



PLANNING COMMISSION MEETING

November 9, 2016
AGENDA

I. CALL TO ORDER – 7:00 p.m., Annex Conference Room 2, located at 1 East Main Street, Auburn, Washington

A. ROLL CALL/ESTABLISHMENT OF QUORUM

B. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

A. October 4, 2016

III. PUBLIC COMMENT

Comment from the audience on any item not listed on the agenda for discussion or public hearing.

IV. PUBLIC HEARING

A. ZOA16-0005 - C-1, Light Commercial Zoning District * (Gouk)

Summary: Proposed Code Amendment on amending the allowed residential uses within the C-1, Light Commercial Zoning District.

B. 2016 Annual Comprehensive Plan Amendments* (Dixon)

Summary: The public hearing for the 2016 Comprehensive Plan Amendments will consist of the following Text and Map Amendments:

1. 2016 Annual Comprehensive Plan Text Amendments (Case No. CPA16-0001, unless indicated)

- **P/T #1** – Auburn School District 2016-2022 Capital Facilities Plan
- **P/T #2** – Dieringer School District Capital Facilities Plan 2017-2022
- **P/T #3** – Federal Way School District 2017 Capital Facilities Plan
- **P/T #4** – Kent School District 2016/2017 – 2021/2022 Capital Facilities Plan
- **P/T #5** – City of Auburn 2017-2022 Capital Facilities Plan

2. Annual Comprehensive Plan Map Amendments

The City of Auburn Planning Commission is an eight member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission are not final decisions; they are in the form of recommendations to the City Council who must ultimately make the final decision.

- **CPM#2** – (Case No. CPA14-0002) Request by Romart Investments LLC to amend the map designation of an approximately 2.27-acre parcel from the current designation of “Single Family Residential” to “Light Commercial”. The vacant property is located northwest of the intersection of Lake Tapps Parkway SE and 182nd Avenue E (east of Lakeland Hills South area, at the southeast corner of the city). Parcel #: 0520101045
- **CPM#4** – (Case No. CPA16-0002) City initiated request to amend the map designation of three parcels totaling approx. 144.6 acres from “light Industrial” to “Heavy Commercial”. This change is proposed in anticipation of US Government, General Services Administration (GSA’s) stated intent to reconfigure their current facility, which is anticipated to result in a reduced need for land and possible disposal (sale) of a portion of the approx. 135 acres. Properties are generally located at southwest corner of C ST SW and 15th ST SW. Parcels are 2421049004, 2521049114 & 2521049115

V. OTHER BUSINESS

No items were brought forward for “Other Business”.

VI. COMMUNITY DEVELOPMENT REPORT

Update on Community Development activities.

VII. ADJOURNMENT

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October 4, 2016

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in Annex Conference Room 2, located on the second floor at 1 East Main Street, Auburn City Hall, 25 West Main Street, Auburn, WA.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were: Chair Judi Roland, Vice-Chair Copple, Commissioner Mason, Commissioner Lee, Commissioner Stephens, Commissioner Shin, Commissioner Moutzouris, and Commissioner Smith.

Staff present included: Assistant City Attorney Doug Ruth, Planning Services Manager Jeff Dixon, Senior Planner Thaniel Gouk and Office Assistant Jennifer Oliver.

Members of the public present: No audience members were present in the audience.

b. As there was no US flag present in the room, the pledge was not conducted.

II. APPROVAL OF MINUTES

A. August 16, 2016

Vice-Chair Copple moved and Commissioner seconded to approve the minutes from the August 16, 2016 meeting as written.

MOTION CARRIED UNANIMOUSLY. 8-0

III. PUBLIC COMMENT

There was no public present for comments.

IV. OTHER BUSINESS

A. Proposed Code Amendment – Amending the Allowed Residential Uses within the C-1, Light Commercial Zoning District

Senior Planner Thaniel Gouk provided an overview of the proposed code amendments regarding the allowed residential uses within the C-1, Light Commercial Zoning District. He described the history of the moratorium enacted by the City Council in December of 2015 (Resolution No. 5187) prohibiting residential uses in the City's C1, Light commercial zoning district. He explained the purpose of the code change is to reduce the amount of residential uses allowed in the C1 zone and eliminate the moratorium. There was discussion about recent residential development projects in the C1 zone and that they are vested.

Staff reviewed the proposed revisions to the table of allowed uses and specifically the current uses and the proposed residential uses with the Commission. The Commission and staff discussed "Live/work" and "work/live" units and the definitions

of each and relationship to “caretakers quarters”.. The Commission recommended separating the work/live and live/work uses and allowing the work/live use within the C-1 zone and prohibiting the live/work use.

Staff reviewed the schedule for the public hearing to move forward the proposed code amendments. A public hearing is proposed to be held November 9, 2016.

B. 2016 Comprehensive Plan Amendments

Planning Services Manager Jeff Dixon provided background information for the 2016 Annual Comprehensive Plan Amendments. He described that the comprehensive plan amendment process as provided for in city code. A review of the private-initiated amendments and the city-initiated amendments was provided. He described the text amendments and the map amendments. No private-initiated text or map amendments for 2016 were received but three applications for map amendments were received in 2015 which were carried over to 2016 to provide additional time for the applicant to complete their environmental review application process (SEPA). The state law limits amendments to once a year.

Staff reviewed CPM#1 amending the map designation of 4 parcels under the same ownership totaling approximately 5.9 acres from the current designation of “Light Commercial” and “Heavy Commercial” to “Light Industrial”; CPM#2, amending the map designation of a 2.27-acre parcel from the current designation of “Single Family Residential” to “Commercial”; CPM#3 amending the map designation of an 8-acre parcel from the current designation of “Single Family Residential” to “Moderate Density Residential”. He explained that the Planning Commission had already conducted a public hearing on CPM#1 so this would not come back before the Planning Commission and that CPM#3 had been withdrawn by the Applicant.

CPM#4 is seeking to change the Comprehensive Plan Land Use designation from “Light Industrial” to “Heavy Commercial” to facilitate higher and better uses than the current “designation and allow future zoning of “C3” of up to approximately 135 acres of land owned by the United States Government and managed by the General Services Administration along with two adjacent parcels owned by the City; an approximate 8.04 acre parcel containing a fire station and an approximate 1.56 acre vacant parcel that provided vehicle access to C ST SW for the city parcel.

The annual Comprehensive Plan Text Amendments to be considered on the docket include:

- **P/T #1** – Auburn School District 2016-2022 Capital Facilities Plan
- **P/T #2** – Dieringer School District Capital Facilities Plan 2017-2022
- **P/T #3** – Federal Way School District 2017 Capital Facilities Plan
- **P/T #4** – Kent School District 2016/2017 – 2021/2022 Capital Facilities Plan
- **P/T #5** – City of Auburn 2017-2022 Capital Facilities Plan

The Commission and staff discussed the schedule for the docket moving forward and after discussed determined they would like to hold the public hearing on November 9th at 7:00 p.m. with a work session at 6:00 p.m.

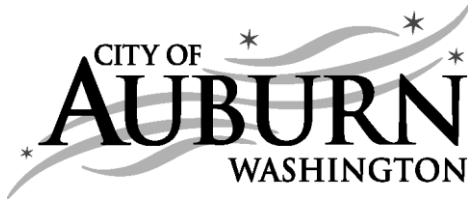
V. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Jeff Dixon reported that staff has been working to fill the two open vacancies within the planning services division, the Planner II and Senior Planner positions will soon be filled.

The City of Auburn is providing a Civics Academy with a number of workshops for the public to participate in to see how city government runs, all city departments are participating with presentations. The Commission asked if they could participate in the workshop and staff will check in with those coordinating the academy and get back with the Commission.

VI. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:36 p.m.



MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Ron Copple, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Thaniel Gouk, Senior Planner, Community Development & Public Works Dept.

DATE: October 18, 2016

RE: Public Hearing for Proposed Code Amendments – Amending the Allowed Residential Uses within the C-1, Light Commercial Zoning District

Background:

A discussion was held at the October 4, 2016 regular Planning Commission meeting regarding the proposed amendments to the allowed residential uses within the C-1, Light Commercial zoning district. This discussion was held in response to the City Council's 1-year Moratorium prohibiting any residential uses within the C-1, Light Commercial zoning district (Resolution No. 5187) that was enacted in 2015.

The affected types of residential uses included in the Moratorium are caretaker apartments, live/work units, multi-family buildings (stand-alone or as part of a mixed-use project), nursing homes and assisted living facilities, and senior housing. Neither the Moratorium nor the proposed Code amendments would impact existing single-family homes, or transient-style uses (i.e. hotels, motels). The code is silent on how existing or previously permitted uses are addressed. "New" single-family residential uses were not allowed in the C-1 zoning district even before the Moratorium.

The C-1 zone exists to provide a location for small- to moderate-scale commercial activities and to act as a transition between higher- and lower-intensity land uses, serving as a zone that allows commercial uses that are generally compatible with, or consistent with, the development patterns of adjacent residential uses. The stated intent of the zoning classification, per ACC 18.23.020 is:

"The C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This

zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians.”

The purpose of the code amendments is to relieve the time-limited Moratorium and to make code changes to ensure that residential uses which are allowed in the C1, zoning district are appropriate. The proposed amendments will also limit the conversion of C-1, Light Commercial land to a smaller set of residential uses; therefore, creating a greater distinction between zoning districts.

On the basis of a staff recommendation, the Planning Commission is requested to evaluate and provide a recommendation on which of the “residential” uses are suitable for the C-1 zone. Based on the October 4, 2016 Planning Commission discussion, Staff proposes the following code changes.

ACC Table 18.23.030 lists the six types of residential land uses that are allowed in the C-1, Light Commercial zone, and whether they are outright permitted (**P**), conditionally permitted (**C**), administratively permitted (**A**), or prohibited (**X**).

Following is a discussion of each type of residential land use that was previously allowed in the C1 zone prior to the moratorium (The definitions for each are in the attached, **Exhibit 1**), and if any changes are proposed.

1. Caretaker apartment. This is an accessory housing unit (**P**) for an otherwise, permitted, nonresidential uses; for example, an on-site apartment for the on-site manager of a mini-storage facility. This type of use is *not proposed to be prohibited* since the use remains primarily nonresidential, such as commercial, and the residential use is secondary and does not diminish the opportunities for commercial development, rather they are often a necessary function for many non-residential developments.
2. Live-work and work-live units. This type of use (**P**) is where the land use consists of both a dwelling unit along with a distinct area set aside for a business by the occupants within the unit. The difference between these closely related definitions is the relative proportions which make up the use. Based on the definition, this use can be stand alone or a series of attached units. Based on the October 4, 2016 Planning Commission discussion, “live-work” units are proposed to be prohibited, and “work-live” units are proposed to continue to be Permitted in the C-1, zone because the greater proportion of the use is commercial.
3. Multiple-family dwellings as part of a mixed-use development. Mixed-use developments generally consist of residential and commercial uses in combination and the form of combination (**P**) can be vertical (e.g. residential above commercial) or horizontal (e.g. different uses spread across a site). Mixed use developments also have some additional requirements (see “18.57.030 Residential” on **Exhibit 2**). This use is *proposed for prohibition* because as enacted the use is predominantly multi-family residential and are

inconsistent with the intent statement of the C-1 zone as they would not be limited to "...small- to moderate-scale commercial activities...". Prohibition of these uses also requires a corresponding deletion of text in the Supplement Development Standards of ACC 18.57.030, below.

4. Multiple-family dwellings, stand-alone. Stand-alone multi-family developments (**X**) are not currently allowed in the C-1 zone, are proposed to *continue to be prohibited*, and no changes to this are proposed at this time.
5. Nursing Home, Assisted Living Facility. These uses (**P**) are congregate care facilities with employees that care for those who are unable live on their own and require at least some assistance for daily living and activities. These are not independent living units. These uses are considered commercial in nature and are *not proposed for prohibition*.
6. Senior housing. This type of use (**A**) is age-restricted multi-family independent living residential buildings. This use is most similar to multiple family residential and *proposed for prohibition* as they are inconsistent with the C-1 zone intent statement.

The proposed amendments (in ~~strikeout~~ – underline format) are as follows (and highlighted):

18.23.030 Uses.

- A. General Permit Requirements. Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.
- B. Requirements for Certain Specific Land Uses. Where the last column in Table 18.23.030 ("Standards for Specific Land Uses") includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

Table 18.23.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

[illegible]

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USEs BY ZONE									P - Permitted C - Conditional A - Administrative X - Prohibited
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
Outdoor storage, incidental to principal permitted use on property	X	X	X	P	X	P	P	P	ACC 18.57.020 (A)
Storage - Personal household storage facility (mini-storage)	X	P	X	P	X	P	X	P	ACC 18.57.020 (B)
Warehousing and distribution	X	X	X	X	X	P	P	C	ACC 18.57.020 (C)
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	X	X	P	X	P	P	P	
Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)	X	X	X	P	X	P	P	P	

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

Commercial recreation facility, indoor	X	P	P	P	P	P	P	A	
Commercial recreation facility, outdoor	X	X	X	A	X	P	A	A	ACC 18.57.025 (A)
Conference/convention facility	X	X	A	A	X	A	X	X	
Library, museum	X	A	A	A	X	A	P	X	
Meeting facility, public or private	A	P	P	P	X	A	P	A	
Movie theater, except drive-in	X	P	P	P	P	X	X	X	
Private school - Specialized education/training (for profit)	A	A	P	P	P	P	P	P	
Religious institutions, lot size less than one acre	A	P	P	P	A	A	A	A	
Religious institutions, lot size more than one acre	C	P	P	P	A	A	A	A	
Sexually oriented businesses	X	X	X	P	X	P	X	P	Chapter 18.74 ACC
Sports and entertainment assembly facility	X	X	A	A	X	A	X	A	
Studio - Art, dance, martial arts, music, etc.	P	P	P	P	P	P	A	A	

RESIDENTIAL

[illegible]

Table 18.23.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P - Permitted C - Conditional A - Administrative X - Prohibited
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
Nursing home, assisted living facility	X	P	P	P	C	X	X	X	
Senior housing	X	A X	A	A	X	X	X	X	

RETAIL

Building and landscape materials sales	X	X	X	P	X	P	X	P	ACC 18.57.035 (A)
Construction and heavy equipment sales and rental	X	X	X	X	X	A	X	P	
Convenience store	A	A	P	P	X	P	P	P	
Drive-through espresso stands	A	A	A	P	A	P	A	A	
Drive-through facility, including banks and restaurants	A	A	A	P	P	P	X	P	ACC 18.52.040
Entertainment, commercial	X	A	P	P	X	A	X	A	
Groceries, specialty food stores	P	P	P	P	P	P	P	X	ACC 18.57.035 (B)
Nursery	X	X	X	P	A	P	X	P	ACC 18.57.035 (C)
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P	P	P	P	P	P	P	ACC 18.57.035 (D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	P	
Retail									
Community retail establishment	A	P	P	P	P	P	X	P	
Neighborhood retail establishment	P	P	P	P	P	P	X	P	
Regional retail establishment	X	X	X	P	P	P	X	A	
Tasting room	P	P	P	P	P	P	P	P	
Tavern	P	P	X	P	P	P	X	A	
Wine production facility, small craft distillery, small craft brewery	A	P	P	P	P	P	P	P	

SERVICES

Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	X	P	ACC 18.57.040 (A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	X	P	ACC 18.57.040 (B)
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	P	P	P	
Catering service	P	P	P	P	A	P	A	P	

Table 18.23.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P - Permitted C - Conditional A - Administrative X - Prohibited
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
Wireless communication facility (WCF)	-	-	-	-	-	-	-	-	ACC 18.04.912, 18.31.100

VEHICLE SALES AND SERVICES

Automobile washes (automatic, full or self-service)	X	A	X	P	P	P	X	P	ACC 18.57.050 (A)
Auto parts sales with installation services	X	A	A	P	P	P	X	P	
Auto/vehicle sales and rental	X	A	X	P	X	P	X	P	ACC 18.57.050 (B)
Fueling station	X	A	A	P	P	P	X	P	ACC 18.57.050 (C)
Mobile home, boat, or RV sales	X	X	X	P	X	P	X	P	
Vehicle services - Repair/body work	X	X	A	P	X	P	X	P	ACC 18.57.050 (D)

OTHER

Any commercial use abutting a residential zone which has hours of operations outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday - Saturday: 7:00 a.m. to 10:00 p.m.	A	A	A	A	A	A	A	A	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C) (6), Unclassified Uses.	P	P	P	P	P	P	P	P	

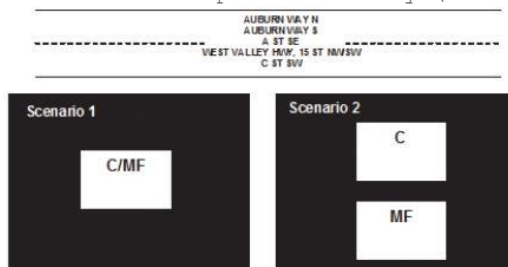
¹ Any motor freight terminal, as defined by ACC 18.04.635, in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zone. Any maintenance, alterations and additions to an existing motor freight terminal which are consistent with ACC 18.23.040, Development standards, are allowed.

18.57.030 Residential.**A. Multiple-Family Dwellings as Part of a Mixed-Use Development.**

1. C-1 Zone. Multiple-family dwelling as part of a mixed-use development is allowed; provided, that compliance to all of the following is demonstrated:
 - a. Multiple-family dwellings shall only occur concurrent with or subsequent to the development and construction of nonresidential components of the mixed-use development;
 - b. Applications for mixed-use development inclusive of multiple-family residential dwellings shall include transportation and traffic analyses appropriate to the type and scale of the proposed development based on the concurrent determination of the planning director and city engineer. The planning director and city engineer may require the analysis to address, including, but not limited to, a.m. or p.m. traffic impacts, and/or area circulation planning for motorized and nonmotorized modes of

- travel and connectivity; and/or transportation demand management (TDM) strategies;
 - e. Applications for the mixed-use development inclusive of multifamily residential dwellings shall include written and plan information demonstrating compliance to applicable design standards for mixed-use development contained in the city of Auburn multifamily and mixed-use design standards;
 - d. Applications for the mixed-use development inclusive of multifamily residential dwellings shall comply, as applicable, with the neighborhood review meeting requirements of ACC 18.02.130 (Neighborhood review meeting);
 - e. Mixed-use development comprised of a maximum of one building on a development site shall have 50 percent of the ground floor comprised of one or more commercial retail, entertainment or office uses that are permitted outright or conditionally; provided, that uses normal and incidental to the building, including, but not limited to, interior entrance areas, elevators and associated waiting areas, mechanical rooms, and garbage/recycling areas, may be allowed on the ground floor, except that non-street frontage vehicle garages located on the ground floor together with all other normal and incidental uses shall occupy a maximum of 50 percent of the ground floor space; or
 - f. Mixed-use development that is geographically distributed on a development site amongst two buildings shall have a minimum of 25 percent of the cumulative building ground floor square footage comprised of one or more commercial retail, entertainment or office uses that are permitted outright or conditionally; or
 - g. Mixed-use development that has more than two buildings shall have a minimum percentage of the cumulative building ground floor square footage comprised of one or more commercial retail, entertainment, or office uses that are permitted outright or conditionally as follows:
 - i. For three buildings, 20 percent of the cumulative building ground floor square footage.
 - ii. For four buildings, 15 percent of the cumulative building ground floor square footage.
 - iii. For five or more buildings, 10 percent of the cumulative building ground floor square footage.
 - h. A project proponent may select to set aside a nonresidential building pad(s), meeting the percentage requirements above, for future development, provided that the site plan for the development must identify the general location for the building(s), associated parking areas, drive aisles, landscaping areas, and utility locations. During the interim period that the nonresidential site(s) remains undeveloped, it must be maintained as a landscaped area meeting the requirements of Chapter 18.50 ACC.
2. C-2 Zone. Multiple-family dwellings are permitted as part of a mixed-use development provided they are:
 - a. Located in a multi-story building the ground floor of which must contain a permitted use listed in Table 18.23.030, "Permitted, Administrative, Conditional and Prohibited Uses by Zone." No density limitations shall apply.
 3. C-3 Zone. Multiple-family dwellings are permitted as part of a mixed-use development provided 1,200 square feet of lot area is provided for each dwelling unit.
 4. C-4 Zone. Multiple-family dwellings are permitted provided they are:
 - a. Located in a multi-story building and the ground floor must contain a permitted use or combination of uses, other than parking facility.
 - b. An exception to this ground floor commercial requirement is allowed for uses accessory to the upper story residential at a rate of 1,500 square feet of area per upper story of residential. The ground floor areas accessory to the upper story residential may include, but are not limited to, entry space, lobby, hallway, mail areas. The 1,500 square feet of upper floor area does not include exiting required to meet applicable building and fire codes.

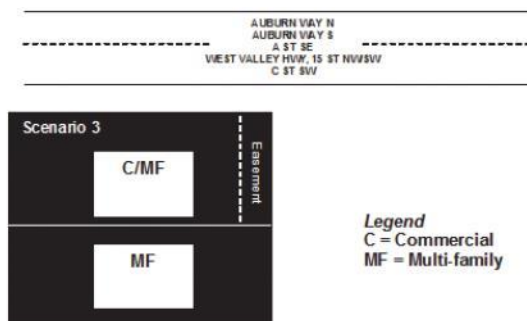
5. M-1 Zone. Multiple-family dwellings are permitted as part of a mixed-use development, provided they are:
- Located in a multi-story building the ground floor of which must contain one of the retail or service uses listed in Table 18.23.030, "Permitted, Administrative, Conditional and Prohibited Uses by Zone." The ground floor may contain entrance and lobby areas which serve the dwellings.
 - B. Multiple-Family Dwellings, Stand-Alone.
1. C-3 Zone. Multiple-family dwellings are permitted provided:
- One thousand two hundred square feet of lot area is provided for each dwelling unit; and
 - The multiple-family development is arranged in the following manner based on its orientation to a public roadway (Scenarios 1 through 4):



When oriented along the roadways listed above:

Scenario 1: Vertical mixed-use (street level commercial, multifamily above) development required; or

Scenario 2: Horizontal mixed-use (commercial use along frontage, multifamily along the rear) required.



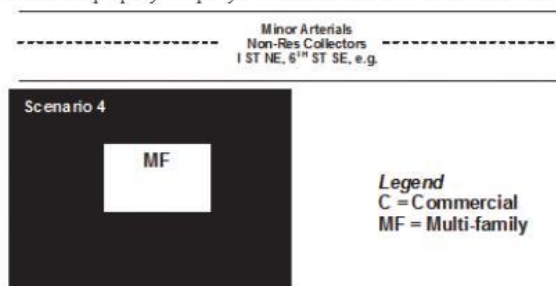
Legend

C = Commercial

MF = Multi-family

When oriented along the roadways listed above:

Scenario 3: Landlocked property. Property to the rear can be stand-alone multifamily.



Legend

C = Commercial

MF = Multi-family

When oriented along other minor arterials and nonresidential collectors:

Scenario 4: Properties along streets that are less attractive to commercial uses, such as I St NE, stand-alone multifamily can be permitted.

2. EP Zone. Multiple-family dwellings are permitted provided:
- The multiple-family development incorporates sustainable design and green building practices and qualifies to be built green certified.

EXHIBIT 1

CITY CODE EXCERPTS - DEFINITIONS

18.04.235.1 Caretaker apartment.

“Caretaker apartment” means an accessory housing unit that is permitted in association with a commercial or industrial use where no residential dwelling exists, for the express purpose of providing a housing unit for on-site security or operations personnel.

18.04.527 Live/work unit.

“Live/work unit” means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single dwelling or multi-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

- A. A complete dwelling unit; and
- B. Working space reserved for and regularly used by one or more occupants of the dwelling unit.

The difference between a live/work unit and a work/live unit (defined in **ACC 18.04.913**) is that the “work” component of a live/work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment, while the work component of a work/live unit is the primary use, to which the residential component is secondary.

18.04.913 Work/live unit.

“Work/live unit” means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single dwelling or multi-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

- A. A complete dwelling unit; and
- B. Working space reserved for and regularly used by one or more occupants of the dwelling unit.

The difference between a work/live unit and a live/work unit (defined in ACC 18.04.527) is that the “work” component of a work/live unit is primary use, to which the residential use is secondary, while the work component of a live/work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment.

18.04.340 Dwellings, types of.

“Types of dwellings” means:

- A. Dwelling, Single-Family. “Single-family dwelling” means a detached building designed exclusively for occupancy by one family or communal residence and containing one dwelling unit that is permanently attached to the ground. A manufactured home may be considered a single-family dwelling if sited per ACC 18.31.050.
- B. Dwelling, Two-Family (Duplex). “Two-family dwelling” or “duplex” means a building designed exclusively for occupancy by two families or communal residence living independently of each other, and containing two dwelling units.
- C. Dwelling, Multiple-Family. **“Multiple-family dwelling”** means a building designed for occupancy by three or more families or communal residence living independently of each other, and containing three or more dwelling units.
- D. Dwelling, Townhouse. “Townhouse dwelling” means a building designed exclusively for occupancy by one family or communal residence, occupying space from the ground to the roof and not lying vertically under or over adjacent units, and attached to one or more other dwelling units by common walls.

18.04.625 Mixed-use development.

“Mixed-use development” means a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, and residential uses. Mixed-use development may be vertically oriented in one or more buildings, or geographically distributed on a development site. When geographically distributed, the different uses may be constructed concurrently or in separate phases, and should incorporate common and/or complementary features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site.

18.04.660 Nursing home.

“Nursing home,” “rest home,” “convalescent home,” “guest home” and “home for the aged” mean a home operated similarly to a boardinghouse but not restricted to any number of guests or guest rooms, the operator of which is licensed by the state or county to give special care and cure to his or her charges, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, and in which homes are performed no surgery, maternity or any other primary treatments such as customarily provided in hospitals, and in which no persons are kept or served who normally would be admitted to a mental hospital or to a group residence facility. This definition does not include group residence facilities as defined in this title. A nursing home is not a communal residence.

18.04.125 Assisted living facility.

“Assisted living facility” means a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. An establishment with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential. An assisted living facility is not a communal residence.

18.04.809 Senior housing.

“Senior housing” refers to housing stock, whether rental or occupant-owned, that specifically caters to residents aged 55 years and older, either through age requirements or through the provision of specialized care, such as nursing or dietary and personal care. This definition shall include, at a minimum, all facilities that qualify as housing for older persons under the Fair Housing Act.



Memorandum

To: Judi Roland, Chair, Planning Commission
Ron Copple, Vice-Chair, Planning Commission
Planning Commission Members

From: Jeff Dixon, Planning Services Manager

Date: October 27, 2016

Re: Planning Commission Meeting – 2016 Annual Comprehensive Plan Amendments

At the November 9, 2016 Planning Commission public hearing, staff will provide a brief overview of the 2016 Annual Comprehensive Plan Amendments. The materials for the public hearing are provided in your 2016 Comprehensive Plan Amendments working binder.

If there are any questions prior to the November 9, 2016 public hearing, or you need additional information for the meeting please contact me by email at jdixon@auburnwa.gov or by phone at 253-804-5033.

A copy of the 2016 Annual Comprehensive Plan Amendments (working binder) has been provided to the City of Auburn City Clerk, Dani Daskam. If you would like to view the working binder please contact Ms. Daskam at 253-931-3037 or by email at ddaskam@auburnwa.gov.