



PLANNING COMMISSION

October 18, 2017
SPECIAL WORK SESSION

SPECIAL WORK SESSION – 6:30 - 7:00 p.m., Auburn City Hall, Council Chambers, 25 West Main Street, Auburn, Washington

I. 2017 Annual Comprehensive Plan Amendments – Group #1 (Dixon)*

Summary: Review and discuss Group #1 of the 2017 Annual Comprehensive Plan Amendments consisting of the following Text and Map Amendments:

A. Annual Comprehensive Plan Text Amendments (Case No. CPA17-0001, unless indicated)* (Dixon)

1. **P/T #1** – Auburn School District 2017-2023 Capital Facilities Plan
2. **P/T #2** – Dieringer School District Capital Facilities Plan 2018-2023
3. **P/T #3** – Federal Way School District 2018 Capital Facilities Plan
4. **P/T #4** – Kent School District 2017/2018 – 2022/2023 Capital Facilities Plan
5. **P/T #5** – City of Auburn 2018-2023 Capital Facilities Plan
6. **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).
7. **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.
8. **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".
9. **P/T #9** - Add the "R10, Residential" and R16, Residential" zoning districts back as implementing zones for the "Residential Transition"

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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.

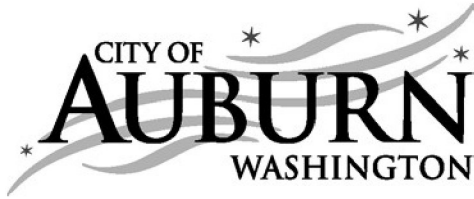
B. Annual Comprehensive Plan Map Amendments (CPA17-0001 – City Initiated)* (Dixon)

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.

II. ADJOURNMENT

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Memorandum

To: Judi Roland, Chair, Planning Commission
Ron Copple, Vice-Chair, Planning Commission
Planning Commission Members

From: Jeff Dixon, Planning Services Manager

Date: September 26, 2017

Re: Planning Commission Meeting – 2017 Annual Comprehensive Plan Amendments

At the October 18, 2017 Planning Commission Special Work Session, staff will provide a brief overview of Group #1 the 2017 Annual Comprehensive Plan Amendments. The materials for the public hearing are provided in your 2017 Comprehensive Plan Amendments working binder.

If there are any questions prior to the October 18, 2017 public hearing, or you need additional information for the meeting please contact me by email at jdixon@auburnwa.gov or by phone at 253-804-5033.

A copy of the 2017 Annual Comprehensive Plan Amendments (working binder) has been provided to the City of Auburn City Clerk, Dani Daskam. If you would like to view the working binder please contact Ms. Daskam at 253-931-3037 or by email at ddaskam@auburnwa.gov.