



PLANNING COMMISSION MEETING

November 5, 2014
SPECIAL WORK SESSION AND
REGULAR MEETING MINUTES

SPECIAL WORK SESSION – 6.30 - 7:00 p.m., Council Chambers

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 6.30 p.m. at Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, Washington.

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 Services Manager Jeff Dixon, Financial Analyst Consuelo Rogel, and Community Development Secretary Tina Kriss.

Members of the Public Present: Bob Kenworthy of the Auburn School District, Linda Burgess of the Pierce County Biodiversity Alliance, and Ralph Fortunato of the Kent School District.

III. 2014 Annual Comprehensive Plan Amendments*

Planning Services Manager Jeff Dixon provided an overview of the 2014 Comprehensive Plan Amendment, CPA14-0001

- 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

Staff provided a comment letter from the Federal Way School District regarding the 2015 Federal Way School District Capital Facilities Plan. Staff also provided a memorandum outlining additional revisions of six pages of the Auburn Capital Facilities Plan.

The Commission and staff discussed and potential timelines of various capital facility projects listed on the Auburn Corridor Level of Service page noted in the draft Capital Facilities Plan, Table-T-1c on page 20. In answer to the question asked by the Commission as to the priority of the projects, staff stated that he would review the Level of Services page

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with other staff and report back report back to the Commission to clarify the level of services verses the improvement priority of the projects.

IV. ADJOURNMENT

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

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:03 p.m. at Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, Washington.

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 Services Manager Jeff Dixon, Financial Analyst Consuelo Rogel, and Community Development Secretary Tina Kriss.

Members of the Public Present: Bob Kenworthy of the Auburn School District, Linda Burgess of the Pierce County Biodiversity Alliance, and Ralph Fortunato of the Kent School District.

III. APPROVAL OF MINUTES

A. October 7, 2014

Vice-Chair Copple moved and Commissioner Smith seconded to approve the minutes from the October 7, 2014 meeting as written.

MOTION CARRIED UNANIMOUSLY 7-0

IV. PUBLIC COMMENT

Linda Burgess, from the Pierce County Biodiversity Alliance (PCBA), 12822 5th Street E., Edgewood

Ms. Burgess stated that she is on the board of the Puyallup River Watershed Council and a member of the Pierce County Biodiversity Alliance.

A letter was distributed to Commission members and staff, written by Ms. Burgess, on behalf of the Pierce County Biodiversity Alliance. Ms. Burgess stated that she would like to introduce biodiversity protection as an element in the City of Auburn 2015 Comprehensive Plan Update. She provided background information regarding the Lower White River Biodiversity Management Area (BMA) Stewardship Plan and explained that each city jurisdiction managing land within the Lower White River BMA is identified separately within the draft plan. One of the actions of the plan was to work with the City of

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Auburn to identify Comprehensive Plan Amendments that incorporate biodiversity management goals and policies in subsequent updates.

She expanded on what it takes to protect and maintain the quality of life and rich biodiversity Ms. Burgess stated that she has come to start a dialogue with the Commission to illicit the city's help to increase public awareness and an appreciation of this unique biodiversity-rich area in the City of Auburn and to create a community vision and plan for preserving it for future generations by introducing biodiversity protection goals in the city's Comprehensive Plan. She proceeded to provide goals and policies that could be implemented within the Comprehensive Plan Update.

V PLANNING DEPARTMENT REPORT

Planning Services Manager Jeff Dixon reported that two residential applications have been submitted to the City, "The Reserve", located on the vacant property west of the Lowe's store, zoned light commercial. This proposal would provide 292 senior housing units and 227 multi-family housing units on the 10.7-acre site.

A second proposal has been submitted for a project on Lea Hill at the northwest corner of SE 312th and 132nd Avenue SE. This project, "The Promenade", proposes 330 apartment units in a mixed use project with residential and commercial components within a 14.5-acre site

New Senior Planner Thaniel Gouk has begun employment with the city and the new Urban Planner, Lauren Flemister, will start employment with the city December 3, 2014

Staff reported the City Council adopted the ordinance November 3, 2014 to go to a Council study session format; it is scheduled to begin January 1, 2015 Staff also mentioned that the council adopted two other code changes that the Planning Commission had recommended; the short plat threshold and the floor area ratio

VI. PUBLIC HEARINGS

A. 2014 Annual Comprehensive Plan Amendments (CPA14-0001)

Chair Roland opened the public hearing on CPA14-0001, P/T #1 through P/T #5 at 7.25 p.m.

Planning Services Manager Jeff Dixon provided a background information on the city's Comprehensive Plan. He also provided an overview of CPA14-0001, the 2014 Comprehensive Plan amendments listed below:

- 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 State Amendments.

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Staff provided a comment letter from the Federal Way School District regarding the 2015 Federal Way School District Capital Facilities Plan. Staff pointed out that there are no map amendments proposed with this year's comprehensive plan amendment process.

Mr. Dixon stated staff respectfully recommends approval of Policy/Text amendments P/T #1 thru P/T #5, with inclusion into the City's Comprehensive Plan Amendments.

CPA14-0001 – P/T #1, Auburn School District 2014-2020 Capital Facilities Plan

Chair Roland emphasized that the public hearing has been opened and invited the public forward for comment on CPA14-0001, P/T #1 – Auburn School District 2014-2020 Capital Facilities Plan.

Bob Kenworthy, Assistant Director of Capital Projects for the Auburn School District, 915 Fourth Street, Auburn

Mr. Kenworthy reported that the Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering 2014-2020. The CFP was adopted by the Auburn School District Board of Directors on June 9, 2014. Mr. Kenworthy reviewed current projects in construction as well as the enrollment projections and future needs for the next six years. The updated plan indicates that the Auburn School District is requesting a change in the school impact fees for 2014. The calculated fee for single-family is \$4,137.21, a decrease of \$1,261.72; and the calculated fee for multi-family is \$3,518.17, an increase of \$130.33.

Mr. Kenworthy stated that the Auburn School District Board of Directors is requesting the plan be adopted by reference as part of the capital facilities element of the City of Auburn's Comprehensive Plan and that the school impact fees be set in accordance with the plan for the 2015 fiscal year.

Chair Roland closed the public hearing on CPA14-0001, P/T #1 – Auburn School District 2014-2020 Capital Facilities Plan at 7:50 p.m.

Vice-Chair Copple moved and Commissioner Lee seconded to recommend inclusion of CPA14-0001, P/T #1 – Auburn School District 2014-2020 Capital Facilities Plan, into the city's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY 7-0

CPA14-0001 – P/T #2 Kent School District 2014/2015 Capital Facilities Plan

Chair Roland opened the public hearing for CPA14-0001 – Kent School District 2014/2015 Capital Facilities Plan at 7:51 p.m.

Ralph Fortunato, CSBC, Director of Fiscal Services for the Kent School District, 12033 SE 256th Street, Kent

Mr. Fortunato reported that the Kent School District Capital Facilities Plan is not requesting an increase its school impact fees; the fees will be consistent with those previously adopted and supported by the Capital Facilities Plan.

Chair Roland closed the public hearing for P/T #4 – Kent School District 2014/2015 – 2019/2020 Capital Facilities Plan at 7:58 p.m.

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Vice-Chair Copple moved and Commissioner Baggett seconded to recommend inclusion of CPA14-0001, P/T #4 – Kent School District 2014/2015 – 2019/2020 Capital Facilities Plan into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY 7-0

CPA14-0001 – P/T #2, Dieringer School District Capital Facilities Plan 2015-2020

CPA14-0001 – P/T #3, Federal Way School District 2015 Capital Facilities Plan

Chair Roland opened the public hearing on CPA14-0001, P/T #2 Dieringer School District Capital Facilities Plan 2015-2020 and CPA14-0001, P/T #3 Federal Way School District 2015 Capital Facilities Plan at 8:01 p.m.

Planning Services Manager Jeff Dixon reminded the Commission of the letter from the Federal Way School District Board requesting that the City incorporate the Federal Way School District's 2015 Capital Facility Plan into the City's Comprehensive Plan.

Chair Roland pointed out that the Federal Way School district is decreasing their single-family dwelling fee for 2015 \$192.00 to \$5,171.00 and their multi-family dwelling fee for 2015 will be decreased \$90.00 to \$1,834.00

Chair Roland stated Dieringer School District is increasing their fee for a single-family dwelling \$2,016.00 to \$5,231.00 and a multi-family dwelling increase of \$144.00 to \$1,839.00.

With no comment from the public, Chair Roland closed the public hearing on CPA14-0001, P/T #2 at and P/T #3 at 8:11 p.m.

CPA14-0001 – P/T #2

The Commission expressed their concern that there was a sizeable increase in the Dieringer School District's school impact fees and asked if they could make as part of their recommendation a request for Council to review the fees. Staff confirmed that they could make that request to Council as part of the recommendation. The Commission also asked if staff could clarify the "technology improvements" noted within the plan. Mr. Dixon noted that he will check into those additional fees and report back to the Commission.

Vice-Chair Copple moved and Commissioner Mason seconded to recommend City Council review the calculations and figures for CPA14-0001, P/T #2, Dieringer School District Capital Facilities Plan and recommended inclusion of the plan into the city's Comprehensive Plan.

MOTION APPROVED 5-2

CPA14-0001 – P/T #3

Chair Roland Open public hearing on CPA14-0002 – P/T #3, Federal Way School District 2015 Capital Facilities Plan at 8:15 p.m.

With no comments from the public, Chair Roland closed the public hearing at 8:16 p.m. The Commission deliberated.

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Vice-Chair Copple moved and Commissioner Smith seconded to recommend inclusion of P/T #3, CPA14-0001, Federal Way School District 2015 Capital Facilities Plan into the city's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY 7-0

CPA14-0001 – P/T #5, City of Auburn 2015-2020 Capital Facilities Plan

Chair Roland opened the public hearing on CPA14-0001, P/T #5, City of Auburn 2015-2020 Capital Facilities Plan at 8:16 p.m., with no comments from the public, Chair Roland closed the public at 8:18 p.m. and the Commission deliberated.

Commissioner Smith expressed concerns over the lack of sidewalks and pedestrian safety on Auburn Way South, south from Dogwood Street SE and stated that he believes the Auburn Way South Pedestrian Improvements (Dogwood St. SE to Fir St SE)(cp1118) should be elevated in priority due to pedestrian safety concerns. In addition he believes the improvements should be extended up through Redwood Ct. SE or to where the mobile home parks are located.

Vice-Chair Copple asked if staff would provide an explanation of the Definition of Auburn Corridor Level of Service (LOS) from Table T-1c priorities and the meaning of the LOS Standard. Mr. Dixon stated that he would check into the definition and report back to the Commission.

Vice-Chair Copple moved and Commissioner Lee seconded to recommend inclusion of CPA14-0001 – P/T #5, City of Auburn 2015-2020 Capital Facilities Plan into the city's Comprehensive Plan.

Commissioner Smith moved and Commissioner Baggett seconded to amend the motion to include a recommendation that the city study the extension of sidewalks identified by the pedestrian safety corridor on the Auburn Way South corridor (Fir Street SE to Hemlock Street SE) and extend further to the south, in addition to the inclusion of CPA14-0001, P/T #5 to the city's Comprehensive Plan.

The Planning Commission voted on inclusion of the amended motion.

MOTION APPROVED AS AMENDED 6-0 (one Member abstained)

The Planning Commission voted on the approved amended motion.

AMENDED MOTION APPROVED 6-0 (one Member abstained)

The next regular meeting will be held December 2, 2014. A joint session with the Committee and the Planning and Community Development Committee will take place in January.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:32 p.m.

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