

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.

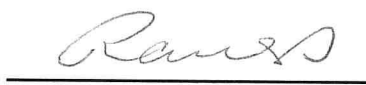
VI. ADJOURNMENT

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

APPROVED this 7th day of Nov, 2023.



JUDI ROLAND, CHAIR



Rebecca Wood-Pollock,
Deputy City Clerk

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.