

**Planning Commission Meeting
November 7, 2023 - 7:00 PM
City Hall Council Chambers
AGENDA**

I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting scheduled for Tuesday, November 7, 2023, at 7:00 p.m., will be held in-person and virtually. To attend the meeting virtually, please click one of the links below, or call into the meeting at one of the phone numbers below:

Join Zoom Meeting

<https://us06web.zoom.us/j/82102658111>

Meeting ID: 821 0265 8111

One tap mobile

+12532158782,,82102658111# US (Tacoma)

+12532050468,,82102658111# US

Dial by your location

• +1 253 215 8782 US (Tacoma)

• +1 253 205 0468 US

• 888 475 4499 US Toll-free

• 877 853 5257 US Toll-free

Meeting ID: 821 0265 8111

Find your local number: <https://us06web.zoom.us/j/82102658111>

II. CALL TO ORDER

A. ROLL CALL/ESTABLISHMENT OF QUORUM

B. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENT

Comment from the audience on any proposal for action by the Commission. If the comment is related to an action subsequently listed here as a public hearing, the comment should be provided at the time of the public hearing.

IV. APPROVAL OF MINUTES

A. October 17, 2023 Draft Minutes from the Planning Commission Meeting

V. PUBLIC HEARINGS

A. The Bridges Project - Map and Text Amendment reopened public hearing

Supplemental memo and presentation regarding reopening public hearing for the Bridges Annexation Area - Annual Comprehensive Plan Amendments (CPA23-0003 - CPM#1).

VI. OTHER BUSINESS

A. Video presentation on Climate Element of Periodic Plan Update

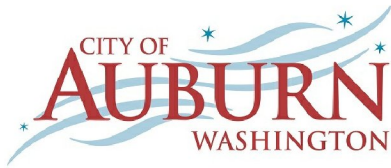
(If time allows) Staff will provide an introductory video on State requirements of Climate Element to be incorporated in the future Periodic Comprehensive Plan Update.

VII. COMMUNITY DEVELOPMENT REPORT

VIII. ADJOURNMENT

The City of Auburn Planning Commission is a seven 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, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.



AGENDA BILL APPROVAL FORM

Agenda Subject:

October 17, 2023 Draft Minutes from the Planning Commission Meeting

Date:

October 26, 2023

Department:

Community Development

Attachments:

[October 17, 2023 Draft Minutes](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

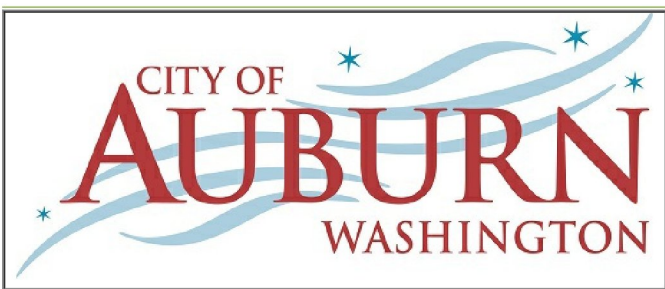
Revised Budget: \$0

Administrative Recommendation:**Background for Motion:****Background Summary:****Reviewed by Council Committees:****Councilmember:****Staff:**

Dixon

Meeting Date: November 7, 2023

Item Number:

	Planning Commission Meeting October 17, 2023 - 7:00 PM Special Meeting - City Hall Council Chambers MINUTES
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I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting was held in person and virtually.

II. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:02 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

A. ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice Chair Phillip Stephens, Hanan Amer, Julie Berry, Kent Sprague, William Stewart, Aaron Vanderpol, and Lynn Walters.

Staff members present: Planning Services Manager Jeff Dixon, Senior City Staff Attorney Doug Ruth, Senior Planner Alexandria Teague, Senior Planner Dinah Reed, Planner II Alyssa Tatro, Real Estate Manager Josh Arndt, and Deputy City Clerk Rebecca Wood-Pollock

B. PLEDGE OF ALLEGIANCE

Chair Roland led those in attendance in the Pledge of Allegiance.

III. PUBLIC COMMENT

There was no public comment.

IV. APPROVAL OF MINUTES

A. October 3, 2023 Draft Minutes from the Regular Planning Commission Meeting

Commissioner Sprague moved and Commissioner Stewart seconded to approve the October 3, 2023 Planning Commission Meeting Minutes.

MOTION CARRIED UNANIMOUSLY. 8-0

V. PUBLIC HEARINGS

A. 2023 Annual Comprehensive Plan Amendments

Planning Services Manager Dixon presented the Commission with the 2023 Comprehensive Plan Annual Amendments overview, including the City-Initiated and Private-Initiated Amendments, text and map amendments, and School District Impact Fees.

Chair Roland opened the public hearing for the Auburn School District Comprehensive Plan Text Amendments at 7:20 p.m.

Auburn School District Assistant Director Bob Kenworthy summarized the Auburn School District's enrollment projections, their Capital Construction Plan, portable classrooms, and their Capital Facilities Plan Impact Fees.

The Commission discussed future impact of Segale Properties construction on the Auburn School District and the new middle school.

Chair Roland closed the public hearing at 7:26 p.m.

Vice Chair Stephens moved and Commissioner Sprague seconded to recommend to City Council the approval of the CPA23-0004 Plan/Text Amendment #1 of the Comprehensive Plan Amendment.

MOTION CARRIED UNANIMOUSLY. 8-0

Chair Roland opened the public hearing for the Dieringer School District, Federal Way School District, and Kent School District Comprehensive Plan Text Amendments at 7:29 p.m.

There was no public comment for this public hearing.

Chair Roland closed the public hearing for the Dieringer School District, Federal Way School District, and Kent School District Comprehensive Plan Text Amendments at 7:34 p.m.

Vice Chair Stephens moved and Commissioner Sprague seconded to recommend to City Council the approval of the CPA23-0004 Plan/Text Amendments #2, #3, and #4 of the Comprehensive Plan Amendment.

MOTION CARRIED UNANIMOUSLY. 8-0

Chair Roland opened the public hearing for the City-Initiated Comprehensive Plan Map Amendments at 7:35 p.m.

Senior Planner Teague presented the Commission with the City-Initiated Comprehensive Plan Map Amendments, including the Bridges area background and annexation process, and the comprehensive zoning map.

There was no public comment for the City-Initiated Comprehensive Plan

Amendments.

The Commission discussed zoning density changes in the Bridges area, residents' participation in the process, Puget Sound Regional Council future requirements for additional residences, housing shortages, and zero lot line construction.

Chair Roland closed the public hearing for City-Initiated Comprehensive Plan Amendments at 8:06 p.m.

Vice Chair Stephens moved and Commissioner Sprague seconded to recommend to City Council the approval of the CPA23-0003 City-Initiated Comprehensive Map Amendments.

MOTION CARRIED UNANIMOUSLY. 8-0

Chair Roland opened the public hearing for the Private-Initiated Comprehensive Plan Map Amendments CPA 23-0001 at 8:07 p.m.

Planner Tatro presented the Commission with the Private-Initiated Comprehensive Plan Map Amendments, including changes in Land Use Designations, the Auburn MultiCare property details, and zoning and map amendments.

There was no public comment for this public hearing.

The Commission discussed the City's acquisition of the Auburn MultiCare property.

Chair Roland closed the public hearing for City-Initiated Comprehensive Plan Amendments at 8:18 p.m.

Commissioner Sprague moved and Vice Chair Stephens seconded to recommend to City Council the approval of the CPA23-0001 Private-Initiated Comprehensive Plan Map Amendments.

MOTION CARRIED UNANIMOUSLY. 8-0

Chair Roland opened public hearing for the CPA23-0002 Private-Initiated Comprehensive Plan Map Amendments at 8:18 p.m.

Senior Planner Reed presented the Commission with the Private-Initiated Comprehensive Plan Map Amendments, including the location and details of the Auburn Dairy Products property, parcel rezoning from Downtown Urban Center to Light Industrial Land Use Designations, zoning district-related conditions, compliance standards, and modifications to architectural and site design standard-related conditions.

Jacob Miller with Barchausen Consulting Engineers, applicant on file, voiced his support for the proposed rezoning and Land Use designations for

the Auburn Dairy.

Auburn Dairy Products Vice President Jerry Williams voiced his support for the proposed rezoning and Land Use designations for the Auburn Dairy.

The Commission discussed the current and previous ownership of Auburn Dairy Products property, parcel lines between residential and proposed light industrial zones, landscape buffers, and impacts on future land use for middle housing.

Chair Roland closed the public hearing for the CPA23-0002 Private-Initiated Comprehensive Plan Map Amendments at 8:50 p.m.

Vice Chair Stephens moved and Commissioner Amer seconded to recommend to City Council the approval of the CPA23-0002 Private-Initiated Comprehensive Plan Map Amendments.

MOTION CARRIED UNANIMOUSLY. 8-0

Planning Services Manager Dixon shared the next steps in the process for the 2023 Comprehensive Plan Annual Amendments and shared that the next meeting would be held on November 7th, 2023.

VI. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:58 p.m.

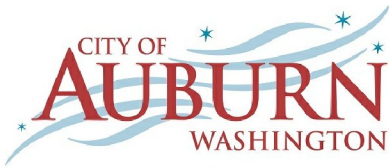
APPROVED this _____ day of _____, 2023.

JUDI ROLAND, CHAIR

**Rebecca Wood-Pollock,
Deputy City Clerk**

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AGENDA BILL APPROVAL FORM

Agenda Subject:

The Bridges Project - Map and Text Amendment reopened public hearing

Date:

October 26, 2023

Department:

Community Development

Attachments:

[P.C. Supplemental Memo 11.07.23](#)

[P.C. Presentation - Bridges](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background for Motion:****Background Summary:**

Adopt amendments to the City's Comprehensive Plan Land Use Map, Zoning Map (rezone), and zoning text for City-initiated application (City File No. CPA23-0003 - CPM#1) to reflect annexation of the area from the City of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Avenue SE, SE 304th Street, and 118th Avenue SE.

Staff recommends establishment of Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the area on Lea Hill known as "The Bridges". Changes will also include concurrent zoning changes, including the establishment of "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges Zoning Overlay, which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's Municipal Code, as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

Reviewed by Council Committees:**Councilmember:**

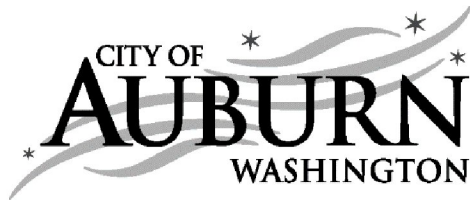
Meeting Date: November 7, 2023

Staff:

Item Number:

Teague

PH.1



MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Alexandria D. Teague, AICP, Senior Planner
Department of Community Development

DATE: October 23, 2023

RE: Supplemental memo regarding reopening public hearing for the Bridges Annexation Area annual comprehensive plan amendments (CPA23-0003 CPM#1).

At the October 17th special Planning Commission meeting, in the discussion of the city-initiated change, Bridges amendments (CPA23-0003) commissioners asked questions regarding opportunities for the public to comment on the proposed amendments. By the date of the public hearing on Oct. 17th no comment public had been received.

Staff appreciated the questions asked by the Planning Commission related to public notification methods and used this as an opportunity to conduct further research. City code prescribe public notification methods for both area-wide actions and site-specific amendment actions. Actions to establish land use controls for the Bridges community is an area-wide action but staff believes that applying the site-specific method of notification provides more meaningful notice for this proposed action. Therefore, staff is requesting that the Planning Commission reopen the public hearing on November 7 to allow the opportunity to accept public comment by the Commission in response to staff providing additional noticing methods prior to the hearing. The purpose of the additional noticing is to provide both area-wide plan map amendment and site-specific plan map amendment noticing methods listed in Auburn City Code (ACC) 14.22.100(A)(1) and (2), including such actions as posting yellow land use notice signs within the Bridges area. At the Nov. 7th public hearing staff will summarize public comments received by the hearing date.

Lastly, noticing for the Bridges annual comprehensive plan amendments will not be the only opportunity for the Bridges community and surrounding residents to comment on future proposals. As noted in the October 10, 2023 supplemental memo, following annexation, the four future development tracts will be developed under Auburn's jurisdiction. This future development will require Auburn permit applications (building, architectural and site design review, civil, and utilities) as well as an environmental review under the State Environmental Policy Act (SEPA). The Bridges residents, as residents of Auburn, will have to opportunity to comment on the project actions under the SEPA "Environmental Review Procedures" contained in ([Chapter 16.06 ACC](#)) and the neighborhood review meeting process ([ACC 18.02.13](#)). Also, the annexation process includes additional opportunities for public comment before City Council and the City has been informing the Bridges Homeowner's Association (HOA) with frequent updates that inform the community of upcoming Planning Commission and City Council anticipated meetings, hearings, and actions. Communication with the HOA does not

satisfy legal notice requirements but it does demonstrate another layer of communication that is occurring.

COMPREHENSIVE PLAN
2023 ANNUAL
AMENDMENTS
PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 7, 2023
ALEXANDRIA TEAGUE, AICP

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

PUBLIC HEARING

- **File No. CPA23-0003** (CPM = Comp. plan map amendment)
 - **CPM#1 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map changes**

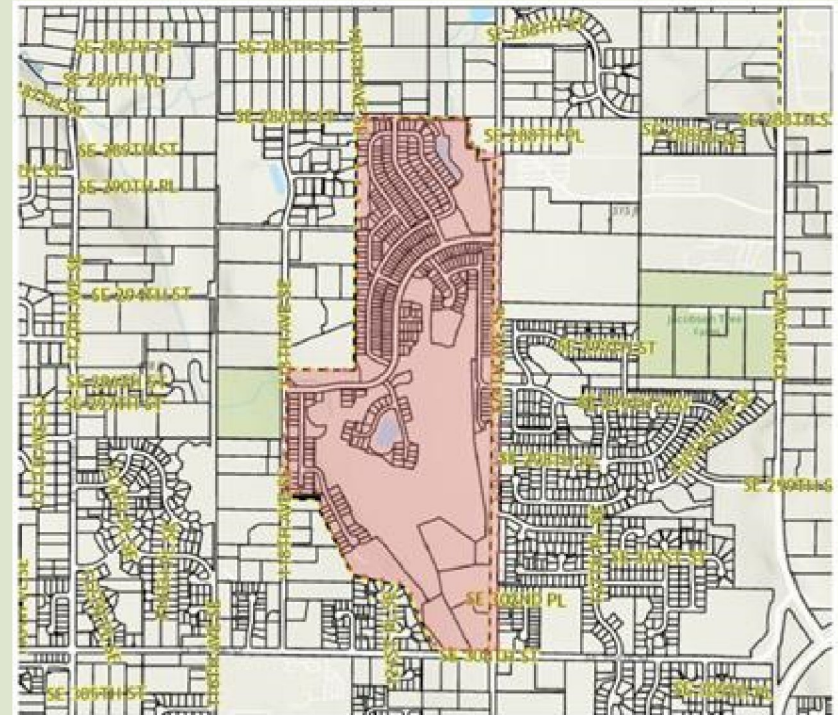
CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #1** – Amendments related to the “Bridges area”:

- **Update Comprehensive Plan Land Use Map**
- **Update Comprehensive Zoning Map**
- **New section for Chapter 18.21 “Overlays” of Auburn City Code**

■ PUBLIC COMMENT & FINDINGS

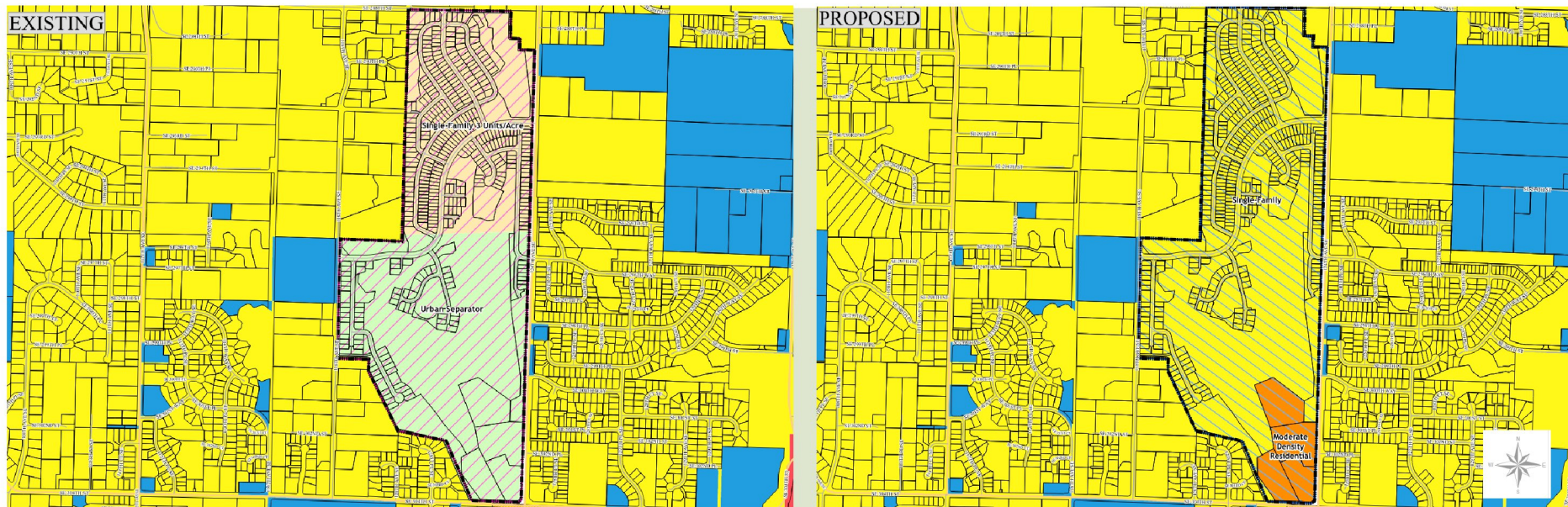
- **Methods of noticing**
- **Public comments received**



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CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



City of Auburn Land Use Designations

	Downtown Urban Center		Light Commercial
	Heavy Commercial		Light Industrial
	Heavy Industrial		Moderate Density Residential
	Public/Quasi-Public		Multiple-Family
			Neighborhood Commercial

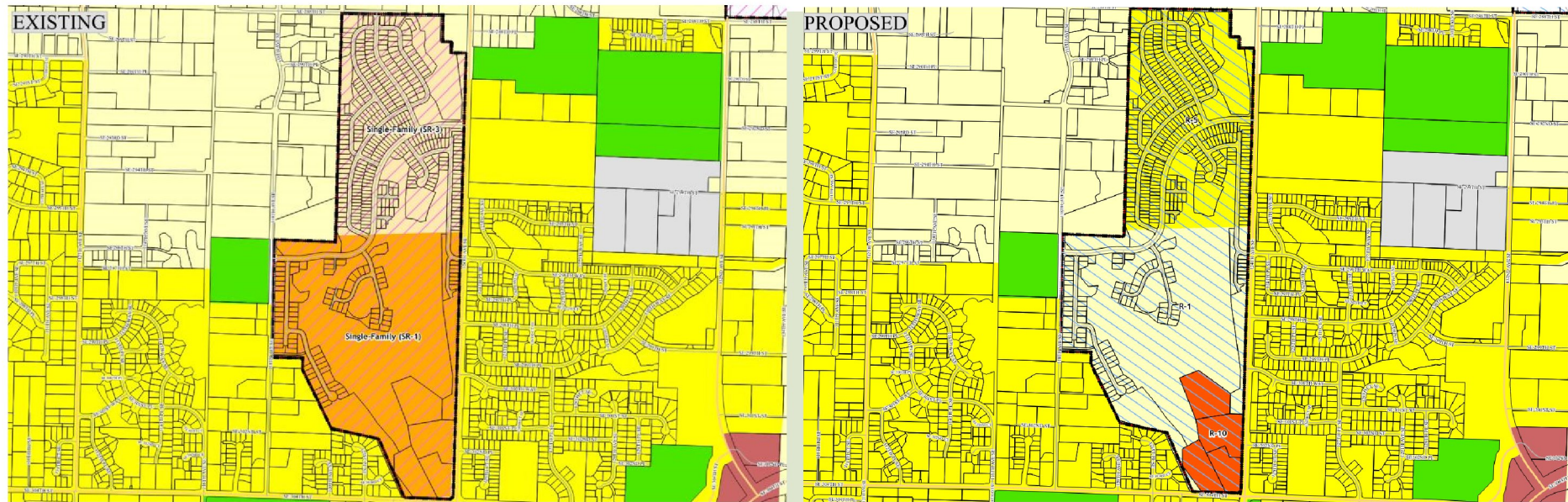
	Neighborhood Commercial Overlay
	Open Space
	Public/Quasi-Public
	Residential Conservancy
	Residential Transition Overlay

	Single Family
	Parcels
	Existing Kent Land Use
	Proposed Auburn Land Use

City of Kent Land Use Designations

	Single-Family 3 Units/Acre
	Urban Separator

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



City of Auburn Zoning

-  C1 Light Commercial District
-  I Institutional Use District
-  P1 Public Use District
-  R1 Residential 1 DU/Acre
-  R10 Residential 10 DU/Acre
-  R5 Residential 5 DU/Acre



Existing Zoning



Proposed Auburn Zoning/Bridges Overlay



Parcels

City of Kent Zoning



Single-Family (SR-3)



Single-Family (SR-1)



CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- Update to Chapter 18.21 ACC of Zoning Code corresponds to map updates
- New Section 18.21.040 proposed
- Contains the zoning development standards under which the Bridges PUD was developed

C. Development Standards – Lots Previously Approved.

1. For all uses of land occurring after the annexation date, the development standards in the following table shall apply to any residential lot in the annexation area that is part of a plat that received final plat approval prior to the annexation date.
2. With the exception of the Bridges PUD Future Development Tracts, as identified on the Bridges PUD Plat Map (Tract Nos. ~~LLL~~, ~~MMM~~, ~~NNN~~, and ~~OOO~~) any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards

Zone	Min Lot Area (Sq. Ft.) (3)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)	Setbacks				Building Height	
						Front (Ft.) (4)	Rear (Ft.) (5)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.) (6)	Accessory (Ft.)
R-1 ⁽¹⁾	34,000 ⁽⁷⁾	N/A	30	37.5	50	10	5	5	10	35	23
R-5 ⁽²⁾	9,600	N/A	30	56.25	62.5	10	5	5	10	35	23

(1) Formerly Kent SR-1 zone prior to Auburn annexation.

(2) Formerly Kent SR-3 zone prior to Auburn annexation.

(3) Bridges PUD approved lot sizes ranging from 3,521 to 7,571 square feet. Per Bridges PUD Plat Map Restriction No. 2: "No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located."

(4) Garages and other similar structures with vehicular access require a 20-foot setback from any street.

(5) 15-foot setback from alley.

(6) 2.5-stories or 35 feet.

(7) A minimum lot area of 2,500 square feet per lot allowed under city of Kent Urban Separator (Cluster Development Kent City Code (~~KCC~~) 12.04.263) for SR-1 zoned properties.

D. Bridges PUD Future Development Tracts. Tract Nos. ~~LLL~~, ~~MMM~~, ~~NNN~~, and ~~OOO~~ are subject to the R-10 zoning development standards contained in Chapter 18.07 ACC.

STAFF RECOMMENDATION

- **Planning Commission to recommend approval by City Council the following case numbers:**
 - CPA23-0003 (P/T) & (CPM)
 - CPM#1 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map and text changes

FULL TEXT: Establish Comprehensive Plan Map designations of “Single Family Residential” and “Moderate Density Residential” for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment “R-1 Residential”, “R-5, Residential” and “R-10, Residential” zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent’s municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn.