PLANNING COMMISSION MEETING

October 4, 2016
AGENDA

I. CALL TO ORDER – 7:00 p.m., Annex Conference Room 2 located at 1 East Main Street, Auburn, Washington

A. ROLL CALL/ESTABLISHMENT OF QUORUM
B. PLEDGE OF ALLEGIANCE

II. APROVAL OF MINUTES

A. August 16, 2016

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

IV. PUBLIC HEARING

No cases are being scheduled for public hearing.

V. OTHER BUSINESS

A. Proposed Code Amendment – Amending the Allowed Residential Uses within the C-1, Light Commercial Zoning District * (Gouk)
Summary: Proposed Code Amendment first discussion on amending the allowed residential uses within the C-1, Light Commercial Zoning District.

B. 2016 Comprehensive Plan Amendments* (Dixon)
Summary: Review the 2016 Comprehensive Plan Amendments that include the City initiated amendments.

VI. COMMUNITY DEVELOPMENT REPORT
Update on Community Development activities.

VII. ADJOURNMENT

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.

DRAFT

PLANNING COMMISSION

August 16, 2016

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in Annex Conference Room 2 located at 1 East Main Street, Auburn, Washington.
In response to the Chair's question if there are announcements or agenda modifications, staff reported the following agenda modification: Item V.A., Proposed Ordinance No. 6600, Setbacks for Chicken Coops, Runs, Etc., under OTHER BUSINESS is being moved to IV.B. under PUBLIC HEARING. Staff explained this item has been noticed for this evening as a public hearing.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

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

Staff present included: City Attorney Dan Heid, Assistant Director of Community Development Jeff Tate, Planning Services Manager Jeff Dixon, Senior Planner Thaniel Gouk, Utilities Engineering Manager Lisa Tobin, Utilities Civil Engineer Shannon Howard, and Planning Administrative Assistant Tina Kriss.

Members of the public present: Shirley Chittenden

b.) PLEDGE OF ALLEGENCE

II. APPROVAL OF MINUTES

A. July 19, 2016

Commissioner Copple moved and Commissioner Stephens seconded to approve the July 19, 2016 minutes as written.

MOTION CARRIED UNANIMOUSLY. 6-0

III. PUBLIC COMMENT

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

IV. PUBLIC HEARING

A. Stormwater Low Impact Development Code Update (ACC Title 12, 13, 15, 17, and 18)

Assistant Director of Community Development Tate provided letters from the King/Snohomish Master Builders Association and the Pierce County Master Builders Association that were received today. Staff provided time for the Commission Members to read through the letters.

Utilities Civil Engineer Shannon Howard reviewed the additional code amendments to Chapters 15.74.010, "Intent" and 15.74.020 "Scope". Staff pointed out that on Page A-34 a small addition was added to Chapter 15.74.050, "Exemptions", in order to clarify that certain actions may be exempt from the requirements of Chapter 15.74.050 (pointing out that other sections of Auburn City Code may apply).

The Commission and staff discussed the public comments received during the public hearings July 19th and August 16th and the responses provided in the memorandum regarding the Stormwater LID draft code amendments. Staff believes the City, through the LID draft code amendments will have satisfied the requirements.

A discussion was held regarding storm drains and maintenance. Staff explained the City is responsible for maintaining storm drain ponds within the right-of-way.

Chair Roland opened the public hearing on Stormwater Low Impact Development Code Updates (ACC Titles 12, 13, 15, 17, and 18) at 7:03 p.m.

Staff reviewed the compliance process and the policy approaches by the City to implement the proposed LID requirements and regulations for developers. Staff explained that it will be important that the review process is thorough and staff reviews for LID feasibility.

The Commission and staff discussed ground water disturbances due to geological changes. Staff explained that the city is working on a LID infeasibility map to identify where stormwater LID techniques are not likely to be able to be feasible based on site characteristics or would require greater scrutiny for review. Staff emphasized that a key evaluation that needs to be performed for the projects is a geotechnical assessment by a licensed geotechnical engineer which will provide information for potential off-site impacts.

Chair Roland invited the public to come forward for public testimony on the Low Impact Development Code Updates (ACC Titles 12, 13, 15, 17, and 18).

With no public present for comment for the proposed Low Impact Development Code Updates, Chair Roland closed the public hearing at 7:33 p.m. With no further questions from the Commission, the Commission deliberated.

Commissioner Copple moved, Moutzouris seconded to move forward the Low Impact Development Code Updates, ACC Titles 12, 13, 15, 17, and 18, to City Council for approval.

MOTION APPROVED. 6-0

B. Proposed Ordinance No. 6600, Setbacks for Chicken Coops, Runs, Etc.

Senior Planner Thaniel Gouk provided background information on Ordinance No. 6600, and various regulatory options for setbacks. He reviewed a diagram of several setback options. The Commission and staff discussed the city's current setbacks which are the same as for detached "accessory structures" and the setbacks of other jurisdictions.

Chair Roland opened the public hearing at 7:43 p.m. on proposed Ordinance No. 6600, revisions pertaining to setbacks for chicken coops, runs, etc.

Shirley Chittenden, 1440 22nd Street South, Auburn.
Audience member Chittenden expressed her appreciation for the 5-foot setback proposed in Ordinance No. 6600 that went before Council. She stated that this has been a grueling and frustrating process to go through for something that doesn't seem like it should take a year to go through. She explained that citizens rely on the City to help maintain the dignity of neighborhoods that are older and do not have Homeowners Associations.

Audience Member Chittenden stated she believes the proposed setback option of 10 feet is a standard setback for other jurisdictions which allows folks to have the chickens and also prevents the neighbor from feeling their living conditions have been impacted. She also emphasized that her living conditions are deteriorating because her neighbors do not maintain their chicken coop. She asked the Commission to consider the requirement of a 10-foot setbacks.

With no other public present for testimony, Chair Roland closed the public hearing on Proposed Ordinance No. 6600 at 7:46 p.m.

The Commission and staff discussed if the setback prevents fowl from running free within the setback and limits them to a defined area. Staff clarified, the setback would limit the fowl to the specific area minus the setback. City Attorney Heid pointed out that the language is specific to the structures and areas for domestic fowl. Senior Planner Gouk provided a review of the definition.

Commissioner Smith moved and Commissioner Copple seconded moving forward proposed Ordinance No. 6600, with a 10-foot setback, to City Council for approval.

MOTION APPROVED. 4-2

V. OTHER BUSINESS

No Other Business items were brought forward for discussion.

VI. COMMUNITY DEVELOPMENT REPORT

Assistant Director Tate reviewed the Planning Commission meeting schedule, the next meeting will be held October 4, 2016. The November 8th meeting will be moved over to November 9, 2016 due to the date conflict with the general election.

Staff reported that City Council approved Ordinance No. 6615, relating to the property maintenance and Nuisance Abatement code, on August 15, 2016. Ordinance No. 6611, amending Section 17.14.005 (relating to Civil Plan Preparation, Submittal and Approval) and Ordinance No. 6612, amending Section 14.22.020 (relating to requirements for updating the Comprehensive Plan) were approved by Council August 15th, 2016.

At 8:26 p.m. Commission Members toured the lobby area of the Permit Center with Assistant Director Tate and City Attorney Heid. Historical photos highlighting Auburn's social, ethnic, economic, and cultural diversity of folks who have lived, worked, and played in Auburn have been placed within the Lobby. Two wall coverings were also placed in the Permit Center which integrated the value statements contained in the recently adopted City of Auburn 2015 Comprehensive Plan.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:40 p.m.

MEMORANDUM

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

FROM: Thaniel Gouk, Senior Planner, Community Development & Public Works Dept.

DATE: September 27, 2016

RE: Proposed Code Amendment First Discussion – Amending the Allowed Residential Uses within the C-1, Light Commercial Zoning District

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Background:

On December 7, 2015, the City Council enacted a 1-year Moratorium prohibiting the residential uses allowed within the C-1, Light Commercial zoning district (See **Exhibit 1**, Resolution No. 5187). The affected types of residential uses included in the Moratorium are caretaker apartments, live/work units, multi-family buildings (stand-alone or as part of a mixed-use project), nursing homes and assisted living facilities, and senior housing. Neither the Moratorium nor the proposed Code amendments would impact existing single-family homes, existing or previously permitted uses, or transient-style uses (i.e. hotels, motels). "New" single-family residential uses were not allowed in the C-1 zoning district even before the Moratorium. The Moratorium was put in place in response to a few larger multiple-family and senior housing residential projects that were in the permitting process and proposed on C-1 zoned properties in different areas of the City. Since these projects had already applications that were considered "complete", the projects were not affected by the Moratorium and allowed to continue. The purpose of the Moratorium is to allow the Planning Commission and City Council to further examine whether these types of residential uses are consistent with the intent of the C-1, Light Commercial zone.

The C-1 zone exists to act as a transition between higher- and lower-intensity land uses, serving as a zone that allows commercial uses that are generally compatible with, or consistent with, the development patterns of adjacent residential uses. The stated intent of the classification, per ACC 18.23.020 is:

> *"The C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This*

zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians."

The purpose of the code amendments is to relieve the time-limited Moratorium and to make code changes to ensure that residential uses allowed in the C1, zoning district are appropriate. The proposed amendments will also limit the conversion of C-1, Light Commercial land to residential uses; therefore, creating a greater distinction between zoning districts. The Planning Commission is tasked with determining which of the "residential" uses are suitable for the C-1 zone; Staff has provided some recommendations in the Discussion below.

A public notice indicating that changes were proposed for the residential uses within the C-1 zone was mailed out to every property owner within the C-1 zone, as well as notification to local and State agencies, and published in the Seattle Times.

Discussion:

ACC Table 18.23.030 lists the six types of residential uses that are allowed in the C-1, Light Commercial zone, and whether they are outright permitted (**P**), conditionally permitted (**C**), administratively permitted (**A**), or prohibited (**X**).

Following is a discussion of each type of use (definitions for each are in **Exhibit 2**), and if any changes are proposed.

1. Caretaker apartment. This is an accessory housing unit (**P**) for an otherwise, permitted, nonresidential uses; for example, an on-site apartment for the on-site manager of a mini-storage facility. This type of use is *not proposed to be prohibited* since the use remains primarily nonresidential, such as commercial, and the residential use is secondary and does not diminish the opportunities for commercial development, rather they are often a necessary function for many non-residential developments.

2. Live-work and work-live units. This type of use (**P**) is where the land use consists of both a dwelling unit along with a distinct area set aside for working within the unit. This type of use is *proposed to be prohibited* as they are similar to that of multi-family units (a group of attached units) and thus not compatible with the C-1 zone. (As an aside, the difference between "Live-work" and "Work-live units" is the proportion of each component.)

3. Multiple-family dwellings as part of a mixed-use development. Mixed-use developments generally consist of residential and commercial uses in combination and this combination (**P**) can be vertical (e.g. residential above commercial) or horizontal (e.g. different uses spread across a site). These types of developments also have some additional requirements (see "18.57.030 Residential" on **Exhibit 2**). This use is *proposed for prohibition* as multi-family residential buildings are inconsistent with the C-1 zone intent as they would not be considered "…small- to moderate-scale commercial

activities…". Prohibition of these uses also requires a corresponding deletion of text in the Supplement Development Standards and is highlighted in green, below.

4. Multiple-family dwellings, stand-alone. Stand-alone multi-family developments (**X**) are not currently allowed in the C-1 zone, are proposed to *continue to be prohibited*, and no changes to this are suitable at this time.

5. Nursing Home, Assisted Living Facility. These uses (**P**) are congregate care facilities with employees that care for those who are unable live on their own and require at least some assistance for daily living and activities. These uses are considered commercial in nature and are *not proposed for prohibition*.

6. Senior housing. This type of use (**A**) is age-restricted multi-family independent living residential buildings. This use is most similar to multiple family residential and *proposed for prohibition* as they are inconsistent with the C-1 zone intent.

Conclusion:

A Public Hearing before the Planning Commission is scheduled for November 8, 2016. Staff is looking for direction from the Planning Commission as to which uses should be outright permitted, conditionally, administratively permitted, or prohibited.

The proposed amendments (in ~~strikeout~~ – underline format) are as follows (portions are highlighted for ease of use):

18.23.030 Uses.

A. General Permit Requirements. Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.

B. Requirements for Certain Specific Land Uses. Where the last column in Table 18.23.030 ("Standards for Specific Land Uses") includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

Table 18.23.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USEs BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**								**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**EP**	**M-2**	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING									
Building contractor, light	X	X	X	P	X	P	X	P	
Building contractor, heavy	X	X	X	X	X	A	X	P	
Manufacturing, assembling and packaging – Light intensity	X	X	X	P	X	P	P	P	ACC 18.31.180

Table 18.23.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USEs BY ZONE

P - Permitted
C - Conditional
A - Administrative
X - Prohibited

LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
Manufacturing, assembling and packaging - Medium intensity	X	X	X	A	X	P	A	P	ACC 18.31.180
Manufacturing, assembling and packaging - Heavy intensity	X	X	X	X	X	X	X	A	ACC 18.31.180
Outdoor storage, incidental to principal permitted use on property	X	X	X	P	X	P	P	P	ACC 18.57.020(A)
Storage - Personal household storage facility (mini-storage)	X	P	X	P	X	P	X	P	ACC 18.57.020(B)
Warehousing and distribution	X	X	X	X	X	P	P	C	ACC 18.57.020(C)
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	X	X	P	X	P	P	P	
Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)	X	X	X	P	X	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USEs									
Commercial recreation facility, indoor	X	P	P	P	P	P	P	A	
Commercial recreation facility, outdoor	X	X	X	A	X	P	A	A	ACC 18.57.025(A)
Conference/convention facility	X	X	A	A	X	A	X	X	
Library, museum	X	A	A	A	X	A	P	X	
Meeting facility, public or private	A	P	P	P	X	A	P	A	
Movie theater, except drive-in	X	P	P	P	P	X	X	X	
Private school - Specialized education/training (for profit)	A	A	P	P	P	P	P	P	
Religious institutions, lot size less than one acre	A	P	P	P	A	A	A	A	
Religious institutions, lot size more than one acre	C	P	P	P	A	A	A	A	
Sexually oriented businesses	X	X	X	P	X	P	X	P	Chapter 18.74 ACC
Sports and entertainment assembly facility	X	X	A	A	X	A	X	A	
Studio - Art, dance, martial arts, music, etc.	P	P	P	P	P	P	A	A	
RESIDENTIAL									
Caretaker apartment	X	~~P~~	P	P	X	P	P	P	
Live/work or work/live unit	X	~~P~~ X	P	P	P	P	P	X	
Multiple-family dwellings as part of a mixed-use development	X	~~P~~ X	P	P	P	P	P	X	ACC 18.57.030(A)

Table 18.23.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

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LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
Multiple-family dwellings, stand-alone	X	**X**	X	X	X	X	X	X	ACC 18.57.030(B)
Nursing home, assisted living facility	X	**P**	P	P	C	X	X	X	
Senior housing	X	~~**A**~~ **X**	A	A	X	X	X	X	
RETAIL									
Building and landscape materials sales	X	X	X	P	X	P	X	P	ACC 18.57.035(A)
Construction and heavy equipment sales and rental	X	X	X	X	X	A	X	P	
Convenience store	A	A	P	P	X	P	P	P	
Drive-through espresso stands	A	A	A	P	A	P	A	A	
Drive-through facility, including banks and restaurants	A	A	A	P	P	P	X	P	ACC 18.52.040
Entertainment, commercial	X	A	P	P	X	A	X	A	
Groceries, specialty food stores	P	P	P	P	P	P	P	X	ACC 18.57.035(B)
Nursery	X	X	X	P	A	P	X	P	ACC 18.57.035(C)
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P	P	P	P	P	P	P	ACC 18.57.035(D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	P	
Retail									
Community retail establishment	A	P	P	P	P	P	X	P	
Neighborhood retail establishment	P	P	P	P	P	P	X	P	
Regional retail establishment	X	X	X	P	P	P	X	A	
Tasting room	P	P	P	P	P	P	P	P	
Tavern	P	P	X	P	P	P	X	A	
Wine production facility, small craft distillery, small craft brewery	A	P	P	P	P	P	P	P	
SERVICES									
Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	X	P	ACC 18.57.040(A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	X	P	ACC 18.57.040(B)
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	P	P	P	

Table 18.23.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USEs BY ZONE

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A - Administrative
X - Prohibited

LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
Catering service	P	P	P	P	A	P	A	P	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	P	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	P	P	P	
Equipment rental and leasing	X	X	X	P	X	P	X	P	
Kennel, animal boarding	X	X	X	A	X	A	X	A	ACC 18.57.040(C)
Government facilities, this excludes offices and related uses that are permitted outright	A	A	A	A	A	A	A	A	
Hospital	X	P	P	P	X	P	X	P	
Lodging - Hotel or motel	X	P	P	P	P	A	P	A	
Medical - Dental clinic	P	P	P	P	P	P	X	X	
Mortuary, funeral home, crematorium	A	P	X	P	X	P	X	X	
Personal service shops	P	P	P	P	P	P	X	X	
Pharmacies	P	P	P	P	P	X	X	X	
Print and copy shop	P	P	P	P	P	P	X	X	
Printing and publishing (of books, newspaper and other printed matter)	X	A	P	P	P	P	P	P	
Professional offices	P	P	P	P	P	P	P	P	
Repair service - Equipment, appliances	X	A	P	P	P	P	X	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	A	P	P	P	P	P	X	X	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Ambulance, taxi, and specialized transportation facility	X	X	X	A	X	P	X	P	
Broadcasting studio	X	P	X	P	X	P	X	P	
Heliport	X	X	X	C	X	C	X	C	
Motor freight terminal [1]	X	X	X	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	X	P	P	P	P	P	P	X	
Parking facility, public or commercial, structured	X	P	P	P	P	P	P	X	
Towing storage yard	X	X	X	X	X	A	X	P	ACC 18.57.045(A)
Utility transmission or distribution line or substation	A	A	A	A	A	A	A	A	

Table 18.23.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USEs BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**								**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**EP**	**M-2**	
Wireless communication facility (WCF)	–	–	–	–	–	–	–	–	ACC 18.04.912, 18.31.100
VEHICLE SALES AND SERVICES									
Automobile washes (automatic, full or self-service)	X	A	X	P	P	P	X	P	ACC 18.57.050(A)
Auto parts sales with installation services	X	A	A	P	P	P	X	P	
Auto/vehicle sales and rental	X	A	X	P	X	P	X	P	ACC 18.57.050(B)
Fueling station	X	A	A	P	P	P	X	P	ACC 18.57.050(C)
Mobile home, boat, or RV sales	X	X	X	P	X	P	X	P	
Vehicle services – Repair/body work	X	X	A	P	X	P	X	P	ACC 18.57.050(D)
OTHER									
Any commercial use abutting a residential zone which has hours of operations outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: 7:00 a.m. to 10:00 p.m.	A	A	A	A	A	A	A	A	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6), Unclassified Uses.	P	P	P	P	P	P	P	P	

[1] Any motor freight terminal, as defined by ACC 18.04.635, in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zone. Any maintenance, alterations and additions to an existing motor freight terminal which are consistent with ACC 18.23.040, Development standards, are allowed.

18.57.030 Residential.

A. Multiple-Family Dwellings as Part of a Mixed-Use Development.

~~1. C-1 Zone. Multiple-family dwelling as part of a mixed-use development is allowed; provided, that compliance to all of the following is demonstrated:~~

~~a. Multiple-family dwellings shall only occur concurrent with or subsequent to the development and construction of nonresidential components of the mixed-use development;~~

~~b. Applications for mixed-use development inclusive of multiple-family residential dwellings shall include transportation and traffic analyses appropriate to the type and scale of the proposed development based on the concurrent determination of the planning director and city engineer. The planning director and city engineer may require the analysis to address, including, but not limited to, a.m. or p.m. traffic impacts; and/or area circulation planning for motorized and nonmotorized modes of~~

~~travel and connectivity; and/or transportation demand management (TDM) strategies;~~

~~c. Applications for the mixed-use development inclusive of multifamily residential dwellings shall include written and plan information demonstrating compliance to applicable design standards for mixed-use development contained in the city of Auburn multifamily and mixed-use design standards;~~

~~d. Applications for the mixed-use development inclusive of multifamily residential dwellings shall comply, as applicable, with the neighborhood review meeting requirements of ACC 18.02.130 (Neighborhood review meeting);~~

~~e. Mixed-use development comprised of a maximum of one building on a development site shall have 50 percent of the ground floor comprised of one or more commercial retail, entertainment or office uses that are permitted outright or conditionally; provided, that uses normal and incidental to the building, including, but not limited to, interior entrance areas, elevators and associated waiting areas, mechanical rooms, and garbage/recycling areas, may be allowed on the ground floor, except that non-street frontage vehicle garages located on the ground floor together with all other normal and incidental uses shall occupy a maximum of 50 percent of the ground floor space; or~~

~~f. Mixed-use development that is geographically distributed on a development site amongst two buildings shall have a minimum of 25 percent of the cumulative building ground floor square footage comprised of one or more commercial retail, entertainment or office uses that are permitted outright or conditionally; or~~

~~g. Mixed-use development that has more than two buildings shall have a minimum percentage of the cumulative building ground floor square footage comprised of one or more commercial retail, entertainment, or office uses that are permitted outright or conditionally as follows:~~

~~i. For three buildings, 20 percent of the cumulative building ground floor square footage.~~

~~ii. ii. For four buildings, 15 percent of the cumulative building ground floor square footage.~~

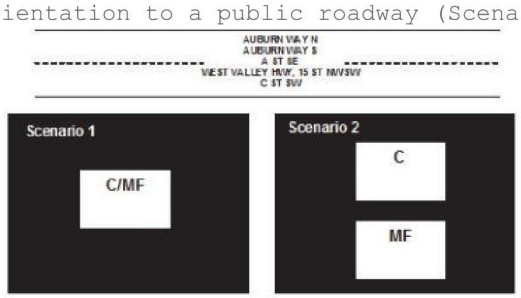
~~iii. iii. For five or more buildings, 10 percent of the cumulative building ground floor square footage.~~

~~h. A project proponent may select to set aside a nonresidential building pad(s), meeting the percentage requirements above, for future development, provided that the site plan for the development must identify the general location for the building(s), associated parking areas, drive aisles, landscaping areas, and utility locations. During the interim period that the nonresidential site(s) remains undeveloped, it must be maintained as a landscaped area meeting the requirements of Chapter 18.50 ACC.~~

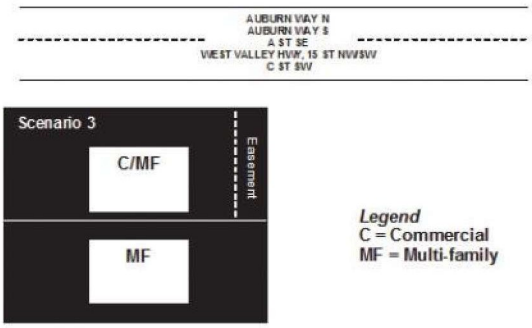
2. C-2 Zone. Multiple-family dwellings are permitted as part of a mixed-use development provided they are:
   a. Located in a multi-story building the ground floor of which must contain a permitted use listed in Table 18.23.030, "Permitted, Administrative, Conditional and Prohibited Uses by Zone." No density limitations shall apply.
3. C-3 Zone. Multiple-family dwellings are permitted as part of a mixed-use development provided 1,200 square feet of lot area is provided for each dwelling unit.
4. C-4 Zone. Multiple-family dwellings are permitted provided they are:
   a. Located in a multi-story building and the ground floor must contain a permitted use or combination of uses, other than parking facility.
   b. An exception to this ground floor commercial requirement is allowed for uses accessory to the upper story residential at a rate of 1,500 square feet of area per upper story of residential. The ground floor areas accessory to the upper story residential may include, but are not limited to, entry space, lobby, hallway, mail areas. The 1,500 square feet of upper floor area does not include exiting required to meet applicable building and fire codes.

5. M-1 Zone. Multiple-family dwellings are permitted as part of a mixed-use development, provided they are:
    a. Located in a multi-story building the ground floor of which must contain one of the retail or service uses listed in Table 18.23.030, "Permitted, Administrative, Conditional and Prohibited Uses by Zone." The ground floor may contain entrance and lobby areas which serve the dwellings.
        i. B. Multiple-Family Dwellings, Stand-Alone.

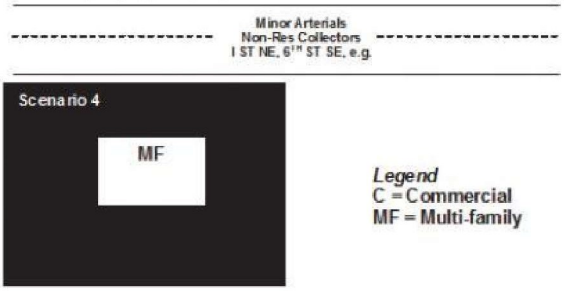
1. C-3 Zone. Multiple-family dwellings are permitted provided:
    a. One thousand two hundred square feet of lot area is provided for each dwelling unit; and
    b. The multiple-family development is arranged in the following manner based on its orientation to a public roadway (Scenarios 1 through 4):



When oriented along the roadways listed above:
Scenario 1: Vertical mixed-use (street level commercial, multifamily above) development required, or
Scenario 2: Horizontal mixed-use (commercial use along frontage, multifamily along the rear) required.



When oriented along the roadways listed above:
Scenario 3: Landlocked property. Property to the rear can be stand-alone multifamily.



When oriented along other minor arterials and nonresidential collectors:
Scenario 4: Properties along streets that are less attractive to commercial uses, such as I St NE, stand-alone multifamily can be permitted.

2. EP Zone. Multiple-family dwellings are permitted provided:
    a. The multiple-family development incorporates sustainable design and green building practices and qualifies to be built green certified.

EXHIBIT 1

C-1 MORATORIUM RESOLUTION

RESOLUTION NO. 5 1 8 7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, ESTABLISHING A MORATORIUM ON ACCEPTANCE OR PROCESSING OF APPLICATIONS AND OTHER LICENSES, PERMITS AND APPROVALS FOR RESIDENTIAL USES IN PROPERTY WITHIN THE C-1, LIGHT COMMERCIAL ZONE

WHEREAS, the current provisions of the Auburn City Code (ACC) provide for a C-1, Light Commercial Zone; and

WHEREAS, the C-1, Light Commercial Zone provisions, Paragraph C of Section 18.23.020, ACC, identify its intent as follows:

> The C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians;

and

WHEREAS, the current provisions of the Auburn City Code, ACC 18.23.030, identify a number of permitted uses for the C-1 zoning district, including:

> Storage – Personal household storage facility (mini-storage); Commercial recreation facility, indoor; Meeting facility, public or private; Movie theater, except drive-in; Religious institutions, lot size less than one acre; Religious institutions, lot size more than one acre; Studio – Art, dance, martial arts, music, etc.; Caretaker apartment; Live/work or work/live unit; Multi-family dwellings as part of a mixed-use development; Nursing home, assisted living facility; Groceries, specialty food stores; Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category); Restaurant, café, coffee shop; Community retail establishment; Neighborhood retail establishment; Tasting room; Tavern; Wine production facility, small craft distillery, small craft brewery; and all sales and services (excluding kennels and veterinary clinics); Banking and related financial institutions, excluding drive-through facilities; Catering services; Day care, including me day care, day care center, preschools

> or nursery schools; Dry cleaning and laundry services (personal); Hospitals; Lodging-hotel or motel; Medical-dental clinic; Mortuary, funeral home, crematorium; Personal service shops; Pharmacies; Print and copy shop; Professional offices; Veterinary clinic, animal hospital; Broadcasting studio; Parking facilities, public or commercial, surface; Parking facilities, public or commercial, structured; Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character for the uses permitted. *See* ACC 18.02.120 (C)(6), unclassified uses;

and

WHEREAS, the current provisions of the Auburn City Code, ACC 18.23.030, identify a number of administratively permitted uses for the C-1 zoning district, including:

> Library, museum; Private school-specialized education/training (for profit); Senior housing; Convenience store; Drive-through espresso stands; Drive-through facilities including banks and restaurants; Entertainment, commercial; Animal day care (excluding kennels and animal boarding); Government facilities, this excludes offices and related uses that are permitted outright; Printing and publishing (books, newspapers and other printed matter); Repair services-equipment, appliances; Utility transmission or distribution line or substation; Automobile washes (automatic, full or self-service); Auto parts sales with installation services; Auto/vehicle sales and rental; Fueling station; Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 am to 10:0 pm or Monday-Saturday 7:00 am to 10:00 pm;

and

WHEREAS, questions have surfaced in terms of how residential uses fit within the intended commercial transitional uses of the C-1 zone and what residential uses should be permitted outright, conditionally permitted or permitted administratively in the C-1 zone, as well as how this may affect what areas of the City should be designated as C-1 zone properties; and

WHEREAS, in order to give the City adequate time to fully consider all the options and alternatives for appropriate regulations, and to fully investigate and review

all of the factors involved with residential uses in the C-1 zone and with designating which areas of the City should be located within the C-1 zone, the City needs to impose a moratorium on accepting and processing applications for any residential uses in the current C-1 zone, until its review of needed regulations and its adoption and implementation of needed regulations can be completed; and

WHEREAS, RCW Sections 35A.63.220 and 36.70A.390 authorize cities to adopt moratoria; and

WHEREAS, consistent with the provisions of RCW 35A.63.220, it is appropriate for the City Council to hold public hearings and to authorize the holding of public hearings and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement a work plan for review of the issues related to residential land uses in the C-1 light commercial zone and related to the designation of areas of the City to be located in the C-1 light commercial zone, in the development of and/or amendment to the City's business and land use regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. Moratorium Established. Pursuant to RCW 35A.63.220, a moratorium is hereby imposed prohibiting the City from receiving and/or processing any applications for any residential uses in any C-1 zoning districts in the City of Auburn.

Section 2. Term of Moratorium. The moratorium imposed by this resolution shall become effective on the date hereof, and shall continue in effect for an initial period of one year, unless repealed, extended or modified by the City Council after subsequent public hearing(s) and entry of appropriate findings of fact pursuant to RCW

35A.63.220, provided that the moratorium shall automatically expire upon the effective date of business licensing, zoning and land use regulations adopted by the City Council to address residential uses in the C-1 zone and C-1 land uses in the City of Auburn.

Section 3. Preliminary Findings. The following preliminary findings of fact are hereby adopted:

A. That current permitted C-1 land uses include residential uses, including caretaker apartments, live/work and work/live units, multi-family dwellings as part of a mixed-use development, standalone multiple-family dwellings, nursing home and assisted living facilities, and senior housing, which residential uses raise the question of consistency with the intended purposes of the C-1 zoning district, which residential uses have the potential for significant impacts on abutting commercial properties and adjacent properties in the community.

B. That current designation of C-1 zoned properties, likewise, has the potential for significant impacts on commercial and residential neighborhoods and the community, depending on allowed and permitted uses.

C. That because of the potential impacts of these uses and designations, there is a need to fairly and reasonably evaluate, consider options and develop appropriate legislation that satisfactorily addresses the C-1 residential use concerns and related impacts on the City.

D. It is appropriate for City staff to collect and compile documentation, information, testimony and statements of concerned citizens of the City and of other persons interested in or familiar with the issues of C-1 residential uses, and consider their impacts in order to fully explore ways to protect the City and its citizens from the adverse impacts of such uses.

Section 4. Conclusion. Based on the above Findings of Fact, the City Council concludes that the City has the authority to establish a moratorium, and that it is appropriate and necessary to establish a moratorium to evaluate impacts, consider options and decide how best to identify permitted C-1 residential uses and identification of properties to be designated as being within the C-1 zoning district, as a stop-gap measure in order to 1) provide the City with an opportunity to study the pertinent issues

and alternatives; and 2) protect the health, safety and welfare of the citizens of Auburn by ameliorating the adverse impacts of C-1 related residential uses.

Section 5. Work Plan. The following work plan is adopted to address the issues involving C-1 light commercial zone designation and residential land use and related regulations:

A. That the City of Auburn Planning Commission is authorized and directed to hold public hearings and public meetings to fully receive and consider statements, testimony, positions and other documentation or evidence related to the issues of permitted residential land uses of the C-1 and designation of properties in the C-1 zoning district.

B. That the Planning Commission and City staff are authorized and directed to review the experiences of other jurisdictions, the status of legal cases, and statistical data, information, studies and other evidence compiled by other municipalities, of the implications and options for light commercial zone related uses and businesses as identified in the Auburn City Code, and to review State and Federal law and any other information that is pertinent to consideration thereof.

C. That the City of Auburn Planning Commission shall work with City staff and the citizenry of the City to develop proposals for C-1 zoning district permitted uses, and related considerations, to be forwarded in their recommendations to the City Council for inclusion in ordinances and ultimate adoption as a part of the City Codes of the City of Auburn.

D. That the Mayor, in consultation with the City Attorney, the Director of Community Development and Public Works and other staff, shall periodically advise and report to the City Council as to the status of hearings, meetings and information development regarding activities of the Planning Commission and City staff relative to the evaluation, consideration and development of regulations, and options, related to properties and land uses in a light commercial zoning district, with such reports to be scheduled approximately every six (6) months or as appropriate throughout the period of the moratorium and any extensions thereof, until adoption of comprehensive ordinance and regulations are developed, adopted and implemented, relating to C-1 property designations and related land uses and businesses becoming effective in conjunction with the termination of the moratorium referred to in this Resolution.

Section 6. Public Hearing. A public hearing shall be scheduled for 7:00 p.m. or as soon thereafter as the matter may be heard, on the 19th day of January,

2016, in City Council Chambers, 25 West Main Street, Auburn, Washington 98001, to hear and consider the comments and testimony of those wishing to speak at such public hearing regarding the moratorium.

Section 7. Severability. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not effect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution or its application to any other person, property or circumstance.

Section 8. Effective Date. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this 7th day of December, 2015.

CITY OF AUBURN

Nancy Backus

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:

Daniel B. Heid, City Attorney

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EXHIBIT 2

CITY CODE EXCERPTS - DEFINITIONS

18.04.235.1 Caretaker apartment.
"**Caretaker apartment**" means an accessory housing unit that is permitted in association with a commercial or industrial use where no residential dwelling exists, for the express purpose of providing a housing unit for on-site security or operations personnel.

18.04.527 Live/work unit.
"**Live/work unit**" means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single dwelling or multi-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

A. A complete dwelling unit; and
B. Working space reserved for and regularly used by one or more occupants of the dwelling unit.

The difference between a live/work unit and a work/live unit (defined in **ACC 18.04.913**) is that the "work" component of a live/work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment, while the work component of a work/live unit is the primary use, to which the residential component is secondary.

18.04.913 Work/live unit.
"**Work/live unit**" means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single dwelling or multi-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

A. A complete dwelling unit; and
B. Working space reserved for and regularly used by one or more occupants of the dwelling unit.

The difference between a work/live unit and a live/work unit (defined in ACC 18.04.527) is that the "work" component of a work/live unit is primary use, to which the residential use is secondary, while the work component of a live/work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment.

18.04.340 Dwellings, types of.
"Types of dwellings" means:

A. Dwelling, Single-Family. "Single-family dwelling" means a detached building designed exclusively for occupancy by one family or communal residence and containing one dwelling unit that is permanently attached to the ground. A manufactured home may be considered a single-family dwelling if sited per ACC 18.31.050.
B. Dwelling, Two-Family (Duplex). "Two-family dwelling" or "duplex" means a building designed exclusively for occupancy by two families or communal residence living independently of each other, and containing two dwelling units.
C. Dwelling, Multiple-Family. **"Multiple-family dwelling**" means a building designed for occupancy by three or more families or communal residence living independently of each other, and containing three or more dwelling units.
D. Dwelling, Townhouse. "Townhouse dwelling" means a building designed exclusively for occupancy by one family or communal residence, occupying space from the ground to the roof and not lying vertically under or over adjacent units, and attached to one or more other dwelling units by common walls.

18.04.625 Mixed-use development.
"Mixed-use development" means a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, and residential uses. Mixed-use development may be vertically oriented in one or more buildings, or geographically distributed on a development site. When geographically distributed, the different uses may be constructed concurrently or in separate phases, and should incorporate common and/or complementary features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site.

18.04.660 Nursing home.
"Nursing home," "rest home," "convalescent home," "guest home" and "home for the aged" mean a home operated similarly to a boardinghouse but not restricted to any number of guests or guest rooms, the operator of which is licensed by the state or county to give special care and cure to his or her charges, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, and in which homes are performed no surgery, maternity or any other primary treatments such as customarily provided in hospitals, and in which no persons are kept or served who normally would be admitted to a mental hospital or to a group residence facility. This definition does not include group residence facilities as defined in this title. A nursing home is not a communal residence.

18.04.125 Assisted living facility.
"Assisted living facility" means a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. An establishment with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential. An assisted living facility is not a communal residence.

18.04.809 Senior housing.
"Senior housing" refers to housing stock, whether rental or occupant-owned, that specifically caters to residents aged 55 years and older, either through age requirements or through the provision of specialized care, such as nursing or dietary and personal care. This definition shall include, at a minimum, all facilities that qualify as housing for older persons under the Fair Housing Act.

Memorandum

To: Judi Roland, Chair, Planning Commission

Ron Copple, Vice Chair, Planning Commission

Planning Commissioners

From: Jeff Dixon, Planning Services Manager

CC: Jeff Tate, Assistant Community Development Director

Date: October 26, 2016

Re: **Discussion Topic:** Finalization of the Docket of 2016 Annual Comprehensive Plan Amendments

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BACKGROUND

Annually the City amends its Comprehensive Plan. These are the "annual amendments" that the city considers routinely each year as distinguished from the "major update" of the Comprehensive Plan that was completed by the Planning Commission at the end of 2015.

There are two sources for these "annual amendments"; the City processes **"city – initiated amendments"** in response to items that are "docketed" (text or map). The city also includes **"private–initiated amendments**" in response to applications that are submitted. The City advertised the deadline for submittal of the applications using the following methods:

- Publication of a legal notice in the newspaper
- Posting notice on the city website
- Sending an announcement to a prepared list of interested parties by regular mail

Private-initiated Comprehensive Plan amendment applications (text or map) were accepted by the City of Auburn until Friday, June 3, 2016, this year.

In response to the public notification of the time limit for submittal of applications this year, the City did not receive any applications. However, there are three applications that were received last year in 2015. All these of these were private – initiated

AUBURN * MORE THAN YOU IMAGINED

comprehensive plan map amendments. These were delayed and not completed in 2015 in order to allow time to complete the required SEPA processing for each of these, as required under state law. Also, the City is prohibited under state law from amending (City Council action) it's Comprehensive Plan more than once a year, except in very limited circumstances.

Staff introduced and discussed the items that had been docketed for consideration based on the applications received in year 2015. An introduction to each was provided by staff at the March 7, 2016 Planning Commission regular meeting.

At the October 4, 2016 Planning Commission meeting staff would like to discuss:

- final docketed items that are ready for Planning Commission consideration;
- the processing status of each of these docketed items; and
- discuss the anticipated schedule leading to conducting a planning commission public hearing.

DISCUSSION

The docket will consist of the following Text and Map Amendments.

1. Annual Comprehensive Plan Text Amendments

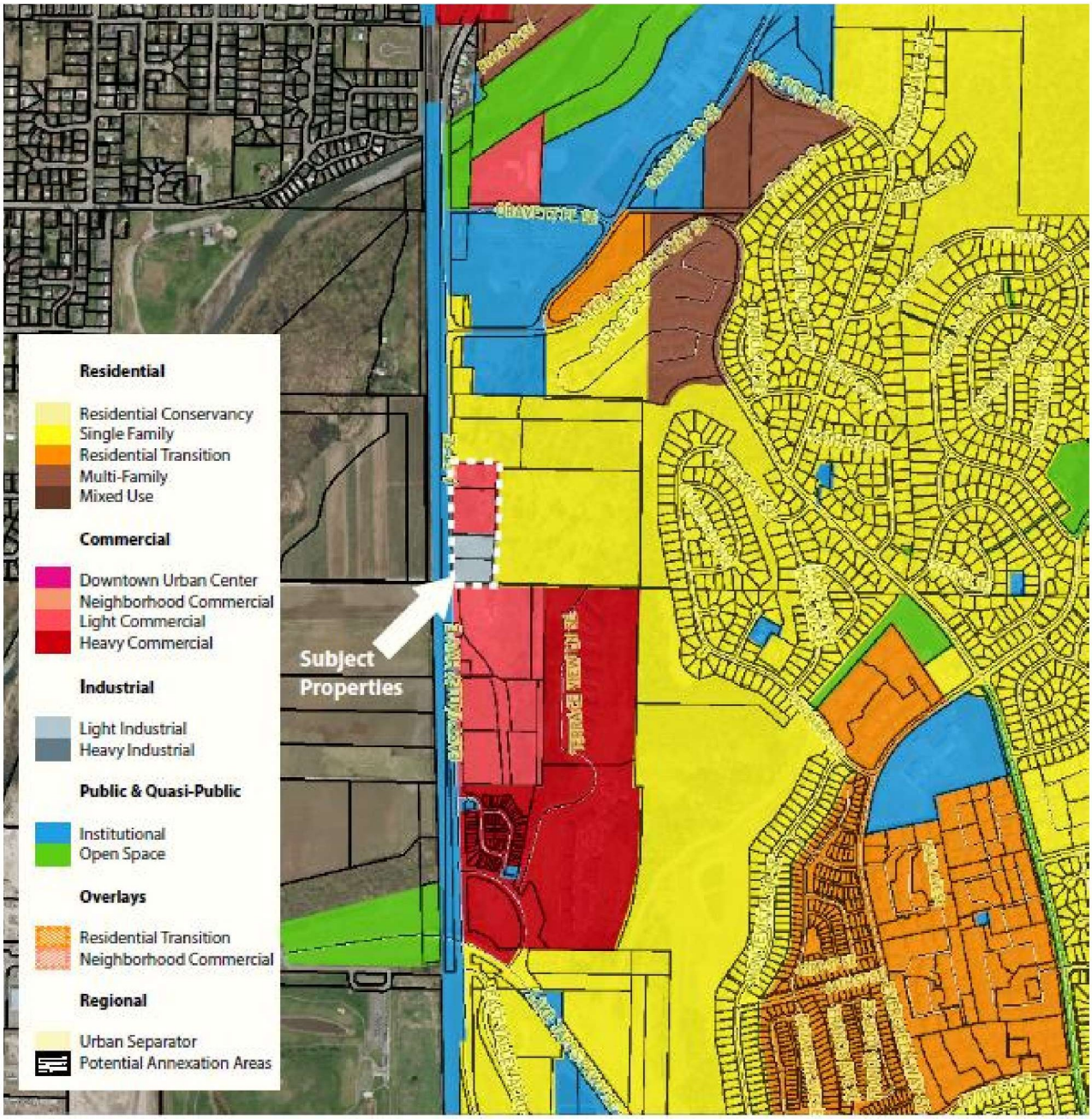
- **P/T #1** – Auburn School District 2016-2022 Capital Facilities Plan
- **P/T #2** – Dieringer School District Capital Facilities Plan 2017-2022
- **P/T #3** – Federal Way School District 2017 Capital Facilities Plan
- **P/T #4** – Kent School District 2016/2017 – 2021/2022 Capital Facilities Plan
- **P/T #5** – City of Auburn 2017-2022 Capital Facilities Plan

Status: The City has received copies of the 4 school district capital facilities plans and City's Capital Facilities Plan for adoption by reference as part of the city's Comprehensive Plan. Also the environmental review process has been completed by each of the School District's for their individual plans. The environmental review decision has been issued and is pending for the City's Capital Facilities Plan. This amendment will be scheduled for Planning Commission consideration.

2. Annual Comprehensive Plan Map Amendments

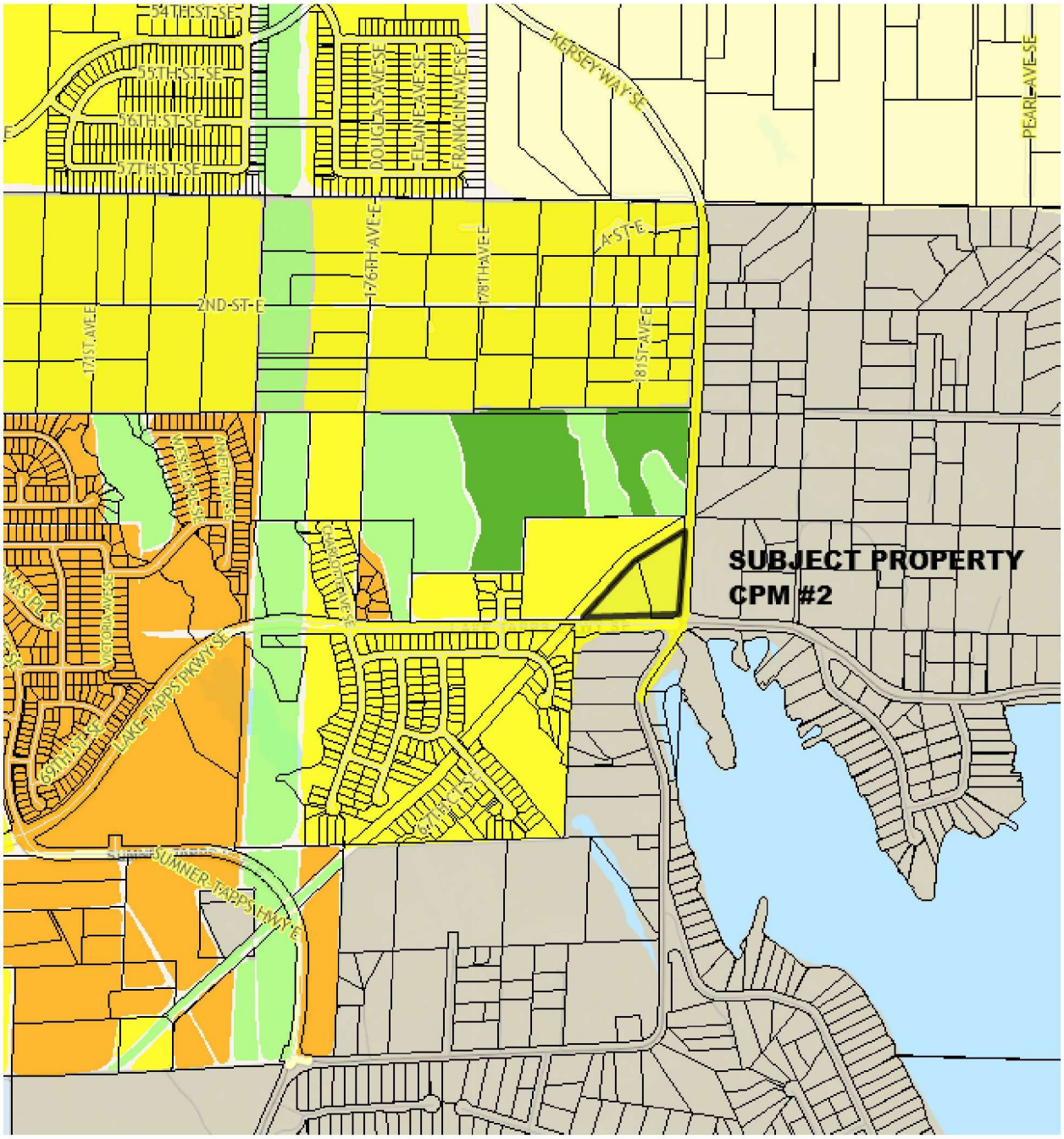
- **CPM #1**- Request to amend the map designation of 4 parcels under the same ownership totaling approx. 5.9 acres from the current designation of "Light Commercial" and "Heavy Commercial" to "Light Industrial". The properties are vacant, contain existing single family residences, or have modular buildings. The properties are located on the east side of East Valley Highway (A ST SE) in the 54XX-56XX block (between Lakeland Hills Boulevard and Lake Tapps Parkway)

Status: The Planning Commission already conducted the public hearing on this request on June 21, 2016 and provided a recommendation for "approval". No further action by the Planning Commission is required. This item continues to be listed as part of the docket since it will move with the other amendments for consideration by City Council towards the end of the year.


Residential
Residential Conservancy
Single Family
Residential Transition
Multi-Family
Mixed Use
Commercial
Downtown Urban Center
Neighborhood Commercial
Light Commercial
Heavy Commercial
Industrial
Light Industrial
Heavy Industrial
Public & Quasi-Public
Institutional
Open Space
Overlays
Residential Transition
Neighborhood Commercial
Regional
Urban Separator
Potential Annexation Areas
Subject Properties

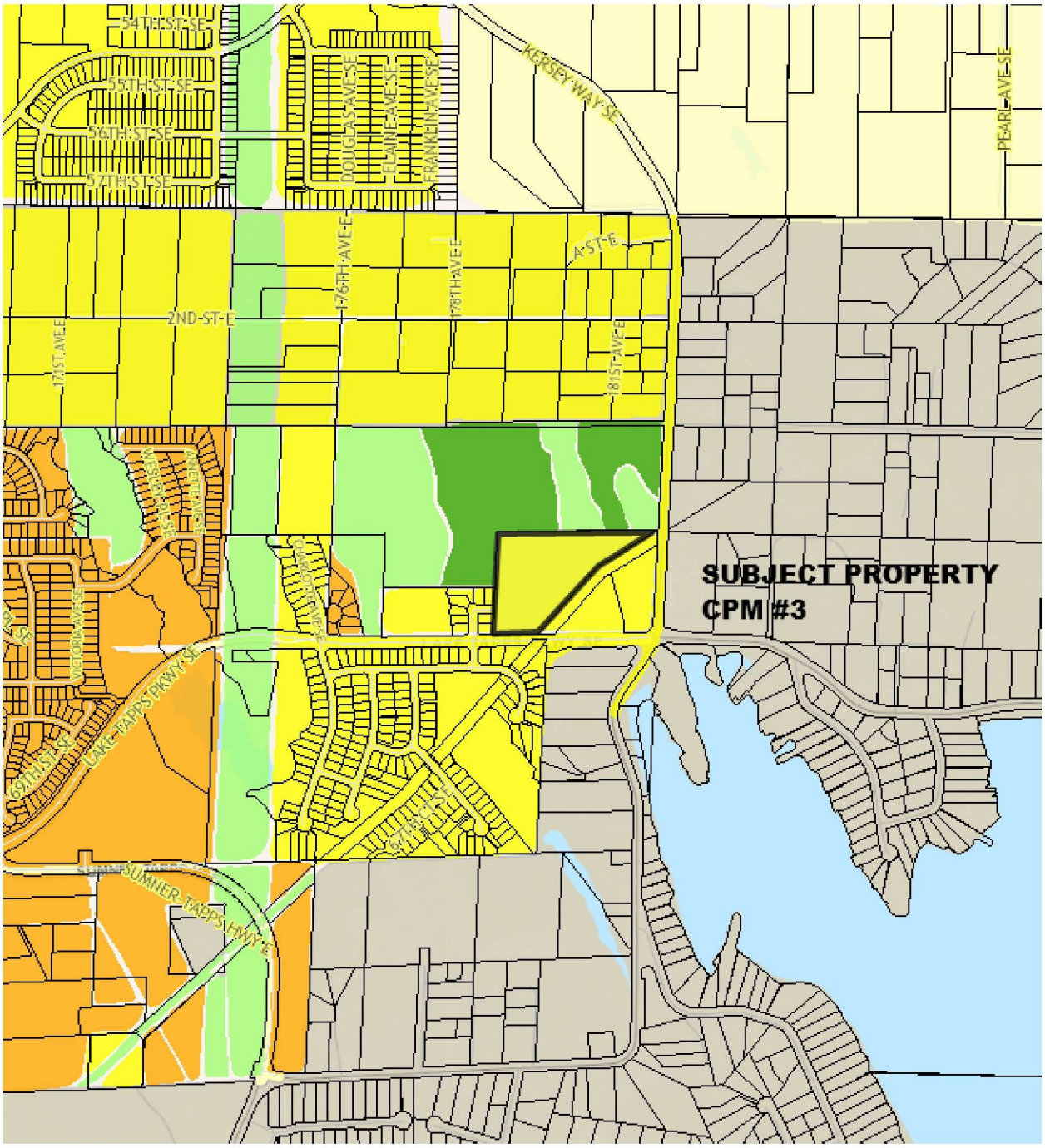
- **CPM#2**- Request to amend the map designation of a 2.27-acre parcel from the current designation of “Single Family Residential" to “Commercial”. The vacant property is located northwest of the intersection of Lake Tapps Parkway SE and 182nd Avenue E (east of Lakeland Hills South area, at the southeast corner of the city).

Status: The environmental review decision has been completed. This amendment will be scheduled for Planning Commission consideration.


54TH ST SE
55TH ST SE
56TH ST SE
57TH ST SE
DOUGLAS AVE SE
ELAINE AVE SE
FRANKLIN AVE SE
KERSEY WAY SE
PEARL AVE SE
A ST E
2ND ST E
17TH AVE E
176TH AVE E
178TH AVE E
181ST AVE E
SUBJECT PROPERTY
CPM #2
LAKE TAPPS PKWY SE
SUMNER TAPPS HWY E

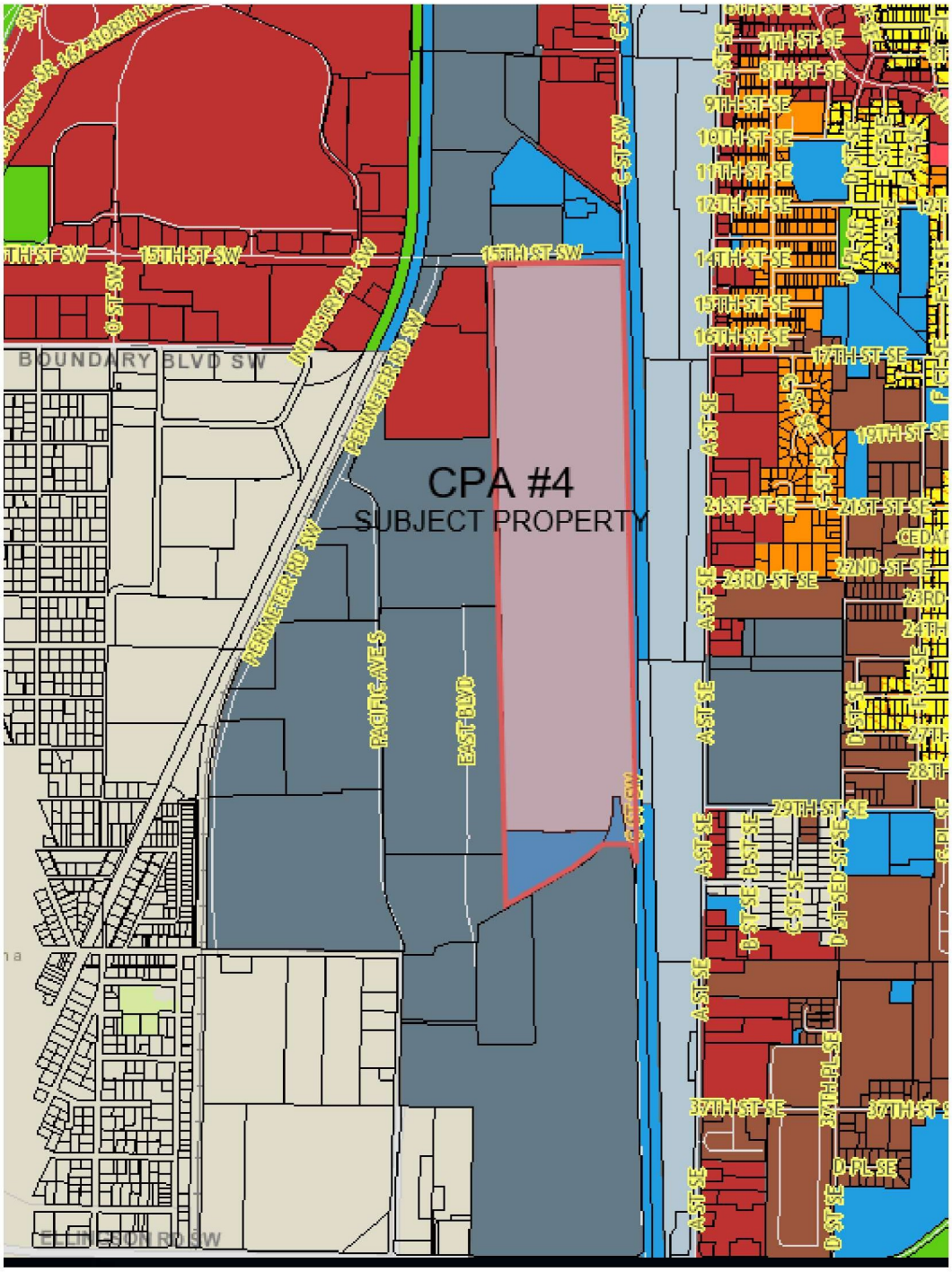
- **CPM#3**- Request to amend the map designation of an 8-acre parcel from the current designation of “Single Family Residential “to “Moderate Density Residential”. The vacant property is located northwest of the intersection of Lake Tapps Parkway SE and 182nd Avenue E (east of Lakeland Hills South area, at the southeast corner of the city).

Status: The Applicant has withdrawn this applicant request. No Planning Commission action is required as a result.


54TH ST SE
55TH ST SE
56TH ST SE
57TH ST SE
DOUGLAS AVE SE
ELAINE AVE SE
FRANKLIN AVE SE
KERSEY WAY SE
PEARL AVE SE
A ST E
2ND ST E
17TH AVE E
17TH AVE E
17TH AVE E
18TH AVE E
17TH ST AVE E
VICTORIA AVE SE
LAKE TAPPS PKWY SE
SUMNER-TAPPS HWY E
SUBJECT PROPERTY
CPM #3

- **CPM#4 -** Change the Comprehensive plan land use designation of up to approx. 135 acres of land owned by the United States Government and managed by the General Services Administration (GSA). This change is proposed in anticipation of GSA's stated intent to reconfigure their current facility, which will likely result in a reduced need for land and the possible disposal (sale) of a portion of the approx. 135 acres. Also, being changed are two adjacent parcels owned by the City; an approx. 8.04-acre parcel containing a fire station and an approx. 1.56-acre vacant parcel that provides vehicle access to C ST SW for the city parcel. The Comprehensive Plan land use designation is being changed to "Heavy Commercial" to facilitate higher and better uses than the current "Light Industrial" designation and zoning of "C3, Heavy Commercial"'. The approximately 135 acres of land owned by the US Government and managed by the General Services Administration (GSA) is generally located at southwest corner of C ST SW and 15th ST SW

Status: The environmental review decision is pending. This amendment will be scheduled for Planning Commission consideration.


CPA #4
SUBJECT PROPERTY
BOUNDARY BLVD SW
15TH ST SW
16TH ST SW
PERIMETER RD SW
INDUSTRY DR SW
PACIFIC AVE S
EAST BLVD
C ST SW
A ST SE
9TH ST SE
10TH ST SE
11TH ST SE
12TH ST SE
14TH ST SE
15TH ST SE
16TH ST SE
17TH ST SE
19TH ST SE
21ST ST SE
22ND ST SE
23RD ST SE
29TH ST SE
37TH ST SE
D PL SE
ELLINGSON RD SW