



PLANNING COMMISSION

November 9, 2016

REGULAR MEETING MINUTES

REGULAR MEETING

I. CALL TO ORDER

Chair Roland called the regular meeting to order at 7:00 p.m. in Annex Conference Room 2, located at 1 East Main Street, Auburn, Washington.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

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

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

Members of the public present: Lisa Tylor, Supervisor of Budget/Fiscal Planning, Kent School District; Tanya Nascimento, Student & Demographic Forecaster, Federal Way Public Schools; Assistant Director of Capital Projects Bob Kenworthy, Auburn Public Schools; Andrew Dunloy; Bryan Rivera; Cindy Luther; Merjie Bowen; Kim Savage; Cheryl Ebsworth of Apex Engineering; Joel Parsons of Riverton Contractors; Allan Vann; Sophie Solomon; Melissa Torres; Leslie Turner; Paulette Boorpmann.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. October 4, 2016

The Commission asked staff to clarify the Commissioner who seconded the motion to approve the August 16, 2016 minutes as noted in the October 4, 2016 Approval of Minutes. Commissioner Copple moved and Commissioner Stephens seconded to approve the October 4, 2016 minutes as corrected.

MOTION CARRIED UNANIMOUSLY. 6-0

III. PUBLIC COMMENT

There were no comments from the public.

IV. PUBLIC HEARING

A. C-1, Light Commercial Zoning District

Senior Planner Thaniel Gouk provided background information on the proposed amendments to the allowed residential uses within the C-1, Light commercial zoning district. Staff explained the affected types of residential uses included in the City Council enacted Moratorium and pointed out that neither the moratorium nor the proposed code amendments would impact existing single-family homes, or transient-style uses (i.e., hotels, motels).

Staff reviewed the proposed updates and reported that in the previous discussion with the Commission, the Commission recommended that "live-work" units be proposed to be prohibited, and "work-live" units be proposed to be Permitted in the C-1 zone because the greater proportion of the use is "commercial". This update was included.

With no questions from the Commission to staff, Chair Roland opened the public hearing on File No. ZOA16-0005 – C-1, Light Commercial Zoning District code amendments at 7:10 PM.

Chair Roland invited members of the public forward for public comment on ZOA16-0005.

Brian Riviera of Auburn, Washington

Mr. Riviera stated that that a portion of the land being proposed in the rezone is designated as wetlands with a conservation value by the State of Washington Department of Fish and Wildlife. He is concerned that the studies noted in the environmental checklist application are from 2008 rather than the studies provided in the later years from 2013 and later. It is his belief that if current studies were used it may further protect and conserve the property. He expressed that there are a large number of trees that he hates to see these removed and requests the Commission consider the impact of not only businesses and traffic but also the entire ecosystem.

Staff expressed appreciation for Mr. Riviera's comments and clarified they believe the property discussed in Mr. Riviera's comments pertain to the subsequent, specific item on the Agenda, IV.B. a private application.

With no other comments from the public, Chair Roland closed the public hearing at 7:17 p.m. and opened deliberations.

Commissioner Shin moved and Commissioner Smith seconded to recommend approval of ZOA16-0005, The C-1, Light Commercial Zoning District code amendments as presented and forwarding it to City Council for approval.

MOTION APPROVED UNANIMOUSLY. 6-0

B. 2016 Comprehensive Plan Amendments

Planning Services Manager Jeff Dixon reviewed the background of the Comprehensive Plan of the City of Auburn. The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then the Auburn Comprehensive Plan has been amended annually.

Manager Dixon reviewed the following amendments for Public Hearing, five (5) text amendments and two (2) map amendments. He noted that the Planning Commission had previously held a public hearing on June 21, 2016 on a private map amendment and no further action on this one items is required by the Planning Commission. Staff is recommending Planning Commission action is incorporation of the annual Comprehensive Plan Text amendments P/T #1 to #5 and CPM#2 and #4 into the City's Comprehensive Plan:

1. Annual Comprehensive Plan Text Amendments

Manager Jeff Dixon provided an overview of the Policy/Text Amendments #1 through #4.

Chair Roland stated in consideration of the school district representatives who are attending for comment on their Capital Facilities plans the items will be taken out of order.

- **P/T #4 – Kent School District 2016/2017 – 2021/2022 Capital Facilities Plan**

Chair Roland opened the public hearing at 7:35 p.m. on CPA16-0001, P/T #4

Lisa Tylor, Budget Coordinator, Kent School District

Ms. Tylor stated she represents the Kent School district and the amount of property that overlaps the Kent School District and the City of Auburn is a small amount. The district does not typically collect impact fees from the City of Auburn since the property is not developed and the city of Kent is not aware of any current development. Planning Services Manager Jeff Dixon reported that there is future potential development proposed to the former drive-in theater property located near the Kent boundary.

Ms. Tylor reported the Multiple Family school impact fee has increased \$47.00 to \$2,210.00, the Single Family impact fee proposal increased \$110.00 for the amount of \$5,100.00. Kent will be experiencing small improvements and the addition of two new elementary schools.

With no other comments from the public, Chair Roland closed the public hearing at 7:41 p.m. on CPA16-0001, P/T #4 and opened deliberations.

Vice-Chair Copple moved and Commissioner Moutzouris seconded to recommend inclusion of CPA16-0001, P/T #4, the Kent School District 2016/2017 – 2021/2022 Capital Facilities Plan in the city's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 6-0

- **P/T #1 – City of Auburn 2016-2022 Capital Facilities Plan**

Chair Roland opened the public hearing on CPA16-0001, P/T #1 at 7:40 p.m.

Bob Kenworthy, Assistant Director of Capital Projects for the Auburn School District, 915 4TH St. SE, Auburn, Washington.

Mr. Kenworthy stated the Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering 2016-2022. The CFP was adopted by the Auburn School District School Board on June 13, 2016. The district-wide facility improvements project funded by the 2009 capital levy, is finally nearing completion as is the replacement of Auburn High School. The district has had an increase of 40 portable classrooms over the last 3 years while waiting for bond funding for facilities expansion completions. The district is optimistic of the outcome of the vote on the bond proposition. They are hopeful that the remaining votes will be counted to continue to move the district to a positive direction. The current approval rate is at 60.33%, 60% is needed for approval but votes are still being counted.

Mr. Kenworthy discussed the various projections included within the 6-year window for the Auburn School District Capital Facilities Plan. A review of the Auburn School District's updated Capital Facilities Plan indicates the District is requesting a change in

the fee obligations. The fee for single-family dwellings is proposed to be \$5,469.37, an increase of \$138.49 and for multiple-family dwellings the requested fee is \$1,639.70, a decrease of \$985.31.

Chair Roland closed the public hearing for P/T #1, CPA16-0001, City of Auburn 2016-2022 Capital Facilities Plan at 7:48 p.m. and opened deliberations.

Commissioner Moutzouris moved and Commissioner Copple seconded to recommend inclusion of P/T #1, CPA16-0001, Auburn School District Capital Facilities Plan 2016-2022, into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 5-0

(Commissioner Shin recused himself from voting as his firm provides legal services for the Auburn School District)

- **P/T #3 – Federal Way School District 2017 Capital Facilities Plan**

Chair Roland opened the public hearing on CPA16-0001, P/T #3, Federal Way School District 2017 Capital Facilities Plan at 7:49 p.m.

Tanya Nascimento, Student & Demographic Forecaster, Federal Way Public Schools
Ms. Nascimento stated that approximately 474 of 23,000 students reside within the Auburn city limits. Meredith Hills Elementary, located in Auburn, serves approximately 523 preschool to 5th grade students. This is the only school located in the City of Auburn. Based on the current program configurations Meredith Hill Elementary is over capacity. Two new single-family communities are being constructed, with approximately 97 new single-family homes.

Ms. Nascimento discussed the various projections included within the Federal Way School District 2017 Capital Facilities 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 fee for single-family dwellings is proposed to be \$3,198.00, an increase of \$299.00 and for multiple-family dwellings the requested fee is \$8,386.00, an increase of \$7,880.00.

The significant increase in multi-family dwellings is due to the increase of units which increased the student generation rates from .162 to 1.0781, an increase the district did not foresee. The district does not expect to see any multi-family within the City of Auburn for the Federal Way School District.

Chair Roland closed the public hearing for CPA16-0001, P/T #3 – Federal Way School District 2017 Capital Facilities Plan at 7:55 p.m. and opened deliberations.

Vice-Chair Copple moved and Commissioner Smith seconded to recommend inclusion of CPA16-0001, P/T #3 – Federal Way School District 2017 Capital Facilities Plan into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 6-0

- **P/T #2 – Dieringer School District Capital Facilities Plan 2017-2022**

Planning Services Manager Jeff Dixon stated that the Dieringer School District has a very small area within the City of Auburn, it is a small district overall. The impact fees for this calendar year are not requested to change. The fee for single-family dwellings is proposed to be \$3,330.00, no changes were requested; for the multiple-family dwellings the requested fee is \$1,518.00, no changes were requested.

Chair Roland opened the public hearing on CPA16-0001, P/T #2, Dieringer School District Capital Facilities Plan 2017-2022 at 7:56 p.m.

With no public present for comment, Chair Roland closed the public hearing on CPA16-0001, P/T #2, Dieringer School District Capital Facilities Plan 2017-2022 at 7:56 p.m.

Vice-Chair Copple moved and Commissioner Stephens seconded to recommend inclusion of CPA16-0001, P/T #2, Dieringer School District Capital Facilities Plan 2017-2022 into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 6-0

- **P/T #5 – City of Auburn 2017-2022 Capital Facilities Plan**

Planning Services Manager Jeff Dixon P/T amendment #5 is to incorporate the City's six-year Capital Facilities Plan for the period of 2017 to 2022 into the City's Capital Facilities element of the Comprehensive Plan.

Chair Roland opened the public hearing on P/T #5 – City of Auburn 2017-2022 Capital Facilities Plan at 8:22 p.m.

Consuelo Rogel, Financial Analyst for the City of Auburn Finance Department
Ms. Rogel stated the City of Auburn 2017-2022 proposed Capital Facilities Plan amendments which include projects that have been added, removed or revised from the previous year's CFP (2016-2021) have been reviewed at Study Session by City Council and the City's Department Directors.

The Commission asked that if each Department and their projects have been reviewed by the Council at Study Session. Ms. Rogel confirmed. The Commission expressed their appreciation for the clarity in the memorandum showing projects that were removed or revised and the location of the change in the CFP.

The Commission and staff discussed the Auburn Way South (SR -164) Sidewalk Improvements and the funding source.

With no other public comment, Chair Roland closed the public hearing on CPA16-0001, P/T #5 – City of Auburn 2017-2022 Capital Facilities Plan at 8:40 p.m.

Vice-Chair Copple moved and Commissioner Stephens seconded to recommend inclusion of CPA16-0001, P/T #5 – City of Auburn 2017-2022 Capital Facilities Plan into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 6-0

2. Annual Comprehensive Plan Map Amendments

- **CPM#2 - CASE CPA14-0002**

Planning Services Manager Jeff Dixon stated the proposed amendment consists of a 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).

Chair Roland opened the public hearing on CPM#2 - CASE CAP14-0002 at 7:58 p.m. and pointed out that the testimony provided earlier by Brian Riviera pertained to this proposal.

Cheryl Ebsworth, Senior Planner, Apex Engineering, 2601 S 35th St #200, Tacoma
Ms. Ebsworth stated she represents Romart Investments LLC. She thanked Mr. Dixon for his work on this project. Ms. Ebsworth displayed an aerial photo map showing the property which was annexed to the City of Auburn from Pierce County in 2005. She stated that the City of Auburn land use Comprehensive Plan goals and policies are met by this proposal. The property is separated from residential developments and keeps incompatible land uses separate and believes this is a good location for this commercial use. Ms. Ebsworth provided an overview of how the project meets the criteria required by the City of Auburn.

The Commission and Ms. Ebsworth discussed the soil conditions for future development but explained that this request is for a map amendment only, further studies would be performed prior to additional development taking place.

Kim Savage, Apex Engineering, 2601 S 35th St #200, Tacoma
Ms. Savage explained that no design has begun on a project, this is for the map amendment but when future design takes place soil conditions would be considered.

Andrew Dunlow, Auburn
Mr. Dunlow stated 25 percent of the land considered on this project is designated as a valuable habitat to our environment. He stated that although this land has had growth of over 30 years and storm run-off it is still valuable. He expressed his opinion that 3.5 million dollars has been spent to mitigate the improvement of salmon habitat elsewhere in the city and if this map amendment is approved and development takes place, money would be spent to destroy the property only to perform mitigation to improve the habitat again after further destruction and damage is done. Mr. Dunlow stated if they are going to change the map designation they should change it to something more suitable like a parking lot, nursing home or even a strip mall. It appears the approval of this map amendment would not be representing the will or benefit of Auburn for the future.

With no further public testimony, Chair Roland closed the public hearing on CPM#2, Case CPA14-0002 at 8:11 p.m.

Commissioner Shin stated that he felt the current designation of single-family residential is not appropriate given the location and that the Light Commercial use would be more suited and the adjacent utility easement and adjacent the stormwater retention pond already separate the site. He stated this property is isolated from the residential nature of properties to the west. If there are critical areas present, these will be a development constraint that will be evaluated at the time of future development but not at this time. He is in support of this proposal.

Commissioner Shin moved and Vice-Chair Copple seconded to recommend moving CPM#2, Case CPA14-0002 forward for to City Council for approval.

MOTION APPROVED UNANIMOUSLY. 6-0

- **CPM#4 – CASE CPA16-0002**

Mr. Dixon stated the proposed amendment consists of a City initiated request to amend the map designation of three parcels totaling approx. 144.6 acres from "light Industrial" and "Institutional" 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.

Chair Roland opened the public hearing on CPM#4 - CASE CAP16-0002 at 8:15 p.m.

With no further public testimony, Chair Roland closed the public hearing on CPM#4, Case CPA16-0002 at 8:16 p.m.

The Commission and Staff discussed if the buildings in this location could be used as manufacturing. Staff explained that if the Comprehensive Plan designation is changed it would set the stage for a zoning designation to also be changed. The zoning designation establishes the development regulations that apply to the property. Staff believes a designation of heavy commercial would be a more appropriate zoning designation of this property for future development rather than light industrial.

Commissioner Moutzouris moved Commissioner Shin seconded to recommend moving CPM#4, Case CPA16-0002 forward for to City Council for approval.

MOTION APPROVED UNANIMOUSLY. 6-0

V. OTHER BUSINESS

No items were brought forward for "Other Business".

VI. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Jeff Dixon reported that Alexandria Teague was promoted from a Planner position to the Planner II position and the Senior Planner position was recently filled by a former City of Tacoma employee, Dustin Lawrence. Staff is currently working to fill the Planner position.

Staff reported that they will be holding a meeting December 6, 2016 for a discussion on zoning code changes relating to implementing the Comprehensive Plan updates.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:46 p.m.