

PLANNING COMMISSION MEETING

SPECIAL WORK SESSION AND AGENDA November 5, 2014

SPECIAL WORK SESSION – 6:30 - 7:00 p.m., Council Chambers

I. 2014 Annual Comprehensive Plan Amendments*

Staff: Jeff Dixon, Planning Services Manager

Summary: Comprehensive Plan Text Amendments (CPA14-0001)

(Staff report included in the Comprehensive Plan Amendment Binder)

- P/T #1 – Auburn School District 2014-2020 Capital Facilities Plan
- P/T #2 – Dieringer School District Capital Facilities Plan 2015-2020
- P/T #3 – Federal Way School District 2015 Capital Facilities Plan
- P/T #4 – Kent School District 2014/2015 – 2019/2020 Capital Facilities Plan
- P/T #5 – City of Auburn 2015-2020 Capital Facilities Plan

(No map amendments are being processed with the 2014 annual amendments.)

II. ADJOURNMENT

REGULAR MEETING – 7:00 p.m., Council Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. October 7, 2014

III. PUBLIC COMMENT

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

IV. PLANNING DEPARTMENT REPORT

Update on Planning and Development Department activities.

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.

V. PUBLIC HEARINGS

A. 2014 Annual Comprehensive Plan Amendments*

Staff: Jeff Dixon, Planning Services Manager

Summary: Comprehensive Plan Text Amendments (CPA14-0001)

(Staff report Included in the Comprehensive Plan Amendment Binder)

- P/T #1 – Auburn School District 2014-2020 Capital Facilities Plan
- P/T #2 – Dieringer School District Capital Facilities Plan 2015-2020
- P/T #3 – Federal Way School District 2015 Capital Facilities Plan
- P/T #4 – Kent School District 2014/2015 – 2019/2020 Capital Facilities Plan
- P/T #5 – City of Auburn 2015-2020 Capital Facilities Plan

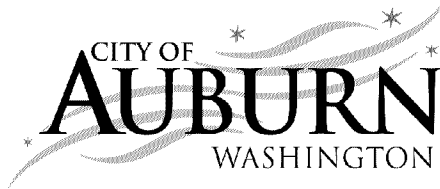
(No map amendments are being processed with the 2014 annual amendments.)

VI. ADJOURNMENT

*** Denotes attachments included in the packet**

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**DRAFT
PLANNING COMMISSION**

October 7, 2014

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA.

II. ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were: Chair Judi Roland, Vice-Chair Copple, Commissioner Mason, Commissioner Lee, Commissioner Baggett, Commissioner Pondelick, and Commissioner Smith.

Staff present included: City Attorney Dan Heid, Planning and Design Services Manager Elizabeth Chamberlain, Planning Services Manager Jeff Dixon, and Community Development Secretary Tina Kriss.

Members of the public present: There were no audience members present.

Chair Roland introduced newly appointed Planning Commissioner Lee.

III. APPROVAL OF MINUTES

A. September 3, 2014

After reviewing the minutes, the Commission requested that staff remove the last sentence under roll call to reflect that Commissioner Smith was not excused but present.

Commissioner Baggett moved and Commissioner Pondelick seconded to approve the minutes from the September 3, 2014 meeting as amended.

MOTION CARRIED 6 - 0

Newly Appointed Commissioner Lee abstained from voting on the approval of minutes as he was not present for the meeting and recently appointed to the Commission.

IV. PUBLIC COMMENT

There were no public comments on any item not listed on the agenda for discussion or public hearing.

V. COMMUNITY DEVELOPMENT REPORT

Planning and Design Services Manager Elizabeth Chamberlain reported that the City received a new building permit application for parcel north of 15th Street SW. The parcel is currently vacant, located next to the Auburn IHOP.

The Merrill Gardens project design review has been approved and the City expects to receive additional submittals for the development.

The City has filled the vacant Senior Planner position formerly held by David Jones. Thaniel Gouk will be joining the City as the new Senior Planner on the 20th of October.

VI. PUBLIC HEARINGS

A. Proposed Amendment to Auburn City Code (ACC) Chapter 18.29, Downtown Urban Center.

Planning and Design Services Manager Elizabeth Chamberlain provided an overview of proposed code amendment ACC Chapter 18.29, ZOA14-0004.

The Commission and staff discussed the location of the proposed amendments within the Downtown Urban Center District (DUC).

Chair Roland opened the public hearing on proposed code amendment ACC Chapter 18.29, ZOA14-0004 at 7:14 p.m.

Chair Roland invited anyone for or against the proposed code amendment ACC Chapter 18.29, ZOA14-0004 to come forward for testimony.

With no comments from the public, Chair Roland closed the public hearing on the proposed code amendment to ACC Chapter 18.29 at 7:14 p.m.

The Commission deliberated.

Commissioner Copple moved and Commissioner Smith seconded to recommend moving proposed Auburn City Code (ACC) amendment ACC Chapter 18.29, ZOA14-0004 to full Council.

MOTION CARRIED 7 - 0.

B. Proposed Amendment to Auburn City Code (ACC) Chapter 17.09, Short Subdivisions.

Planning and Design Services Manager Elizabeth Chamberlain provided an overview to proposed amendment to Auburn City Code (ACC) Chapter 17.09, ZOA14-0005, and reviewed the proposed amendments.

Staff provided a Jurisdiction Comparison outlining the various Cities code with regards to Short Subdivisions.

The Commission and staff discussed the lot size within the proposed amendment, staff explained that the density of a zone does not change with the short plat code amendment; it is a process change only.

Chair Roland opened the public hearing on proposed code amendment ACC Chapter 17.09, ZOA14-0005 at 7:25 p.m.

Chair Roland invited anyone for or against the proposed code amendment to ACC Chapter 17.09, ZOA14-0005 to come forward for testimony:

With no comments from the public, Chair Roland closed the public hearing on the proposed code amendment to ACC Chapter 18.09, ZOA14-0005 at 7:25 p.m.

The Commission deliberated.

Commissioner Mason moved and Commissioner Baggett seconded to recommend moving proposed code amendment Auburn City Code (ACC) Chapter 17.09, ZOA14-0005 to full Council.

MOTION CARRIED - 7-0.

VII. OTHER BUSINESS

A. 2014 Comprehensive Plan Amendments

Planning Services Manager Jeff Dixon provided a review of the 2014 Comprehensive Plan Amendments. In response to the public notification of the time period for applications, the City received two private-initiated comprehensive plan amendments; both map amendments.

The two applications received for adjacent sites by the same Applicant were submitted but will be considered as part of the larger overall Comprehensive Plan Update effort of 2015 as agreed on by the applicant (The applicant had not yet submitted all necessary documentation).

Staff reviewed the 2014 Comprehensive Plan Amendment Docket and schedule and the Commission and staff discussed holding a work session prior to the public hearing on the proposed amendments.

The 2014 Comprehensive Plan Amendment workshop and Public Hearing will be held November 5th with a study session at 6:30 p.m.

VIII. ADJOURNMENT

The Commission and staff concurred that a joint session between the Planning Commission and the Planning and Community Development Committee will take place tentatively October 21, 2014.

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 7:54 p.m.



AGENDA BILL APPROVAL FORM

Agenda Subject CPA14-0001, 2014 Comprehensive Plan Amendments – City Initiated Plan Policy/Text Amendments		Date: October 21, 2014		
Department: Community Development & Public Works	Attachments: See separate map amendment and policy/text amendment sections of binder	Budget Impact: N/A		
Administrative Recommendation: Planning Commission to recommend to City Council approval of 2014 City-Initiated Comprehensive Plan Amendments.				
Background Summary: 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. Comprehensive plan amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (privately-initiated). This year the city is initiating: • Five policy/text amendments. • <i>(No map amendments are proposed with this year's amendment process)</i> In addition, this year the city received two privately-initiated plan map amendments by the submittal deadline. However, since the two applications for adjacent sites by the same Applicant were submitted without the necessary environmental checklist application (required pursuant to the State Environmental Policy Act (SEPA)), the Applicant has agreed to defer the city's consideration of the applications until consideration of the larger overall Comprehensive Plan Update effort in 2015. This staff report and recommendation addresses Comprehensive Policy/Text (P/T) Amendments P/T # 1 through # 5. This is the only staff report associated with the annual comprehensive plan amendment process. In terms of process, the Comprehensive plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs but is not required prior to the end of the year.				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> Reviewed by Council & Committees: ☐ Arts Commission ☐ Airport ☐ Hearing Examiner ☐ Human Services ☐ Park Board ☐ Planning Comm. COUNCIL COMMITTEES: ☐ Finance ☐ Municipal Services ☐ Planning & Dev. ☐ Public Works ☐ Other _____ </td> <td style="width: 50%; vertical-align: top; border: none;"> Reviewed by Departments & Divisions: ☐ Building ☐ Cemetery ☐ Finance ☐ Fire ☐ Legal ☒ Public Works ☐ M&O ☐ Mayor ☐ Parks ☒ Planning ☐ Police ☐ Human Resources </td> </tr> </table>			Reviewed by Council & Committees: ☐ Arts Commission ☐ Airport ☐ Hearing Examiner ☐ Human Services ☐ Park Board ☐ Planning Comm. COUNCIL COMMITTEES: ☐ Finance ☐ Municipal Services ☐ Planning & Dev. ☐ Public Works ☐ Other _____	Reviewed by Departments & Divisions: ☐ Building ☐ Cemetery ☐ Finance ☐ Fire ☐ Legal ☒ Public Works ☐ M&O ☐ Mayor ☐ Parks ☒ Planning ☐ Police ☐ Human Resources
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Action: Committee Approval: ☐ Yes ☐ No Council Approval: ☐ Yes ☐ No Call for Public Hearing ____/____/____ Referred to _____ Until ____/____/____ Tabled _____ Until ____/____/____				
Councilmember: _____		Staff: Dixon		
Meeting Date: October 21, 2014		Item Number: _____		

A. Findings

1. RCW 36.70A.130 (Washington State Growth Management Act (GMA)) provides for amendments to locally adopted GMA comprehensive plans. Except in limited circumstances provided for in State law, comprehensive plan amendments shall be considered by the city or county legislative body no more frequently than once per year.
2. The City of Auburn established a June 6, 2014 deadline for the submittal of privately-initiated comprehensive plan applications (map or policy/text). Notice to the public of the filing deadline was provided on the City's website, the Seattle Times Newspaper, and sent to a compiled notification list in May 2014. The City received two privately-initiated plan map amendments by the submittal deadline. The Applicant agreed to defer the city's consideration of the applications until consideration of the larger overall Comprehensive Plan Update effort in 2015.
3. The City of Auburn received annual updates to the four school district Capital Facilities Plans whose districts occur within the City of Auburn. These Capital Facilities Plans, as well as the City's Capital Facilities Plan are referenced in Chapter 5, Capital Facilities, of the Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments.
4. The environmental review under the State Environmental Policy Act (SEPA) for the school district capital facilities plans were prepared separately by each school district acting as their own lead agency, as allowed by state law.
5. The environmental review under the State Environmental Policy Act (SEPA) for the remaining amendment resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Amendments on September 16, 2014 (City File # SEP14-0011). The comment period ended September 30, 2014 and the appeal period ends October 14, 2014.
6. The City did not receive any comments in response to the issuance of the Determination of Non-Significance (DNS).
7. Auburn City Code Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of comprehensive plan amendments as follows:

"Section 14.22.100

- A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
 1. For site-specific plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
 2. For area-wide plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;

- b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
 - c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
 - B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
 - C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.
 - D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
 - E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
 - F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)”
- 8. As provided in the code, the Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year.
- 9. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Office of Commerce and other state agencies as required for the state review on October 9, 2014. The Washington State Office of Commerce acknowledged receipt by letter dated October 13, 2014. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report.
- 10. Due to the nature and limited number of policy/text changes, and the lack of private initiated map amendments, the optional process for a public open house was not conducted as provided for in the city code.
- 11. The notice of public hearing was published on October 14, 2014 in the Seattle Times which is at least 10-days prior to the Planning Commission public hearing scheduled for November 5, 2014.
- 12. The following report identifies Comprehensive Plan Map Policy/Text (P/T) amendments scheduled for the Planning Commission's November 5, 2014 public hearing with a staff recommendation.

Comprehensive Plan Map Amendments (File No. CPA14-0001)

(No map amendments are proposed with this year's amendment process)

Comprehensive Plan Policy/Text Amendments (File No. CPA14-0001)

P/T #1

Incorporate Auburn School District Capital Facilities Plan 2014 through 2020 into the City of Auburn Comprehensive Plan.

Discussion

The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2014-2020. The CFP was adopted by the Auburn School District School Board of Directors on June 9, 2014 and has been subject to separate SEPA review and a Determination of Non Significance (DNS). 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 incorporation of the Auburn School District Capital Facilities Plan into the City's Comprehensive Plan.

The CFP includes the following:

- six-year enrollment projections
- Auburn school district level of service standards
- The district's overall capacity of the 6-year period
- An inventory of existing facilities
- Impact fee calculations
- District capital construction 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 net fee obligation for single-family dwellings is proposed to be \$4,137.21, a decrease of \$1,261.72 and the requested fee for multiple-family dwellings is \$3,518.17, an increase of \$130.33. The actual impact fee to be assessed is set by ordinance by the Auburn City Council.

Recommendation

Planning Commission to recommend approval of the Auburn School District Capital Facilities Plan 2014 through 2020 to the City Council

P/T#2

Incorporate the Dieringer School District Capital Facilities Plan 2015-2020 into the City of Auburn Comprehensive Plan.

Discussion

The Dieringer School District has provided the City with its annually updated Capital Facilities Plan 2015 - 2020. The CFP was adopted by the Dieringer School District Board of Directors on June 17, 2014. The CFP has been subject to separate SEPA review and a DNS. 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 incorporation of the School District Capital Facilities Plan into the City's Comprehensive Plan.

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 \$5,231.00, an increase of \$2,016.00 and the requested fee for multiple family dwellings is \$1,839; an increase of \$144.00. The actual impact fee to be assessed is set by ordinance by the Auburn City Council.

Recommendation

Planning Commission to recommend approval of the Dieringer School District Capital Facilities Plan 2015-2020 to the City Council

P/T #3

Incorporate Federal Way School District's 2015 Capital Facilities Plan into the City of Auburn Comprehensive Plan.

Discussion

The Federal Way School District has provided the City with its annually updated Capital Facilities Plan (2015). The CFP was adopted by the Federal Way School District School Board June 24, 2014. The CFP has been subject to separate SEPA review and a DNS. 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 incorporation of the School District Capital Facilities Plan into the City's Comprehensive Plan.

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 2014 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 \$5,171.00, representing a decrease of \$192.00 and the requested fee for multi-family dwellings is \$1,834.00, a decrease of \$90.00. The actual impact fee to be assessed is set by ordinance by the Auburn City Council.

Recommendation

Planning Commission to recommend approval of the Federal Way School District's 2015 Capital Facilities Plan to the City Council

P/T #4

Incorporate Kent School District Capital Facilities Plan 2014-2015 to 2019-2020 into the City of Auburn Comprehensive Plan.

Discussion

The Kent School District has provided its annually updated 2014-2015 to 2019-2020 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board on June 25, 2014 and has been subject to separate SEPA review and a DNS. 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 incorporation of the School District Capital Facilities Plan into the City's Comprehensive Plan.

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 not requesting a change in the fees. The Plan indicates the continuing net fee obligation for single-family dwellings of \$5,486.00, representing no change, and for multi-family dwellings a fee of \$3,378.00, also representing no change. The actual impact fee to be assessed is set by ordinance by the Auburn City Council.

Recommendation

Planning Commission to recommend approval of the Kent School District Capital Facilities Plan 2014-2015 to 2019-2020 to the City Council

CPM #5

Incorporate the City of Auburn's 6-year Capital Facilities Plan 2015-2020, into the City's Comprehensive Plan.

Discussion

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 2015-2020 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:

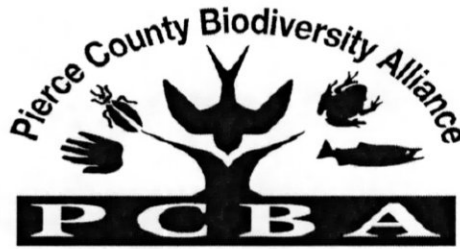
- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) a forecast of the future needs of such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (d) at least 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 memo dated October 2, 2014 from the City's Finance Department contained in the three ring binder highlights the major changes in the CFP from last year. The proposed City of Auburn 6-year Capital Facilities Plan 2015-2020 is incorporated by reference in the Comprehensive Plan, Chapter 5, Capital Facilities.

Recommendation

Planning Commission to recommend approval of the City of Auburn's 6-year Capital Facilities Plan 2015-2020 to the City Council.



City of Auburn Planning Commission
Elizabeth Chamberlain, Planning & Design Services Manager
25 West Main Street
Auburn, WA 98001

November 4, 2014

cc: Rich Wagner, Deputy Mayor
Largo Wales, Councilmember
Chris Anderson, Environmental Services Manager

Re: 2015 Comprehensive Plan Update

Background:

Biodiversity has been defined as the entire living fabric of the planet. Maintaining genetic and biological diversity, "biodiversity," is economically valuable because it provides the basis for most other ecosystem functions: breathable air, drinkable water, food for nourishment, pollution and pest control, providing resilience after natural catastrophes such as floods, storms, fires, and drought. When we alter environmental conditions, these services are often lost and must be replaced by costly built alternatives. Biodiversity planning is a holistic approach that identifies land areas (habitats) that provide for a biologically diverse representation of species. This planning method considers long-term ecosystem health and establishes a goal of maintaining adequate habitat to ensure the continued viability of a diversity of species within an ecoregion. The Pierce County Biodiversity Alliance (PCBA) has been involved in the integration of biodiversity habitat protection at the local level since 1997. Collaboration began with a partnership between the Washington GAP Analysis Program at the University of Washington and the Washington Department of Fish and Wildlife to develop a methodology to apply coarse scale analysis of biodiversity habitat needs to the Growth Management Act comprehensive open space planning process. The result of this planning process was the creation of a Biodiversity Network for Pierce County comprised of 16 biologically rich areas (Biodiversity Management Areas or BMAs) and their connecting corridors. The area located on both sides of the White River from Buckley to Sumner was recognized as one of those 16 unique places (identified as the Lower White River BMA).

In 2006, the PCBA embarked on a project to educate and engage the communities and land managers along the Lower White River BMA about their biodiversity. As part of that outreach, two 24-hr surveys, called Bioblitzes, were conducted which paired local landowners and land managers with professional biologists. The goal was to validate the presence of a multitude of plant and animal species that had been predicted within the BMA while educating the community about the importance of this biologically rich area. That same community and the local jurisdictions were subsequently invited to participate in the creation of a stewardship plan for the Lower

Dedicated to conserving the biodiversity of Pierce County

White River BMA. The results of both Bioblitzes and the ground-work for the stewardship plan can be found in the Lower White River Biodiversity Management Area (BMA) Stewardship Plan -(Dec 2009) (attached).

Each city jurisdiction managing land within the Lower White River BMA is identified separately within the draft Stewardship Plan. A draft section specific to the City of Auburn was prepared (see Chapter XI – City of Auburn , attached). One of the actions of this plan was to work with the City of Auburn to identify Comprehensive Plan amendments that incorporate biodiversity management goals and policies in subsequent updates. This communication serves to begin this dialog.

Possible Comprehensive Plan Updates:

Recognizing that:

- ▲ intact areas of such rich biodiversity are becoming increasingly rare and can easily become degraded,
- ▲ biodiversity is an excellent indicator that a community is operating in a sustainable fashion balancing its economic, social and environmental needs that will serve future generations, and
- ▲ biodiversity serves to preserve ecosystem services that help to minimize flooding, preserve clean water, provide recreational and wildlife viewing opportunities, and maintain a high quality of life necessary to maintain a vibrant community;

the PCBA has identified possible amendment opportunities for introducing biodiversity goals into the 2015 update cycle. These are shown below in *italics* as additions to the existing Comprehensive Plan language.

These are:

- ▲ Chapter 1 (Plan Background) – Goal 18. Environment and Natural Resources (p 1-29)
 - To maintain and promote a safe and healthy environment, preserve the quality of life *and rich biodiversity*, and to protect the area's unique, sensitive and productive natural resources.
 - Discussion: Thick forests, wildlife habitats, and river shorelines are but some of the attractions of Auburn and its surrounding areas. *The area adjacent to the White River (the Lower White River BMA), is a unique and special place that has been demonstrated to sustain healthy populations of fish, mammals, birds, insects, reptiles, amphibians and plant life which qualifies it to be designated as a Biodiversity Management Area.* As development
- ▲ Chapter 9 (Natural Environment)
 - Goal 18. Environment and Natural Resources (p. 9-2)
 - To maintain and promote a safe and healthy environment, preserve the quality of life *and rich biodiversity* , and to protect the area's unique, sensitive and productive natural resources To encourage
 - Discussion: Thick forests, wildlife habitats, and river shorelines are but some of the attractions of Auburn and its surrounding areas. *The area adjacent to the White River (the Lower White River BMA), is a unique and special place that has been demonstrated to sustain healthy populations of fish, mammals, birds, insects, reptiles, amphibians and plant life which qualifies it to be designated as a Biodiversity Management Area.* As development
 - Insert *Objective 18.x To continue to protect and restore biodiversity and the full range of supporting habitats in order to enjoy the benefits of important ecosystem services such as clean water, natural flood control, timber production, climate regulation, and pollination critical to the continued prosperity and quality of life in the City and Region.*
 - Policies:
 - *EN-a The City shall use The Lower White River BMA Stewardship Plan - (Dec 2009) (See Appendix x.)as a reference to identify threats and possible conservations strategies to achieve this objective.* Add plan as an appendix to the Comprehensive Plan

Dedicated to conserving the biodiversity of Pierce County

- *EN-b The City shall partner with the Pierce County Biodiversity Alliance to finalize Chapter X (City of Auburn) of the Lower White River BMA Stewardship Plan .*
- *EN-c The City shall identify partners and volunteer citizen groups who can advance the City of Auburn Lower White River BMA Stewardship Plan*
- *EN-d The City shall coordinate with other jurisdictions within the Lower White River BMA (Sumner, Pacific, Buckley, Pierce County, King County, Muckleshoot Tribe of Indians) and meet periodically to align goals, objectives and strategies, and monitor progress*

Partnership Opportunities:

The PCBA welcomes the opportunity to partner with the City of Auburn:

- ▲ to assist in introducing biodiversity into the Comp Plan
- ▲ to complete Chapter XI the City of Auburn section of the Lower White River BMA Stewardship Plan
- ▲ to identify funding opportunities, consulting partners, and volunteers within our watershed necessary to complete projects identified within the Stewardship Plan

We thank you for the opportunity to present these ideas for your consideration.

Linda T. Burgess
 253-863-1860
 Pierce County Biodiversity Alliance



November 4, 2014

City of Auburn Planning Commission
25 West Main St
Auburn WA 98001-4998

RE City of Auburn 2014 Annual Comprehensive Plan Amendments, and specifically P/T #3
Incorporate Federal Way School District Capital Facilities Plan 2015, adopted June 24, 2014 by the
Federal Way School District Board of Directors, into the City Comprehensive Plan.

Due to a variety of circumstances, we are unable to appear in person this evening to provide testimony in support of the policy/text amendment #3 incorporating Federal Way School District's Capital Facility Plan into the City Comprehensive plan and have prepared the following highlights:

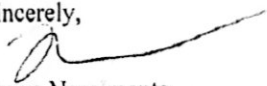
Federal Way School District currently serves 431 students who reside within the Auburn city limits. These students would typically attend Meredith Hill Elementary, Kilo Middle School, and Thomas Jefferson High School. Students living in this portion of Auburn city limits also have the option of attending one of our other schools under the district's CHOICE policy. Meredith Hill Elementary is the only Federal Way Public School actually located within the Auburn City limits and currently serves 434 pre-school to fifth grade students, under the leadership of principal Dr. Reginald Reid.

Based on the current educational program configurations the capacity of Meredith Hill is set at 425 students, so the school is virtually operating at capacity at this point. There are currently two new home communities with 97 lots in the planning process that will impact Meredith Hill Elementary School (and its feeder middle and high schools, Kilo and Thomas Jefferson). Using the elementary student generation rate from the Capital Facilities Plan, these developments create the potential for an additional 28 elementary students within the school's boundary. The single-family impact fee of \$5,171 will generate funding to create the additional classrooms needed to support this community growth.

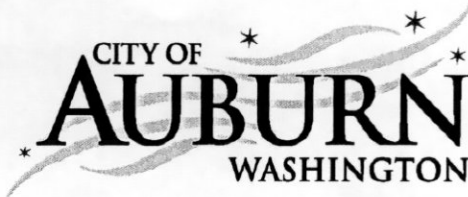
As you consider adopting our 2015 Capital Facilities Plan, I would like to draw your attention to the change in impact fees for 2015. The single-family fee for 2015 is \$5,171, a decrease of \$192. The multi-family fee for 2015 is \$1,834, a decrease of \$90. Thank you for your time and consideration of this plan. These changes are primarily due to the adjustment in the construction budget for rebuilding Federal Way High School.

On behalf of the Federal Way Board of Directors and our students, we thank you for your consideration of this Comprehensive Plan Amendment. If you have any specific questions, please feel free to contact Sally McLean at (253) 945-2042 or at smclean@fwps.org or Tanya Nascimento at (253) 945-2071 or at tnascime@fwps.org.

Sincerely,


Tanya Nascimento
Enrollment and Demographic Analyst

cc: Sally McLean, Superintendent
Jeri Carlson, Executive Director of Business Services
Jeff Dixon, Principal Planner, City of Auburn



Memorandum

To: Judi Roland, Chair, Planning Commission
Planning Commission Members

From: Jeff Dixon, Planning Services Manager

Date: November 5, 2014

Re: 2014 Comprehensive Plan Amendments – Revision to City of Auburn Capital Facilities Plan

For the 2014 Comprehensive Plan Amendment process, staff prepares a working binder for use by the Planning Commissioners during their review of the proposed comprehensive plan amendments. The binder distributed contains the City's Capital Facilities Plan as a Text/Policy Amendment. A further change to the City Capital Facilities Plan is needed as follows:

Reasons for change:

Four pages changed related to recent city council financial prioritization for the Auburn Community & Youth/Teen Center

Revised Pages:

- Page 174 – Allocated greater amount of "capital cost" and "grants" expenditures from year 2016 to year 2015.
- Page 176 – changed "summary" to reflect change above.
- Page 180 – Revised "Total funding sources" and Total expenditures" from \$ 1,795,046 to \$ 3,900,000.
- Page 195 – Changed to reflect completion of Community and Youth/Teen Center in city's year 2020 inventory.

Reasons for change:

Two pages changed related to title for Airport projects from "Runway Extension" to "Runway Enhancements"

Revised Pages:

- Page 226 – to reflect more accurate description of the project.
- Page 233 – to reflect more accurate description of the project.

Please contact either Jeff Dixon, Planning Manager at jdixon@auburnwa.gov or 253-804-5033, with any questions.

COMMUNITY AND YOUTH/TEEN CENTER

Current Facilities

The City of Auburn currently does not have a Community and Youth/Teen Center.

Level of Service (LOS)

The City does not have a current LOS for a Community Center. The proposed LOS of 234.50 square feet per 1,000 population is based on the projected inventory divided by the 2020 projected citywide population of 85,288.

Capital Facilities Projects and Financing

The proposed Community and Youth/Teen Center facility construction project will cost approximately \$9,000,000 and the project detail worksheet is presented on page 180.

Impact on Future Operating Budgets

As Table PR – 3 shows, estimated operating budget impact of \$750,000 is forecasted for the Community and Youth/Teen Center Facility during the six years 2016-2021.

TABLE PR-4

Facilities Inventory Community and Youth/Teen Center

FACILITY	<u>CAPACITY</u> (Square Feet)	LOCATION
<i>Existing Inventory:</i>		
<i>None</i>	-	
<i>Total Existing Inventory</i>	-	
<i>Proposed Capacity Projects:</i>		
<i>New Youth/Teen Center (Remodel)</i>	7,000	
<i>New Community Center</i>	13,000	
<i>Total Proposed Capacity Projects</i>	20,000	
2020 Projected Inventory Total	20,000	

City of Auburn Draft Capital Facilities Plan

TABLE A-2

**CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
AIRPORT**

	2015	2016	2017	2018	2019	2020	Total
<u>Capacity Projects:</u>							
None							-
<u>Non-Capacity Projects:</u>							
1 Airport Security Camera & Gate Access Upgrades							
Capital Costs	-	-	-	-	-	70,000	70,000
Funding Sources:							
Airport Fund	-	-	-	-	-	3,500	3,500
Grant	-	-	-	-	-	66,500	66,500
2 South T- Hangar Row 3 Enclosure							
Capital Costs	347,000	-	-	-	-	-	347,000
Funding Sources:							
Airport Fund	347,000	-	-	-	-	-	347,000
Grant	-	-	-	-	-	-	-
3 Obstruction Survey for NexGen/GPS Approach							
Capital Costs	210,000	-	-	-	-	-	210,000
Funding Sources:							
Airport Fund	10,500	-	-	-	-	-	10,500
Grant	199,500	-	-	-	-	-	199,500
4 Land Acquisition for Future Approaches							
Capital Costs	-	-	420,000	-	-	-	420,000
Funding Sources:							
Airport Fund	-	-	21,000	-	-	-	21,000
Grants	-	-	399,000	-	-	-	399,000
5 Wildlife Hazard Assessment							
Capital Costs	16,125	-	-	-	-	-	16,125
Funding Sources:							
Airport Fund	806	-	-	-	-	-	806
Grants	15,319	-	-	-	-	-	15,319
6 Runway Enhancements							
Capital Costs	161,000	140,000	1,064,000	-	-	-	1,365,000
Funding Sources:							
Airport Fund	8,050	7,000	53,200	-	-	-	68,250
Grants	152,950	133,000	1,010,800	-	-	-	1,296,750
7 Automated Weather Observation System							
Capital Costs	-	-	-	-	268,800	-	268,800
Funding Sources:							
Airport Fund	-	-	-	-	13,440	-	13,440
Grants	-	-	-	-	255,360	-	255,360
8 Fuel Farm							
Capital Costs	-	-	140,000	-	-	-	140,000
Funding Sources:							
Airport Fund	-	-	140,000	-	-	-	140,000
Grants	-	-	-	-	-	-	-

City of Auburn Draft Capital Facilities Plan

AIRPORT FUND (435)

Six Year Capital Facilities Plan, 2015-2020

Capital Facilities Plan

Enterprise Funds

Project Title: **Runway Enhancements**
 Project No: **cp******
 Project Type: **Non-Capacity**
 Project Manager: **Shelley Coleman**

Description:

Enhance Runway 16/34 per Airport Layout Plan & Master Plan Update for increased safety and utilization.

Progress Summary:

Environmental Assessment is planned for 2015

Future Impact on Operating Budget:

Activity:

Funding Sources:	Prior to 2014	2014 YE Estimate	2015 Budget	2016 Budget	2015 Year End Project Total
Unrestricted Airport Revenue	-	-	8,050	7,000	8,050
Federal Grant -Unsecured	-	-	144,900	126,000	144,900
State Grant -Unsecured	-	-	8,050	7,000	8,050
Total Funding Sources:	-	-	161,000	140,000	161,000
Capital Expenditures:					
Design	-	-	-	140,000	-
Environmental Assessment	-	-	161,000	-	161,000
Construction	-	-	-	-	-
Total Expenditures:	-	-	161,000	140,000	161,000

Forecasted Project Cost:

Funding Sources:	2017	2018	2019	2020	Total 2015-2020
Unrestricted Airport Revenue	53,200	-	-	-	68,250
Federal Grant -Unsecured	957,600	-	-	-	1,228,500
State Grant -Unsecured	53,200	-	-	-	68,250
Total Funding Sources:	1,064,000	-	-	-	1,365,000
Capital Expenditures:					
Design	-	-	-	-	140,000
Environmental Assessment	-	-	-	-	161,000
Construction	1,064,000	-	-	-	1,064,000
Total Expenditures:	1,064,000	-	-	-	1,365,000

Grants / Other Sources

City of Auburn Draft Capital Facilities Plan

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Six Year Capital Facilities Plan, 2015-2020

Capital Facilities Plan

Capital Projects Fund

Project Title: **Les Gove Park Improvements**
 Project No: **cpxxxx**
 Project Type: **Non-Capacity**
 Project Manager: **Faber**

Description:

Based on "to be completed" Les Gove Master Plan, design and implement recommendations that will increase user safety, encourage public use and community connectivity.

Progress Summary:

Future Impact on Operating Budget:

\$5,000 Utilities

Activity:

	Prior to 2014	2014 YE Estimate	2015 Budget	2016 Budget	2015 Year End Project Total
Funding Sources:					
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
REET	-	-	-	-	-
KC Prop 2	-	-	40,000	260,000	40,000
Total Funding Sources:	-	-	40,000	260,000	40,000
Capital Expenditures:					
Design	-	-	40,000	10,000	40,000
Right of Way	-	-	-	-	-
Construction	-	-	-	250,000	-
Total Expenditures:	-	-	40,000	260,000	40,000

Forecasted Project Cost:

	2017	2018	2019	2020	Total 2015-2020
Funding Sources:					
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
REET	-	-	-	-	-
KC Prop 2	-	-	-	-	300,000
Total Funding Sources:	-	-	-	-	300,000
Capital Expenditures:					
Design	-	-	-	-	50,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	250,000
Total Expenditures:	-	-	-	-	300,000

Grants / Other Sources

City of Auburn Draft Capital Facilities Plan

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Six Year Capital Facilities Plan, 2015-2020

Capital Facilities Plan

Capital Projects Fund

Project Title: **Park Acquisitions/Development**
 Project No: **cpxxxx**
 Project Type: **Capacity**
 Project Manager: **Daryl Faber**

Description:

Land acquisitions to occur based on demand and deficiencies including parks, open space, trails and corridors.

Progress Summary:

Future Impact on Operating Budget:

None

Activity:

	(Previous 2 Yrs) Prior to 2014	2014 YE Estimate	2015 Budget	2016 Budget	2015 Year End Project Total
Funding Sources.					
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
General Fund Transfer In	-	22,500	-	-	22,500
KC Prop 2*	227,458	23,914	-	-	251,372
Total Funding Sources.	227,458	46,414	-	-	273,872
Capital Expenditures.					
Design	-	-	-	-	-
Acquisition	227,458	46,414	-	-	273,872
Construction	-	-	-	-	-
Total Expenditures.	227,458	46,414	-	-	273,872

Forecasted Project Cost:

	2017	2018	2019	2020	Total 2015-2020
Funding Sources.					
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
General Fund Transfer In	-	-	-	-	-
KC Prop 2*	125,000	125,000	125,000	-	375,000
Total Funding Sources:	125,000	125,000	125,000	-	375,000
Capital Expenditures:					
Design	-	-	-	-	-
Acquisition	125,000	125,000	125,000	-	375,000
Construction	-	-	-	-	-
Total Expenditures.	125,000	125,000	125,000	-	375,000

Grants / Other Sources.

City of Auburn Draft Capital Facilities Plan

TABLE PR-2 (continued)

	2015	2016	2017	2018	2019	2020	Total
Non-Capacity Projects:							
7 Misc. Parks Improvements							
Capital Costs	100,000	100,000	175,000	175,000	175,000	175,000	900,000
Funding Sources:							
Fund Balance	-	-	25,000	25,000	25,000	25,000	100,000
Grants (Fed,State,Local)	50,000	50,000	75,000	75,000	75,000	75,000	400,000
Other (Park Impact Fee)	50,000	50,000	75,000	75,000	75,000	75,000	400,000
8 Cameron Park							
Capital Costs	-	-	-	-	55,000	-	55,000
Funding Sources:							
Fund Balance	-	-	-	-	25,000	-	25,000
Grants (Fed,State,Local)	-	-	-	-	30,000	-	30,000
Other	-	-	-	-	-	-	-
9 Game Farm Park Improvements							
Capital Costs	-	-	40,000	-	-	-	40,000
Funding Sources:							
Fund Balance	-	-	40,000	-	-	-	40,000
Grants (Fed,State,Local)	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
10 Gaines Park							
Capital Costs	-	-	30,000	-	-	-	30,000
Funding Sources:							
Fund Balance	-	-	30,000	-	-	-	30,000
Grants (Fed,State,Local)	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
11 Roegner Park							
Capital Costs	-	-	50,000	-	-	-	50,000
Funding Sources:							
Fund Balance	-	-	50,000	-	-	-	50,000
Grants (Fed,State,Local)	-	-	-	-	-	-	-
KC Prop 2	-	-	-	-	-	-	-
12 Auburndale Park							
Capital Costs	25,000	-	-	350,000	-	-	375,000
Funding Sources:							
Fund Balance	25,000	-	-	-	-	-	25,000
KC Prop 2	-	-	-	100,000	-	-	100,000
Other (Park Impact Fee)	-	-	-	250,000	-	-	250,000
13 Auburndale Park II							
Capital Costs	25,000	-	-	575,000	-	-	600,000
Funding Sources:							
Fund Balance	25,000	-	-	-	-	-	25,000
Grants (Fed,State,Local)	-	-	-	-	-	-	-
Other	-	-	-	575,000	-	-	575,000
14 Sunset Park							
Capital Costs	15,000	385,000	-	-	-	-	400,000
Funding Sources:							
Fund Balance	-	-	-	-	-	-	-
Other (Park Impact Fee)	15,000	185,000	-	-	-	-	200,000
Other (Contributions)	-	200,000	-	-	-	-	200,000

