



PLANNING COMMISSION
October 18, 2017

**REGULAR MEETING
MINUTES**

REGULAR MEETING

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.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

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

Staff present: Assistant City Attorney Jessica Leiser, Planning Services Manager Jeff Dixon, Finance Analyst Consuelo Rogel, and Administrative Assistant Tina Kriss.

Members of the public present: Sally McLean, CFO at Federal Way Public Schools; Ralph Fortunato, Executive Director of Fiscal Services at Kent School District; and Bob Kenworthy, Asst. Director of Capital Projects at Auburn School District.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. September 19, 2017

Commissioner Mason moved and Commissioner Moutzouris seconded to approve the September 19, 2017 minutes as written.

MOTION CARRIED UNANIMOUSLY. 5-0

III. PUBLIC COMMENT

There were no comments from the public.

IV. PUBLIC HEARING

A. 2017 Comprehensive Plan Amendments

Planning Services Manager Jeff Dixon briefed the Commission on the history 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 the Group #1 Public Hearing, nine (9) text amendments and three (3) map amendments. Staff is recommending Planning Commission action to incorporate the annual Comprehensive Plan Text amendments P/T #1 to #9 and CPM#1, #2, and #3 into the City's Comprehensive Plan:

1. Annual Comprehensive Plan Text Amendments

Planning Manager Jeff Dixon provided an overview of the Policy/Text Amendments #1 through #9.

A. Annual Comprehensive Plan Text Amendments (Case No. CPA17-0001)

Chair Roland stated in consideration of the school district representatives in attendance for public comment, the items will be taken in the following order: P/T #3, P/T #4, P/T #1, P/T #2, and P/T #5.

1. P/T #1 – Auburn School District 2017-2023 Capital Facilities Plan

Chair Roland opened the public hearing on CPA17-0001, P/T #1, Auburn School District 2017-2023 Capital Facilities Plan at 7:13 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 2017-2023. The CFP was adopted by the Auburn School District School Board on June 26, 2017.

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 \$3,321.86, an decrease of \$2,147.51 and for multiple-family dwellings the requested fee is \$2,081.29, an increase of \$441.59.

Chair Roland closed the public hearing for P/T #1, CPA17-0001, Auburn School District 2017- 2023 Capital Facilities Plan at 7:25 p.m. and opened deliberations.

Commissioner Shin recused himself from voting as his firm provides legal services for the Auburn School District. With a reduced Commission for voting, no quorum was present to vote on this item. Chair Roland asked if this item could be continued to the next meeting, staff concurred. Chair Roland left the public hearing open until the November 1, 2017 Planning Commission meeting.

The continued public hearing on this item will be brought before the Commission on November 1st, 2017.

2. P/T #2 – Dieringer School District Capital Facilities Plan 2018-2023

Chair Roland opened the public hearing on CPA17-0001, P/T #2, Dieringer School District Capital Facilities Plan 2018-2023 at 7:25 p.m. and called for public testimony.

With no public present for testimony, Chair Roland closed the public hearing on CPA17-0001, P/T #2, Dieringer School District Capital Facilities Plan 2018-2023 at 7:25 p.m. and the Commission deliberated.

Commissioner Moutzouris moved and Commissioner Stephens seconded to recommend inclusion of P/T #2, CPA17-0001, Dieringer School District Capital Facilities Plan 2018 - 2023, into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 5-0

3. P/T #3 – Federal Way School District 2018 Capital Facilities Plan

Chair Roland opened the public hearing on CPA17-0001, P/T #3, Federal Way School District 2018 Capital Facilities Plan at 7:03 p.m.

Sally McLean, CFO with the Federal Way Public Schools, 33330 8th Ave. S., Federal Way, Washington.

Ms. McLean discussed the various projections included within the Federal Way School District 2018 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 \$6,842.00, an increase of \$3,644.00 and for multiple-family dwellings the requested fee is \$20,086.00, an increase of \$11,700.00.

A discussion was held as to the significant proposed increase of multiple family fees and Ms. McLean explained that there has been both an increase of dwelling units which resulted in increased generation rates of students and well as, increased project list.

Chair Roland closed the public hearing for P/T #3, CPA17-0001, – Federal Way School District 2018 Capital Facilities Plan at 7:08 p.m. and opened deliberations.

Commissioner Moutzouris moved and Commissioner Stephens seconded to recommend inclusion of CPA17-0001, P/T #3 – Federal Way School District 2018 Capital Facilities Plan into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 5-0

4. P/T #4 – Kent School District 2017/2018 – 2022/2023 Capital Facilities Plan

Chair Roland opened the public hearing on CPA17-0001, P/T #4, Kent School District 2017/2018 – 2022/2023 Capital Facilities Plan at 7:09 p.m.

Chair Roland invited the public to come forward for testimony.

Ralph Fortunato, Executive Director of Fiscal Services at Kent School District , 12033 SE 256th Street, Kent, Washington.

Mr. Fortunato reported the Multiple Family school impact fee has increased \$57.00 to \$2,267.00, the Single Family impact fee proposal increased \$135.00 for the amount of \$5,235.00. Kent will be experiencing small improvements and the addition of two new elementary schools. A discussion was held as to the requested increases.

With no other comments from the public, Chair Roland closed the public hearing at 7:12 p.m. on CPA17-0001, P/T #4, Kent School District 2017/2018 – 2022/2023 Capital Facilities Plan and opened deliberations.

Commissioner Stephens moved and Commissioner Moutzouris seconded to recommend inclusion of CPA17-0001, P/T #4, the Kent School District

2017/2018 – 2022/2023 Capital Facilities Plan in the city's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 5-0

5. P/T #5 – City of Auburn 2018-2023 Capital Facilities Plan

Consuelo Rogel, Financial Analyst for the City of Auburn Finance Department provided background information on P/T amendment #5, the City's six-year Capital Facilities Plan for the period of 2018 to 2023.

The Commission and staff discussed items that were added and removed from the six-year plan and how projects are reviewed before City Council takes action.

Staff reported that a duplicate Page 211 of the proposed City of Auburn Capital Facilities plan is proposed to be removed and Page 242 has been replaced with wording changes to provide more information about the project description for the downtown urban design project (copies were provided to the Commissioners). There were no budget impacts from the updates.

Chair Roland opened the public hearing on CPA17-0001, P/T #5 – City of Auburn 2018-2023 Capital Facilities Plan at 7:34 p.m.

With no public present for testimony, Chair Roland closed the public hearing on CPA17-0001, P/T #5 – City of Auburn 2018-2023 Capital Facilities Plan at 7:36 p.m. and the Commission deliberated.

Commissioner Stephens moved and Commissioner Moutzouris seconded to recommend inclusion of P/T #5, CPA17-0001, City of Auburn 2018-2023 Capital Facilities Plan into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 5-0

CPA17-0001, P/T #6, P/T #7, P/T #8, P/T #9, were brought forward for public hearing together:

P/T #6 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and from the Land Use Map. The R10, R16, and R20 residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table).

P/T #7 - Add text to add back the R5, Residential zoning district back in as an implementing zone for the "Single Family" Land Use Designation. A significant portion of the city is zoned R5, Residential. The 2015 Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comp. Plan land use designation and must be corrected.

P/T #8 - Change the title of the land use designation of "Residential Transition" to "Moderate Density Residential". Requested to revert to pre-2015 title of the category. Provide more logical title for the category to address and reflect the range of residential densities. The implementing zones change to "R10, Residential" and "R16, Residential".

P/T #9 - Add the "R10, Residential" and R16, Residential" zoning districts back as implementing zones for the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation. Areas of the city

are zoned "R10, Residential" but no areas are currently zoned "R16, Residential". However, in the 2015, Comp Plan these zoning districts were inadvertently omitted as an implementing zoning districts of any Comp. Plan land use designation. To be corrected by adding R10 and R16 as implementing zones to either the "Residential Transition" or "Moderate Density" Land Use Designation.

Planning Services Manager Dixon provided an overview of the P/T #6 through P/T #9.

Chair Roland opened the public hearing on CPA17-0001, P/T #6, P/T #7, P/T #8, and P/T #9 at 7:41 p.m. and called for public testimony.

With no public present for testimony, Chair Roland closed the public hearing on CPA17-0001, P/T #6, P/T #7, P/T #8, and P/T #9 at 7:42 p.m. and the Commission deliberated.

Commissioner Stephens moved and Commissioner Shin seconded to recommend to City Council inclusion of P/T #6, P/T #7, P.T #8, and P/T #9, CPA17-0001, into the City's Comprehensive Plan.

MOTION APPROVED. 5-0

B. Annual Comprehensive Plan Map Amendments (CPA17-0001 – City Initiated)

Annual Comprehensive Plan Map Amendments CPM #1 through CPM #3 were brought forward for public hearing together:

1. **CPM #1** - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and remove category from the Land Use Map. "The R10, R16 and R20 residential zoning districts already allow for mixed uses residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). Thus, it was unnecessary to establish a unique land use designation to achieve a zoning district to allow. (See also related P/T #6)
2. **CPM #2** - Change the mapped land use designation of a 2.23-acre city-owned park parcel from "Multiple Family Residential" to "Institutional". Parcel No. 0921059073 is located south of SE 310th ST, 820 feet west of 124th Ave SE.
3. **CPM #3** - Change the mapped land use designation of a group of 4 privately-owned, previously developed parcels from "Downtown Urban Center" to "Light Industrial". Parcel No. 5401600200, of 0.06 acres and Parcel No. 5401600175 of 0.7 acres are owned by In Ho & Nancy Kim. Parcel No. 5401600235 of 0.34 acres is owned by CHS Inc. Parcel No. 5401600260 of 0.34 acres is owned by Gary & Karen Stamps. Proposed to change the Comp. Plan land use map designation to recognize and be more compatible with developed status of the properties at the perimeter of the land use designation. The sites contain existing uses of warehouses, bulk propane tank distribution and outdoor storage.

Planning Manager Dixon provided an overview of the three Comprehensive Map Amendments and stated staff is recommending the Commission recommend approval and inclusion into the City's Annual Comprehensive Plan to City Council.

The Commission and staff discussed the boundaries of the Downtown Urban Center. Chair Roland opened the public hearing on CPA17-0001, CPM #1, CPM #2, and CPM #3 at 7:54 p.m. and called for public testimony.

With no public present for testimony, Chair Roland closed the public hearing on

CPA17-0001, CPM #1, CPM #2, and CPM #3 at 7:54 p.m. and the Commission deliberated.

Commissioner Moutzouris moved and Commissioner Stephens seconded to recommend to City Council inclusion of CPA17-0001, CPM #1, CPM #2, and CPM #3 into the City's Comprehensive Plan.

MOTION APPROVED. 5-0

V. OTHER BUSINESS

There was no other business.

VI. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Jeff Dixon reported that at the October 16, 2017 City Council meeting, through Resolution No. 5322, City Council made a selection of the preferred parking garage site, #1, in downtown Auburn for the Auburn Station Access Improvements. Site #1 is located NW of City Hall and currently utilized as a surface parking lot. As part of the recommendation, Council recommended alternative Site #2, the current location of Auburn Lawn and Garden on the south side of West Main and C Street SW. The Commission and staff discussed the additional recommendation of traffic analysis by Council.

The Commission and staff discussed the date of the next meeting. Staff will schedule a special work session at 6:30 p.m. with a regular Planning Commission meeting at 7:00 p.m. on November 1, 2017.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:01 p.m.