, standardizing terminology and improving the clarity of policy language, recognizing the significance of the airport for economic development, and discouraging the development of incompatible land uses adjacent to the airport.

The Commission inquired if this was reviewed by the Federal Aviation Administration (FAA) and Staff responded that it did not, that a SEPA requirement is that it was noticed to Washington State Dept. of Transportation (DOT) Aviation Division for Comprehensive Plan review and there was no comments were received in response from the WA State DOT Aviation division. The FAA doesn’t have jurisdiction for the “off” regulations for the airport where as they have jurisdiction for the “on” portions of the airport. As a result, they are not likely to review.

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 8:08 p.m.

With no other questions from the Commission, the Commission deliberated.

Commissioner Khanal moved and Commissioner Stephens seconded to recommend approval of Comprehensive Plan 2020 Amendment P/T #8 – Volume 1, Land Use Element and Volume 5, Transportation Element (Plan). Amend comprehensive plan policies related to operations of the Auburn Municipal Airport to City Council.

Motion Passed 5-0

CPM #1 CPM#1- Volume 5: Transportation Element: Several maps found throughout Volume 5.

Chair Roland opened the public hearing for CPM#1- Map Amendment Volume 5: Transportation Element: Several maps found throughout Volume 5 on November 17, 2020 at 8:11 p.m.

This proposed amendment updates a number of maps found throughout the city's Comprehensive Transportation Plan, which is adopted by reference in the City of Auburn Comprehensive Plan. This is consistent and in conjunction with P/T #6. *The changes are shown in the working binder behind the "Comp. Plan Map Amendments" tab.*

A map was provided on screen to the Commission.

(This is the same topic as text amendment P/T #7, but is repeated as a map amendment since it requires revision to both the text and map of the comprehensive plan document. See discussion and analysis under text amendment P/T #6.)

Planning Commission to recommend approval of a map amendment to move thirteen (13) maps from the Comprehensive Transportation Plan, adopted as a reference to the City of Auburn Comprehensive Plan, into a single appendix (B) to the Comprehensive Transportation Plan. Additionally, updates to reflect the most current data as identified in a staff memorandum presented to Planning Commission on October 6, 2020, and included within the working binder behind the "Comp Plan Policy/Text Amendments" tab associated with P/T #6.

The Commission inquired if this map was updated every year and Staff responded that it is not and that it hasn't been for many years. There were minor updates last year as well as this year, and Staff felt that some of those changes were significant enough for updates to the Comprehensive Plan.

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 8:16 p.m.

With no other questions from the Commission, the Commission deliberated.

Commissioner Khanal moved and Commissioner Stephens seconded to recommend approval of Comp Plan 2020 map amendment CPM #1 - Volume 5: Transportation Element: Several maps found throughout Volume 5 are being updated to reflect current conditions to City Council.

Motion Passed 5-0

B. CPM#2 ,CPA20-0001 & REZ20-0001 - Request by Auburn School District to change the designation of King Co. Parcel No. 2121059042 totaling approximately 2.19 acres and located on the north side of Auburn Way South approximately 400 feet west of Noble Court SE from "Multiple-Family Residential" to "Institutional" and related rezone from "R-20, Residential 20 dwelling units per acre" to "P-1, Public Use".

Chair Roland opened the public hearing for CPM#2 ,CPA20-0001 & REZ20-0001 - Request by Auburn School District to change the designation of King Co. Parcel No. 2121059042 totaling approximately 2.19 acres and located on the north side of Auburn Way South approximately 400 feet west of Noble Court SE from "Multiple-Family Residential" to "Institutional" and related rezone from "R-20, Residential 20 dwelling units per acre" to "P-1, Public Use" on November 17, 2020 at 8:17 p.m.

Senior Planner, Anthony Avery provided the staff report.

The Applicant, Camie Anderson of Shockey Planning Group, representing Jeff Grose of the Auburn School District, submitted applications for a Comprehensive Plan map amendment (File No. CPA20-0001) and a related re-zone (File No. REZ20-0001). More specifically, the applications request a change in the designation of the parcel consisting of approximately 2.19 acres from the current designation of "Multiple-Family" to "Institutional" and a re-zone from "R-20 Residential – Twenty Dwelling Units per Acre" to "P-1 – Public Use District". The Applicant identifies that this is a non-project action.

The Site, comprised of one parcel, is located on the north side of Auburn Way S and approximately 400 feet west of Noble Court SE, addressed as 3440 Auburn Way S. The parcel is identified as King County parcel numbers 212105-9042.

Jeff Grose from the Auburn School District (ASD), addressed the Planning Commission with brief comments: The parcel referenced in the staff report is adjacent to Chinook Elementary School. The school is being replaced under a school issued bond program. The school is past its useful life and there is a need to build a larger school to accommodate over- crowding. The parcel under consideration is needed for school district's use for a number of reasons: it will allow for a larger school as notes before, it will allow the ASD to increase the on-site parking which reduce impact on neighborhoods, and it will help ASD improve the

entry/access onto to the site. Mr. Grose thanks the Commission and reiterated that he was here for any questions.

Commissioner Stephens inquired if the ASD has already acquired the property and Mr. Grose confirmed that they had. The Commission asked if anything was on the property as of now and Mr. Grose confirmed that there is a single family residence and a four-plex apartment building.

Asking three times and with no other public testimony, Chair Roland closed the public hearing at 8:23 p.m.

With no other questions from the Commission, the Commission deliberated.

Commissioner Stephens moved and Commissioner Moutzouris seconded to recommend approval of Comprehensive Plan 2020 Amendment CPM#2 ,CPA20-0001 & REZ20-0001 - Request by Auburn School District to change the designation of King Co. Parcel No. 2121059042 totaling approximately 2.19 acres and located on the north side of Auburn Way South approximately 400 feet west of Noble Court SE from "Multiple-Family Residential" to "Institutional" and related rezone from "R-20, Residential 20 dwelling units per acre" to "P-1, Public Use" to City Council.

Motion Passed 5-0

C. Continued Public Hearing for code amendments for wireless communication facilities, ZOA20-0005. Changing Title 17, 'Land divisions and adjustments' & Title 18, 'Zoning' The purpose of the changes are to modernize the code in response to changes in state & federal regulations.

Commissioner Khanal excused himself from this portion of the meeting due to a conflict of interest with his employer.

Staff explained the City is systematically initiating changes to various city code sections to address consistency with changes in state & federal law requirements and to reflect changes in wireless communication technology among other minor changes. Due to the highly technical and litigious nature of the subject, the City hired a legal consultant specializing in the subjects of wireless communication and ROW permitting of franchises and that is familiar with the results of court decisions. The City Legal Dept., Public Works Dept., and Community Development Dept. staff has been working with this consultant over the last year on drafting code changes.

Based on this code drafting, the City is simultaneously proposing to amend code sections affecting public right-of-way franchises, and right-of-way use permits among others and these changes are not the subject of Planning Commission consideration since they primarily address the subject of city rights-of-way. However, the city is proposing to amend city code section, Title 17 'Land Adjustment and Divisions' (the subdivision code) and Title 18 'Zoning' which are subject to review and recommendation by the Planning Commission.

At the Planning Commission's October 20, 2020 regular meeting, staff introduced, described, and presented these code changes that were shown in writing by strikeout (deletions) and underline (additions).

Subsequently, the code changes were scheduled for a public hearing on November 4, 2020. Prior to this hearing, the City received two sets of comments and associated cover letters from representatives of wireless carriers, Verizon and AT&T. The cover letters and sets of markups were e-mailed to the commission members in advance of the public hearing. At the conclusion of the public hearing the Planning Commission voted to close the record and continue the public hearing to their November 17, special meeting.

Again, due to the large volume of comments, the highly technical nature of the comments, the need to research and confer with the city's consultant and other departments, the city has not had time to fully consider the significance and evaluate all the comments, the city staff is again requesting, that the hearing be continued to the December 8, 2020 regular meeting to be held virtually starting at 7:00 pm.

Commissioner Stephens motioned and Commissioner Moutzouris seconded to continue the Public Hearing for Continued Public Hearing for code amendments for wireless communication facilities, ZOA20-0005. Changing Title 17, 'Land divisions and adjustments' & Title 18, 'Zoning' The purpose of the changes are to modernize the code in response to changes in state & federal regulations and will be continued on December 8, 2020 regular meeting held virtually starting at 7:00 p.m.

IV. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager, Jeff Dixon reported that Mayor Backus announced that staff wouldn't be reporting back to the offices until April, 2021 but that this could be subject to change with changes in circumstances to the Covid Pandemic.

An update to the Commission on the Sound Transit Parking Garage is that Sound Transit is still pursuing the development of the new parking garage and continue to make progress but at a slower schedule at the present time.

V. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:34 p.m.