

**Planning Commission Meeting  
October 3, 2023 - 7:00 PM  
City Hall Council Chambers  
AGENDA**

**I. PUBLIC PARTICIPATION**

**A. PUBLIC PARTICIPATION INFORMATION**

The City of Auburn Planning Commission Meeting scheduled for Tuesday, October 3, 2023 at 7:00 p.m. will be held in person and virtually. To attend the meeting virtually, please click one of the links or call into one of the phone numbers, listed below:

Join Zoom Meeting

<https://us06web.zoom.us/j/88017381671>

Meeting ID: 880 1738 1671

One tap mobile

+12532158782,,88017381671# US (Tacoma)

+12532050468,,88017381671# US

Dial by your location

• +1 253 215 8782 US (Tacoma)

• +1 253 205 0468 US

• 888 475 4499 US Toll-free

• 877 853 5257 US Toll-free

Meeting ID: 880 1738 1671

Find your local number: <https://us06web.zoom.us/u/kdtrc95zTC>

**II. CALL TO ORDER**

**A. ROLL CALL/ESTABLISHMENT OF QUORUM**

**B. PLEDGE OF ALLEGIANCE**

**III. PUBLIC COMMENT**

Comment from the audience on any proposal for action by the Commission. If the comment is related to an action subsequently listed here as a public hearing, the comment should be provided at the time of the public hearing.

**IV. APPROVAL OF MINUTES**

**A. September 19, 2023 Draft Minutes from the Special Planning Commission Meeting**

**V. OTHER BUSINESS**

**A. SEGAL PROPERTIES PRESENTATION**

Segale Properties presentation on future Special Area Plan and Environmental Impact Statement (EIS) Summary.

**B. 2023 ANNUAL COMPREHENSIVE PLAN AMENDMENTS**

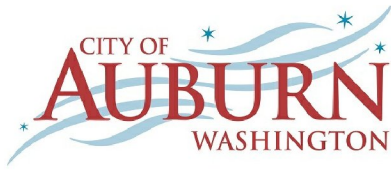
Review of proposed changes to the Comprehensive Plan as part of the 2023 Annual Update process

**VI. COMMUNITY DEVELOPMENT REPORT**

**VII. ADJOURNMENT**

*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.*



## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

September 19, 2023 Draft Minutes from the Special Planning  
Commission Meeting

**Date:**

September 21, 2023

**Department:**

Community Development

**Attachments:**

[September 19, 2023 Draft Minutes](#)

**Budget Impact:**

Current Budget: \$0

Proposed Revision: \$0

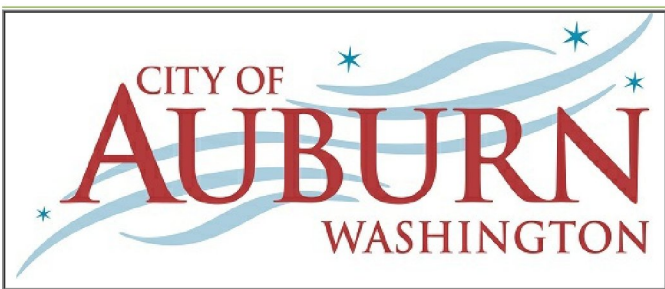
Revised Budget: \$0

**Administrative Recommendation:****Background for Motion:****Background Summary:****Reviewed by Council Committees:****Councilmember:****Staff:**

Dixon

**Meeting Date:** October 3, 2023

Item Number:

|                                                                                   |                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p style="text-align: center;"> <b>Planning Commission Meeting</b><br/> <b>September 19, 2023 - 7:00 PM</b><br/> <b>Special Meeting - City Hall Council</b><br/> <b>Chambers</b><br/> <b>MINUTES</b> </p> |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **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 7:00 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, William Stewart, and Aaron Vanderpol. Commissioner Sprague and Commissioner Berry were excused. Commissioner Walters was unexcused.**

**Staff members present: Senior City Staff Attorney Doug Ruth, Senior Planner Josh Steiner, Senior Planner Alexandria Teague, 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. July 18, 2023 Draft Minutes from the Special Planning Commission Meeting**

**Commissioner Stephens moved and Commissioner Stewart seconded to approve the July 18, 2023 Planning Commission Meeting Minutes.**

**MOTION CARRIED UNANIMOUSLY. 5-0**

## **V. OTHER BUSINESS**



**A. 2024 Comprehensive Plan Framework and Update**

Senior Planner Steiner presented the Commission with a presentation on the Comprehensive Plan Framework and Update. He discussed the purpose and scope of the Comprehensive Plan, including State-wide and local requirements, Zoning and Policy Elements. He also discussed land use changes, middle housing, the Downtown Plan Update, and options for accommodating growth projections. Senior Planner Steiner presented the Commission with the schedule for the next steps in the process, shared options for the commission to be involved in developing recommendations to the Comprehensive Plan.

The Commission discussed the accuracy of projected growth in the past, King County housing needs, the Bridges Annexation, the Muckleshoot Tribal Lands, the Land Use map, zoning changes, public transportation needs, population density, lot sizes, development regulations, parking requirements, zoning maps and designations, and the proposed schedule for the next steps in the process.

Senior Planner Alexandria Teague shared that the next meeting would be held on October 3rd, 2023.

**VI. ADJOURNMENT**

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:19 p.m.

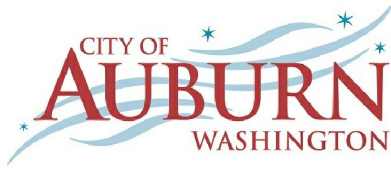
APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
JUDI ROLAND, CHAIR

\_\_\_\_\_  
Rebecca Wood-Pollock,  
Deputy City Clerk

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## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

SEGALE PROPERTIES PRESENTATION

**Date:**

September 21, 2023

**Department:**

Community Development

**Attachments:**

[2023 Comp Plan Agenda Bill Approval Form](#)  
[Segale Presentation](#)

**Budget Impact:**

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

**Administrative Recommendation:****Background for Motion:****Background Summary:**

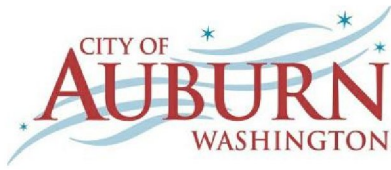
See attached Agenda Bill

**Reviewed by Council Committees:****Councilmember:****Staff:**

Dixon

**Meeting Date:** October 3, 2023

Item Number:



## AGENDA BILL APPROVAL FORM

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**Agenda Subject/Title:**

Segale Properties Presentation

**Date:**

September 7, 2023

**Department:**

Community Development

**DESCRIPTION:**

Representatives from Segale Properties will provide an overview of a sub area planning effort that they intend to initiate in preparation of the conclusion of their gravel mining operation.

**ADMINISTRATIVE RECOMMENDATION:**

N/A – For information only

**BACKGROUND SUMMARY:**

Representatives of Segale Properties would like to provide information about their existing, long standing gravel mining operation and their intentions to start planning for what happens once the mining operation concludes. Segale Properties has expressed interest in initiating a sub area planning process. This area is already designated in the City's Comprehensive Plan as a designated sub area where it is a priority to establish and adopt a formal specific sub area plan for the site.

**ATTACHMENTS:**

- Presentation

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# Stuck River Road Mt. Rainer Vista Sub-Area Planning

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July 2023



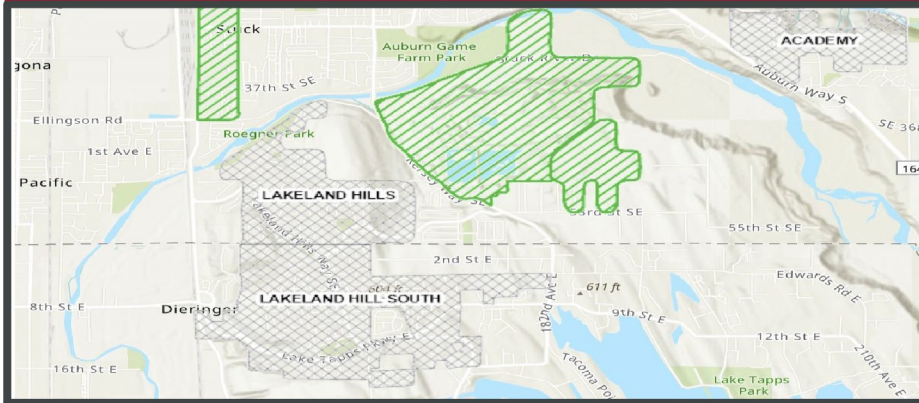


## Segale Properties | Who We Are

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The Segale family is a fourth-generation, family-owned real estate company.

- Segale owns and operates a diverse mix of commercial, industrial, residential, agricultural, and natural resource properties across Washington State, including the Auburn Pit, which has been in operation for over 40 years.
- Auburn Pit mining operations are expected to close in 3-5 years when available aggregate supply is forecasted to be exhausted and reclamation work begins.
- Segale is initiating the next step of the City's sub-area planning process to help guide reclamation and re-development of the Auburn Pit site.
- Segale has a history of being a good land steward and thoughtful community partner in jurisdictions where their land portfolio is located.

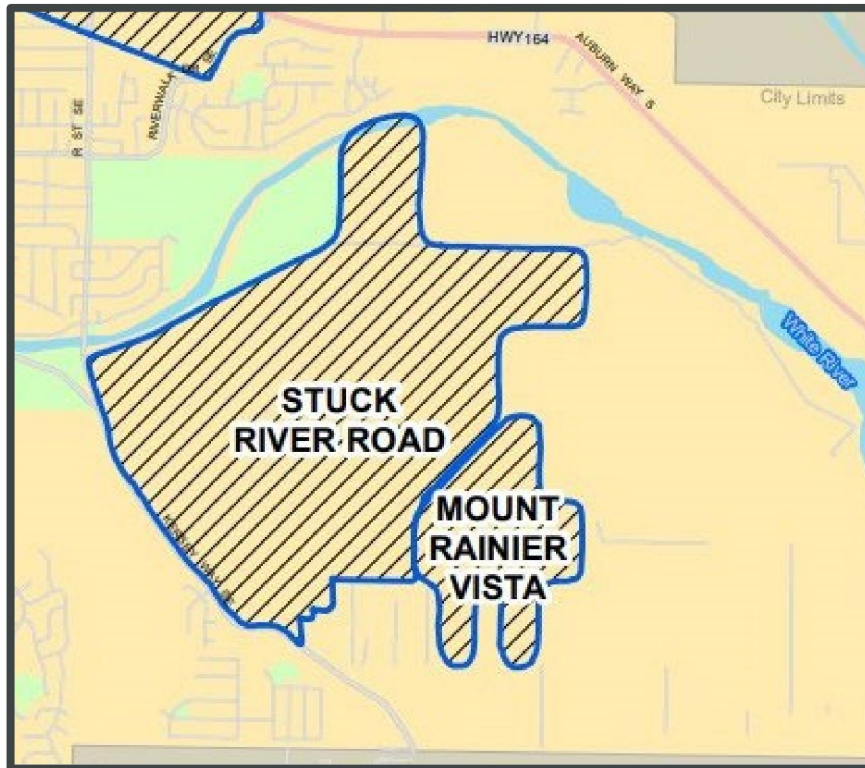


## Existing Conditions

### Auburn Pit | Segale Ownership

- Segale ownership outlined in yellow is approximately 876-acres, entire sub-area is similar in size to Lakeland Hills.
- Segale is majority landowner in the Stuck River Road and Mt. Rainier Vista planning areas.
- Segale Properties is seeking to advance sub-area planning from designated to adopted status to prepare for re-development.





## Sub-Area Planning Areas

### Stuck River Road:

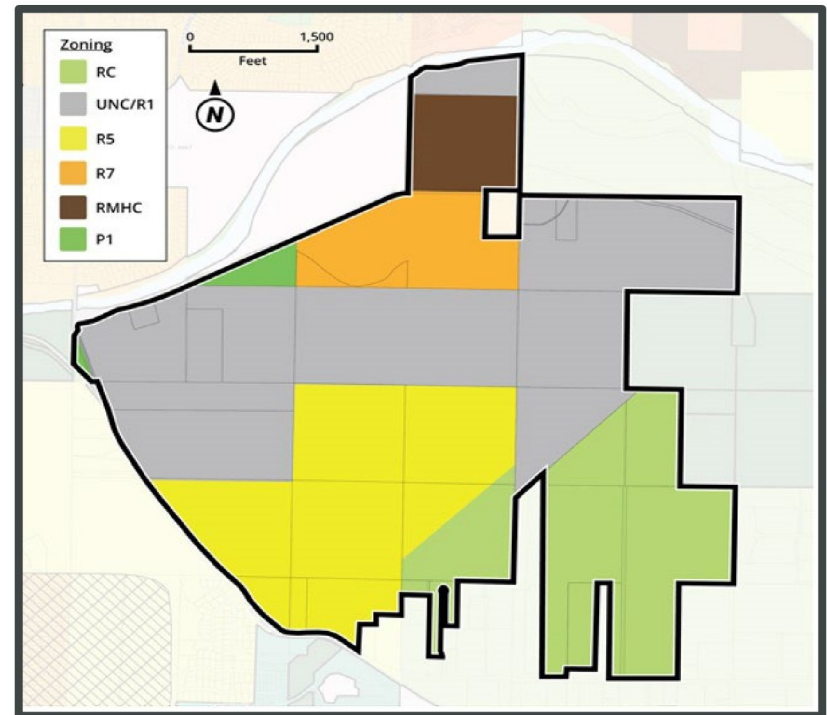
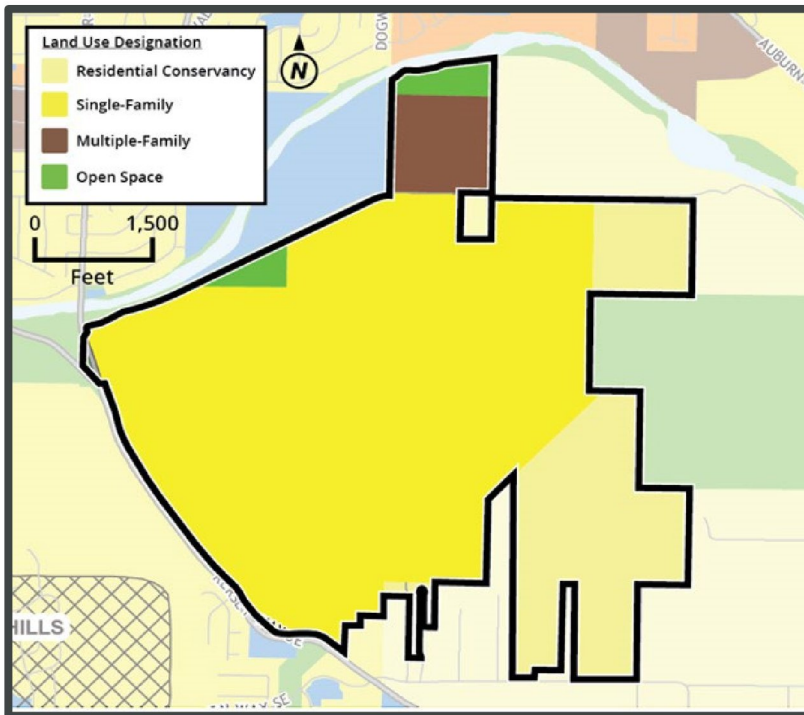
The potential land uses listed in Comp Plan include residential, commercial, institutional and recreational. Light Industrial also potentially appropriate if in industrial or business park. Development should not occur until adequate public facilities are available.

### Mount Rainier Vista:

The Primary objective to protect Coal Creek Springs with surrounding development; No stormwater infiltration allowed. Less dense/intense residential use envisioned. Urban level street improvements needed to 53rd Street by developer.



## Current Comprehensive Plan & Zoning Map

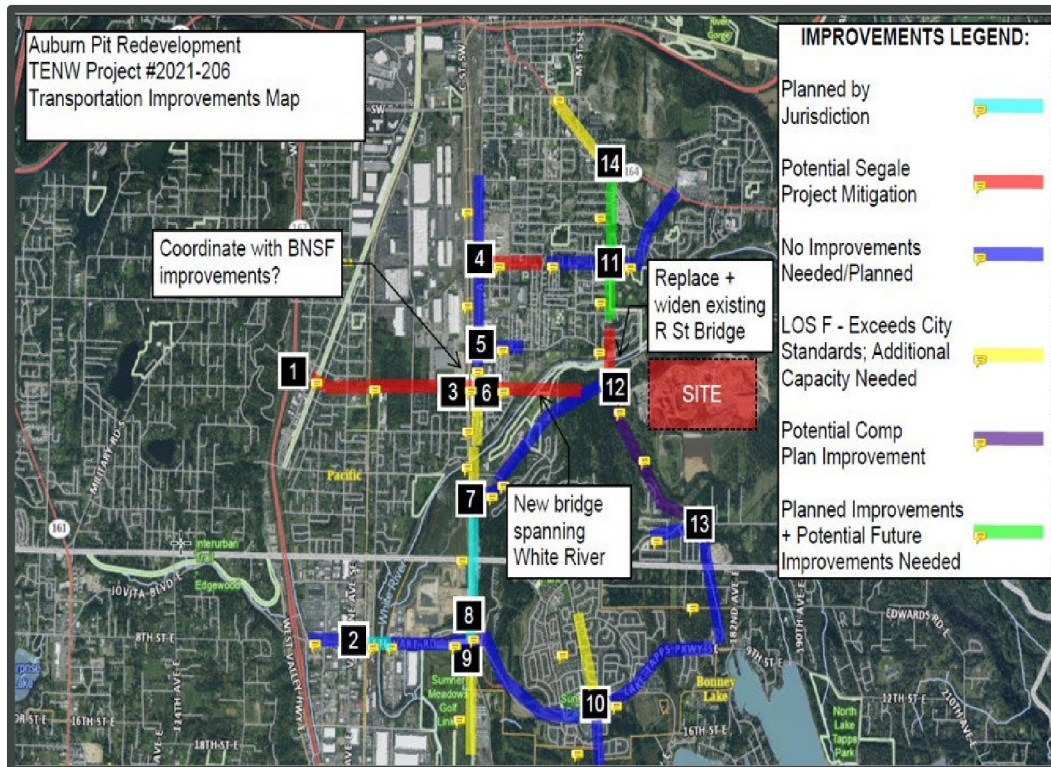




## Re-Development Opportunities

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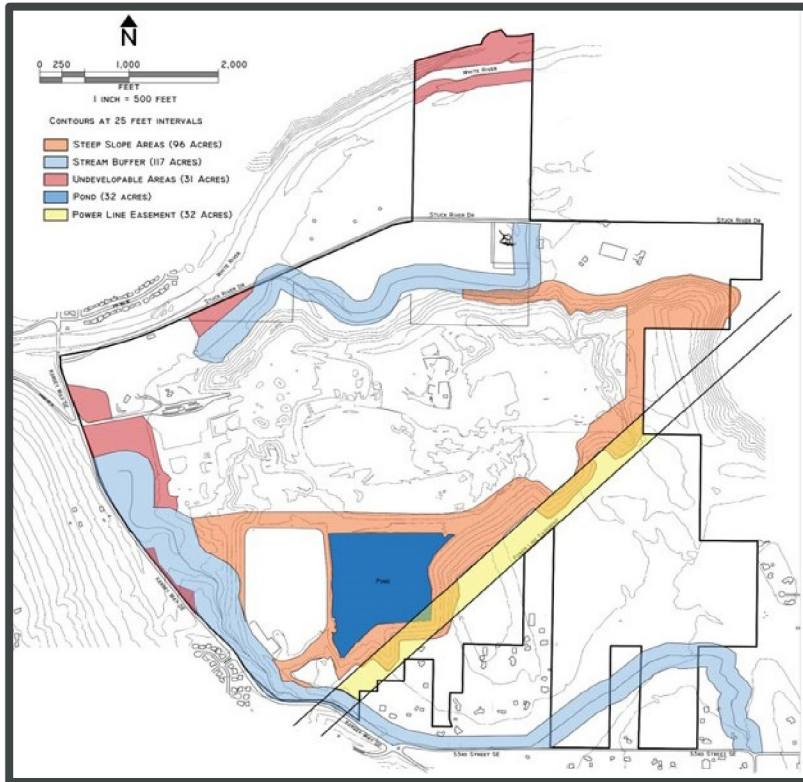
- Opportunity to create a large mixed-use master planned development with significant residential density, commercial/retail “town center”, regional park development and associated trail system, new school sites, and opportunities for professional office and employment uses.
  - Project of this size and scale could help Auburn address new housing provision challenges handed down by the state.
- Opportunity to create a large master planned industrial park to support on-going demand for light industrial uses and manufacturing opportunities within the City.
  - Project could support parks and trails for the community as well as provide for a significant amount of new industrial/manufacturing opportunities, becoming a future employment center, and providing the City a long-term land supply to support the region’s important aerospace manufacturing and logistics industries.



## Re-development Barriers

- Significant transportation improvements are necessary for any project of substantial intensity.
- Existing PM peak hour capacity on bridge crossings are approximately 250 trips.
- New bridges and road widening work on key roadways would also be necessary for any re-use of increased intensity over current uses.
- Potential cost of necessary transportation improvement projects are not feasible to be undertaken by a single developer.





## Potential Solutions to Infrastructure Barriers

- Re-develop the site to a use that is much less intense in terms of trip generation and infrastructure demand.
- Utilize new Tax Increment Financing (TIF) opportunity in the state to pay for up to \$200 million in necessary infrastructure improvements.
- Through the planning process, balance the intensity of future re-development with forecasted TIF funds, grants, and other funding to help finance key necessary off-site infrastructure improvements.
- TIF study necessary as planning effort advances.



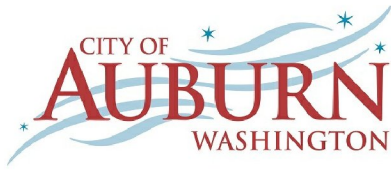
## Planning Effort Kick-Off

### Sub-Area Planning Steps

- Meeting(s) with City Council and Planning Commission to define project in July 2023.
- Scope of Work for Planning Effort and SEPA/EIS process being finalized by City.
- Draft three-party agreement underway; Directs communication and project management protocols between Segale, City of Auburn and selected planning/SEPA consultant.

### Milestone Dates

- Approval of tentative draft three-party agreement language August 2023.
- City to publish RFP and scope of work in August 2023.
- Select consultant team to begin sub-area planning work October 2023.
- Complete sub-area planning effort and associated SEPA/EIS work by September 2025 with City adoption by December 2025.



## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

2023 ANNUAL COMPREHENSIVE PLAN AMENDMENTS

**Date:**

September 21, 2023

**Department:**

Community Development

**Attachments:**

[2023 Comp Plan Memo](#)

[2023 Comp Plan Annual Amendments Docket](#)

[2023 Annual Comp Plan Schedule](#)

[2023 Comp Plan P.C. Presentation](#)

**Budget Impact:**

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

**Administrative Recommendation:****Background for Motion:****Background Summary:**

See attached Memorandum

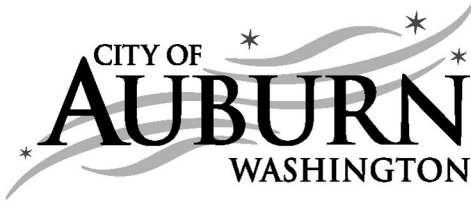
**Reviewed by Council Committees:****Councilmember:****Staff:**

Steiner

**Meeting Date:** October 3, 2023

Item Number:





## Memorandum

**To:** Judi Roland, Chair, Planning Commission  
Phillip Stephens, Vice-Chair, Planning Commission  
Planning Commission Members

**From:** Josh Steiner, Senior Long Range Planner, Comm. Dev. Dept.  
Jeff Dixon, Planning Services Manager, Comm. Dev. Dept.

**Date:** September 8, 2023

**Re:** **2023 Annual Comprehensive Plan Amendments – Working Binder**

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As part of the 2023 Comprehensive Plan Amendment process, staff prepared a working binder for use by the Planning Commissioners during their consideration of the proposed annual comprehensive plan amendments.

### **WORKING BINDER OVERVIEW**

Staff has prepared the 2023 Comprehensive Plan Amendment Working Binder with the following information:

- Introductory/Front Section:
  - Index to binder contents,
  - Proposed Updated Schedule, &
  - Comprehensive Plan Amendment Docket
- Tab 1: Staff Reports and presentations – the staff report that is provided will be used for the upcoming public hearing. Presentation materials for the July 18, 2023 Planning Commission meeting are also provided.
- Tab 2: Environmental Review – the environmental checklists and SEPA determinations for the proposed amendments.
- Tab 3: General Info. and Correspondence – correspondence related to the amendment process and public notices.
- Tab 4: City-Initiated Comp Plan Policy/Text Amendments – includes the 4 school district Capital Facilities Plans
- Tab 5: City-Initiated Comp Plan Map Amendments – includes city-initiated land use and zoning map amendments.

- Tab 6: Private-Initiated Comp Plan Map Amendments – includes private-initiated land use and zoning map amendments.

## **DISCUSSION**

At the October 3, 2023 Planning Commission meeting, staff would like to briefly review and discuss the **following docket items** consisting of:

**City Initiated Comprehensive Plan Text Amendments (CPA23-0003)** (each capital facilities plan is to be adopted and incorporated by reference)

- **P/T #1** – Auburn School District Capital Facilities Plan
- **P/T #2** – Dieringer School District Capital Facilities Plan
- **P/T #3** – Federal Way School District Capital Facilities Plan
- **P/T #4** – Kent School District Capital Facilities Plan

**City-Initiated Map Amendments (CPA23-0004):**

- **CPM #1** – Volume 1: Land Use Element. This proposes to revise the Land Use Element to establish Comprehensive Plan map designations of "Single Family Residential" and concurrent zoning of "R-1, and R-5 Residential" and establish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this future annexation area.

**Private-Initiated Map Amendments (CPA23-0001, CPA23-0002):**

- **CPM #2** – Volume 1: Land Use Element. Request by BCRA on behalf of MultiCare for property at 617 12th St SE to change five contiguous parcels totaling approximately 2.27 acres. from "Single Family Residential" and "Light Commercial" to "Public/Quasi-Public" (for future city property purchase) and associated rezone to P-1, Public Use zoning district.

**CPM #3** – Volume 1: Land Use Element. Request by Barghausen on behalf of Auburn Dairy Products to rezone six parcels near W. Main Street & G Street SW from "Downtown Urban Center" to "Light Industrial" and associated to M-1, Light Industrial zoning district.

Feel free to contact either Josh Steiner, Senior Long Range Planner at [jsteiner@auburnwa.gov](mailto:jsteiner@auburnwa.gov) or 253-804-5058 or Jeff Dixon, Planning Services Manager, at [jdixon@auburnwa.gov](mailto:jdixon@auburnwa.gov) or 253-804-5033, with any questions.

## 2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS **DOCKET**

### CITY INITIATED **TEXT** AMENDMENTS CPA23-0003, CPA23-0004

| Item    | Page(s)                                              | Area to be changed                                                                                           | Change | Reason                          | Pros                                                                                                                                                               | Cons | Comments                                                                               |
|---------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------|
| P/T # 1 | Auburn School District Capital Facilities Plan (CFP) | Volume 3: Capital Facilities Element ( <i>District document is incorporated by reference on Page CF-2</i> ). | N/A    | Incorporate updated information | Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels. | None | The Auburn School District Board of Directors adopted the CFP on June 12, 2023.        |
| P/T # 2 | Dieringer School District Capital Facilities Plan    | Volume 3: Capital Facilities Element ( <i>District document is incorporated by reference on Page CF-2</i> ). | N/A    | Incorporate updated information | Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels. | None | The Dieringer School District Board of Directors adopted the CFP on June 20, 2023.     |
| P/T # 3 | Federal Way School District Capital Facilities Plan  | Volume 3: Capital Facilities Element ( <i>District document is incorporated by reference on Page CF-2</i> ). | N/A    | Incorporate updated information | Reflect new projects and remove projects that have been completed as well as updated information related to development and projection of student levels.          | None | The Federal Way Public School's Board of Education published the CFP on June 27, 2023. |
| P/T # 4 | Kent School District Capital Facilities Plan         | Volume 3: Capital Facilities Element ( <i>District document is incorporated by reference on Page CF-2</i> ). | N/A    | Incorporate updated information | Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels. | None | The Kent School Board published the CFP in June 2023.                                  |

| CITY INITIATED <u>MAP</u> AMENDMENTS CPA23-0004 |             |                             |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                               |                                                                                                                                                                               |       |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                          |
|-------------------------------------------------|-------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CPM #                                           | Page        | Area to be changed          | Potential change                                                                                                                                                                                                                                                                                           | Reason                                                                                                                                                                        | Pros                                                                                                                                                                          | Cons  | Comments                                                                                                                                                                         | Corresponding Zoning Map Change                                                                                                                                                                                                                                          |
| CPM #1                                          | Map Section | Comprehensive Plan Map #1.1 | Revise Land Use Element to establish Comprehensive Plan map designations of "Single Family Residential" and concurrent zoning of "R-1, and R-5 Residential" and establish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this future annexation area. CPA23-0004 | Create consistency between Land Use Plan & Map and Zoning maps for a mostly developed area, known as "The Bridges" surrounded by Auburn to become part of the City of Auburn. | Create consistency between Land Use Plan & Map and Zoning maps for a mostly developed area, known as "The Bridges" surrounded by Auburn to become part of the City of Auburn. | None. | Concurrent zoning of "R-1 and R-5 Residential" and estblish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this futue annexation area. | Yes, establish Comprehensive Plan map designations of "Single Family Residential" and concurrent zoning of "R-1, and R-5 Residential" and establish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this futue annexation area. |

| PRIVATE INITIATED <u>MAP</u> AMENDMENTS CPA23-0001, CPA23-0002 |             |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                 |                                                                 |      |          |                                                                                                                                |
|----------------------------------------------------------------|-------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|------|----------|--------------------------------------------------------------------------------------------------------------------------------|
| CPM #                                                          | Page        | Area to be changed          | Potential change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Reason                                                          | Pros                                                            | Cons | Comments | Corresponding Zoning Map Change                                                                                                |
| CPM #2                                                         | Map Section | Comprehensive Plan Map #1.1 | BCRA Design, acting as Agent on behalf of MultiCare Health Systems, property owner, submitted applications for a Comprehensive Plan Map Amendment and associated Rezone. The request is to change the Comprehensive Plan Map Land Use Designation of five contiguous parcels of land totaling approximately 2.27 acres to "Public/Quasi-Public" and a zoning map amendment or rezone of the properties to the P-1, Public Use District. No Comprehensive Plan policy/text wording is proposed to be updated. The purpose of this rezone request is to prepare for anticipated sale and development of the site for city services use.                                                                                                                                                                                  | Create consistency between Land Use Plan & Map and Zoning maps. | Create consistency between Land Use Plan & Map and Zoning maps. | None |          | Yes. Change Comprehensive Plan map designation of "Single Family Residential" and "Light Commercial" to "Public/Quasi-Public." |
| CPM #3                                                         | Map Section | Comprehensive Plan Map #1.1 | Request by Chris Ferko, Director of Planning Services, Barghausen Consulting Engineers Inc. on behalf of Auburn Dairy Products Inc. to change the comprehensive plan designation six parcels totaling approximately 3.11 acres near W. Main Street & G Street SW from "Downtown Urban Center" to "Light Industrial" Comprehensive Plan map designation. The action also includes an associated zoning map amendment (rezone) for the eastern four of the six parcels representing approximately 0.67 acres from current classifications of DUC, Downtown Urban Center and R-20, Residential 20 dwelling units per acre zoning districts. The zoning is proposed to change to M-1, Light Industrial zoning district as a contract rezone where certain land use and architectural & site design conditions are applied. | Create consistency between Land Use Plan & Map and Zoning maps. | Create consistency between Land Use Plan & Map and Zoning maps. | None |          | Yes. Change Comprehensive Plan map designation of "Downtown Urban Center" to "Light Industrial."                               |

City of Auburn  
2023 Comprehensive Plan Amendment Proposed Schedule

|                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7-18-23                                         | 10-3-23                                   | 10-17-23                                                                                                                                                                                                                             | 11-13-23                              | 11-27-23                                                     | 12-4-23                                | 12-18-22                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------|----------------------------------------|----------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                           | Planning Commission (PC)<br>Regular Meeting     | Planning<br>Commission Regular<br>Meeting | Planning<br>Commission Extra<br>Meeting                                                                                                                                                                                              | City Council <b>Study<br/>Session</b> | City Council <b>Study<br/>Session</b>                        | City Council<br><b>Regular Meeting</b> | City Council<br><b>Regular Meeting</b> |
| City-initiated <b>Text</b> Amendments CPA23-0004 <ul style="list-style-type: none"><li>School district CFP's<br/><b>P/T #1-4</b></li></ul> City-initiated <b>Map</b> Amendments CPA23-0003 <ul style="list-style-type: none"><li>Land Use Map<br/><b>CPM #1</b></li></ul> Private-initiated <b>Map</b> Amendments CPA23-0001, CPA23-0002 <ul style="list-style-type: none"><li>Land Use Map<br/><b>CPM #2</b><br/><b>CPM #3</b></li></ul> | Introduction to 2023 Comp Plan Amendment docket | Briefing on 2023 Comp Plan amendments     | Conduct Public Hearing #1<br><br>Suggested agenda order:<br><br>School District Amendments (SD staff, if present)<br><br>City Staff briefing on City-Initiated Amendments<br><br>City Staff briefing on Private-Initiated Amendments | Discussion of PC recommendation.      | <i>Continued discussion of PC recommendation, if needed.</i> | Council Action                         | <i>Council Action, if needed</i>       |



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AUBURN  
VALUES

S E R V I C E

E N V I R O N M E N T

E C O N O M Y

C H A R A C T E R

S U S T A I N A B I L I T Y

W E L L N E S S

C E L E B R A T I O N

# COMPREHENSIVE PLAN

## 2023 ANNUAL AMENDMENTS

### PLANNING COMMISSION

### OCTOBER 3, 2023

### JOSH STEINER, AICP

Department of Community Development

Planning • Building • Development Engineering • Permit Center  
Sustainability • Community Services • Code Enforcement

# 2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

## City of Auburn 2023 Comprehensive Plan Amendment Proposed Schedule

|                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7-18-23                                         | 10-3-23                                   | 10-17-23                                                                                                                                                                                                                             | 11-13-23                              | 11-27-23                                                     | 12-4-23                         | 12-18-22                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------|---------------------------------|----------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Planning Commission (PC)<br>Regular Meeting     | Planning<br>Commission Regular<br>Meeting | Planning<br>Commission Extra<br>Meeting                                                                                                                                                                                              | City Council <b>Study<br/>Session</b> | City Council <b>Study<br/>Session</b>                        | City Council<br>Regular Meeting | City Council<br>Regular Meeting  |
| City-initiated <b>Text</b> Amendments CPA23-0004 <ul style="list-style-type: none"> <li>School district CFP's<br/><b>P/T #1-4</b></li> </ul> City-initiated <b>Map</b> Amendments<br>CPA23-0003 <ul style="list-style-type: none"> <li>Land Use Map<br/><b>CPM #1</b></li> </ul> Private-initiated <b>Map</b> Amendments<br>CPA23-0001, CPA23-0002 <ul style="list-style-type: none"> <li>Land Use Map<br/><b>CPM #2</b><br/><b>CPM #3</b></li> </ul> | Introduction to 2023 Comp Plan Amendment docket | Briefing on 2023 Comp Plan amendments     | Conduct Public Hearing #1<br><br>Suggested agenda order:<br><br>School District Amendments (SD staff, if present)<br><br>City Staff briefing on City-Initiated Amendments<br><br>City Staff briefing on Private-Initiated Amendments | Discussion of PC recommendation.      | <i>Continued discussion of PC recommendation, if needed.</i> | Council Action                  | <i>Council Action, if needed</i> |

# 2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- Annually the City amends its Comprehensive Plan. These routine amendments are distinguished from the “periodic update” completed on 8-year cycles.
- There are two sources:
  - “city – initiated amendments” in response to items that are “docketed” (text or map).
  - “private-initiated amendments” in response to applications that are submitted (text or map).
- Private-initiated Comprehensive Plan amendment applications (text or map) were publicly advertised in advance and accepted until Friday, June 2, 2023, this year.

# PROPOSED 2023 COMPREHENSIVE PLAN AMENDMENT DOCKET

- The 2023 Comprehensive Plan amendment docket currently includes a total of 7 proposed amendments.
- Four updates are annually provided capital facilities plan updates for the school districts located within the City.
- Three updates to Elements (chapters) of the comprehensive plan including issues relating to Land Use.
  - Three land use map amendments
  - Related zoning map and zoning text amendments
- Per city Finance Department request, Auburn Capital Facility Plan will be moving to a bi-annual update schedule with next revision in 2024.

# CITY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- **P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District**
- **P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District**
- **P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District**
- **P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District**



# CITY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

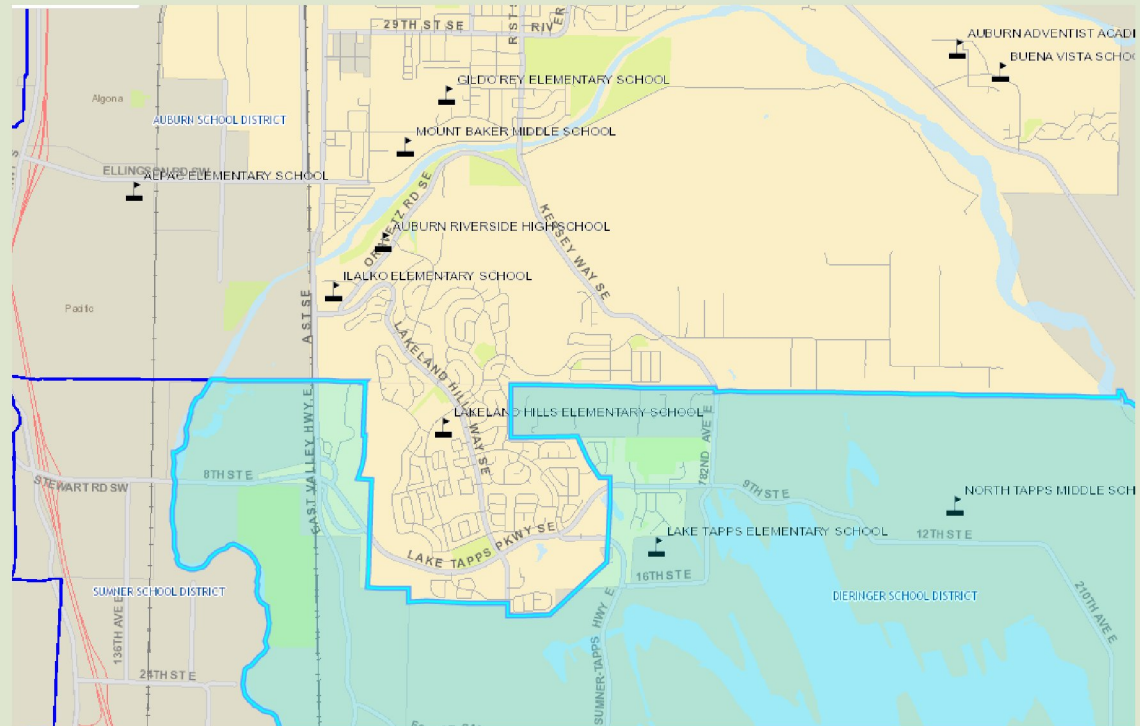
|       | District    | 2022 Impact Fee      |                     | 2023 Impact Fee      |                     |
|-------|-------------|----------------------|---------------------|----------------------|---------------------|
|       |             | <u>Single Family</u> | <u>Multi-Family</u> | <u>Single Family</u> | <u>Multi-Family</u> |
| P/T#1 | Auburn      | \$7,962.61           | \$9,912.82          | \$5,957.02           | 9,913.64            |
| P/T#2 | Dieringer   | \$6,167.00           | \$2,060.00          | \$8,054.00           | \$3,400.00          |
| P/T#3 | Federal Way | No Fee               | No Fee              | No Fee               | \$6,998.00          |
| P/T#4 | Kent        | No Fee               | No Fee              | No Fee               | No Fee              |

- **P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District**

This map illustrates the Auburn School District, which is outlined in blue. The district is situated in the central and northern parts of the city, bordered by the Kent School District to the northeast and the Dieringer School District to the southeast. Major roads shown include S 277th St, SE 274th St, 15th St NW, 15th St SW, 18th St, 24th St, 27th St, 28th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. The map also shows the locations of numerous schools, including Star Lake Elementary School, Meadow Ridge Elementary School, Pine Tree Elementary School, Arthur Jacobsen Elementary School, Cascade Middle School, Rainier Middle School, Hazelwood Elementary School, Lea Hill Elementary School, Dick Scobee Elementary School, Evergreen Heights Elementary School, Messiah Lutheran Church School, West Auburn High School, Auburn School District Administration, Valley Christian School, Washington Elementary School, School Maintenance, Holy Family Elementary School, Olympic Middle School, Pioneer Elementary School, Chinook Elementary School, North West Family Church School, Auburn Adventist Academy, Gilmore Elementary School, Buena Vista School, Mount Baker Middle School, Ellingwood Elementary School, Auburn Riverside High School, Ilwaco Elementary School, Lakeland Hills Elementary School, North Tapps Middle School, Lake Tapps Elementary School, and Dieringer School District. The map also shows the locations of the Kent School District, Dieringer School District, and the Auburn School District.

# CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

## ■ P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District



*(District boundary map)*

- **P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District**

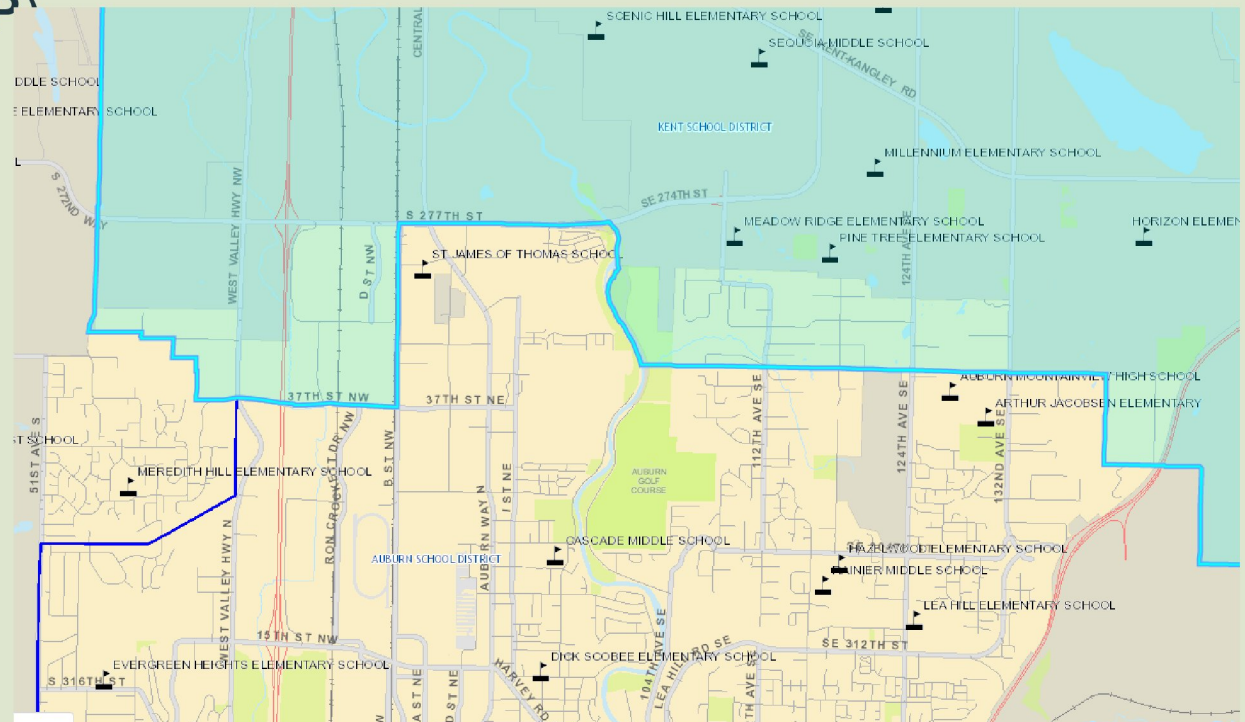
This map illustrates the Auburn School District, which is outlined in blue. The district is situated in the central and eastern parts of the city. Key schools within the district include Holy Innocents of the Northwest School, Wildwood Elementary School, Meredith Hill Elementary School, Evergreen Heights Elementary School, Cascade Middle School, Hazelwood Elementary School, Dick Soobee Elementary School, Messiah Lutheran Church School, Auburn High School, West Auburn High School, Washington Elementary School, Valley Christian School, Terminal Park Elementary School, Holy Family Elementary School, and Olympic Middle School. The map also shows major roads such as 37th St NW, 37th St NE, 15th St NW, 15th St SW, 8th St NE, 4th St SE, and 30th Ave. Other nearby areas include Kent School District to the north, Auburn School District to the east, and Pine Tree Elementary School to the northeast. The map also shows the location of the Auburn Golf Course and the Pine Tree Elementary School.



# CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

## ■ P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District

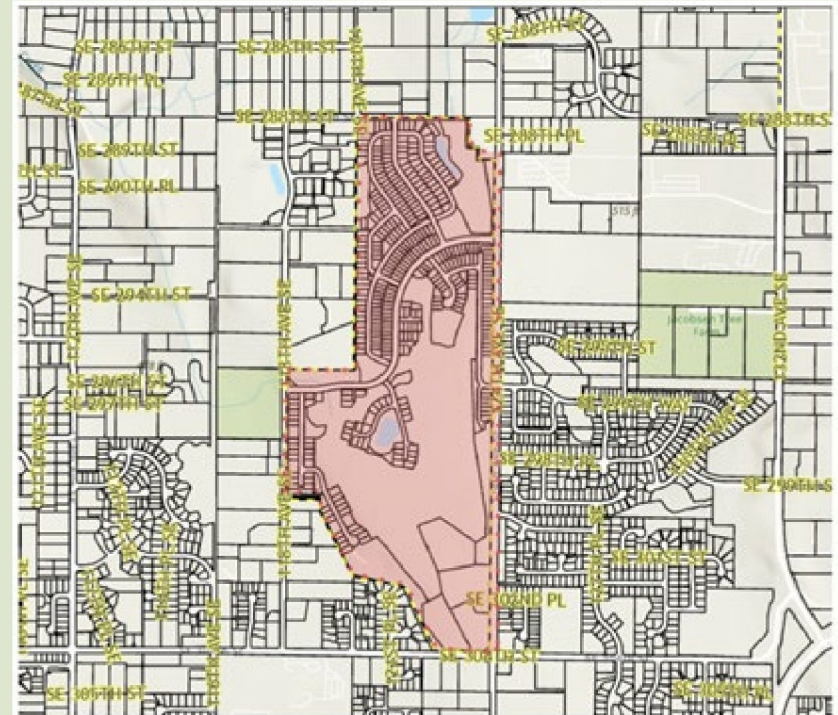
*(District boundary map)*



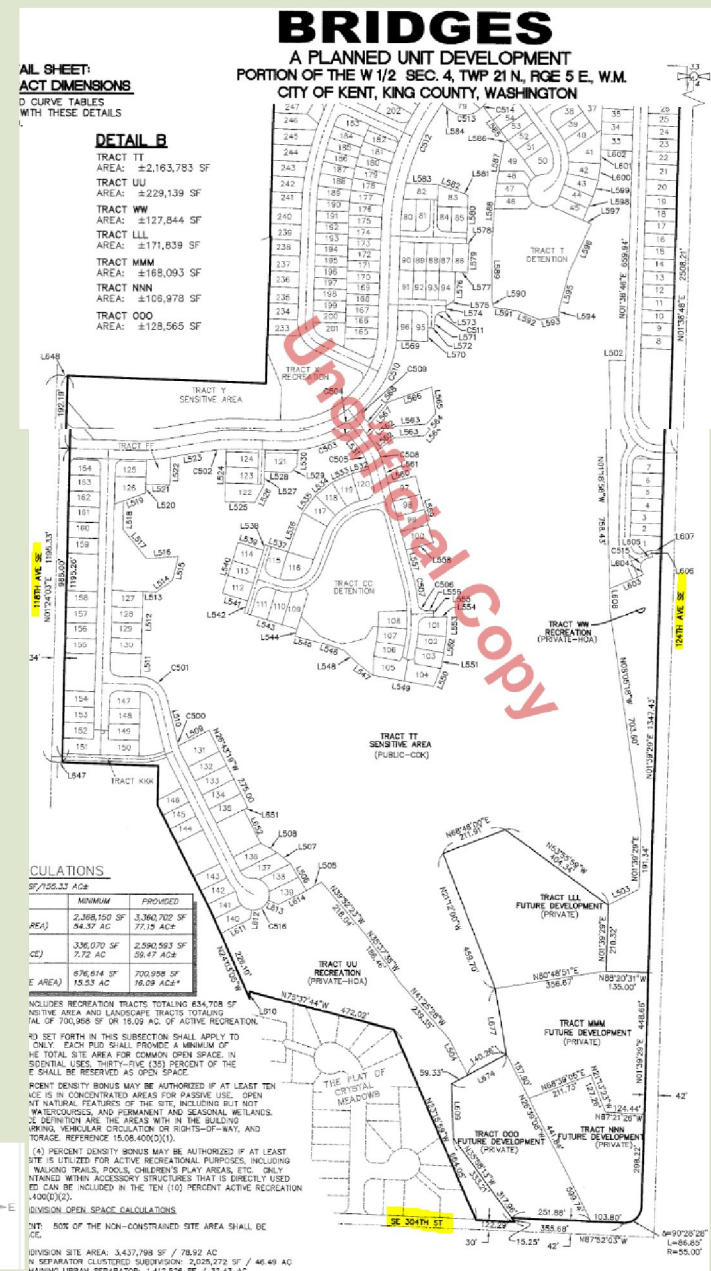


# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #1 – Amendments related to the “Bridges area”:**
  - Update Comprehensive Plan Land Use Map
  - Update Comprehensive Zoning Map
  - New section for Chapter 18.21 “Overlays” of Auburn City Code

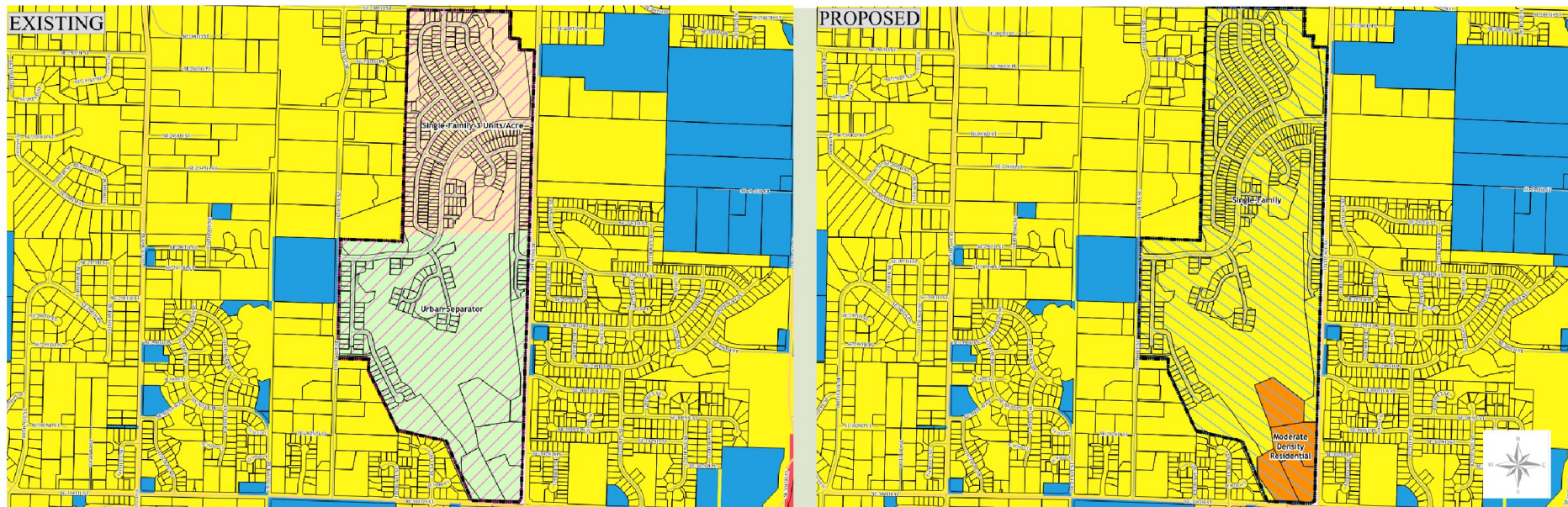


- The Bridges area is an approximately 155-acre area island of incorporated city of Kent
- The area was developed as a planned unit development (PUD)
- Bridges PUD features of mix of conventional SR-1 and SR-3 standards, some adjustments, to those standards, and lot clustering
- Majority of the area is developed with single family homes
- SE area of Bridges is undeveloped and consists of “future development tracts”
- Four environmentally sensitive area tracts exist within the Bridges area, with the largest being located in the southern portion of the Bridges areas.





# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



## City of Auburn Land Use Designations

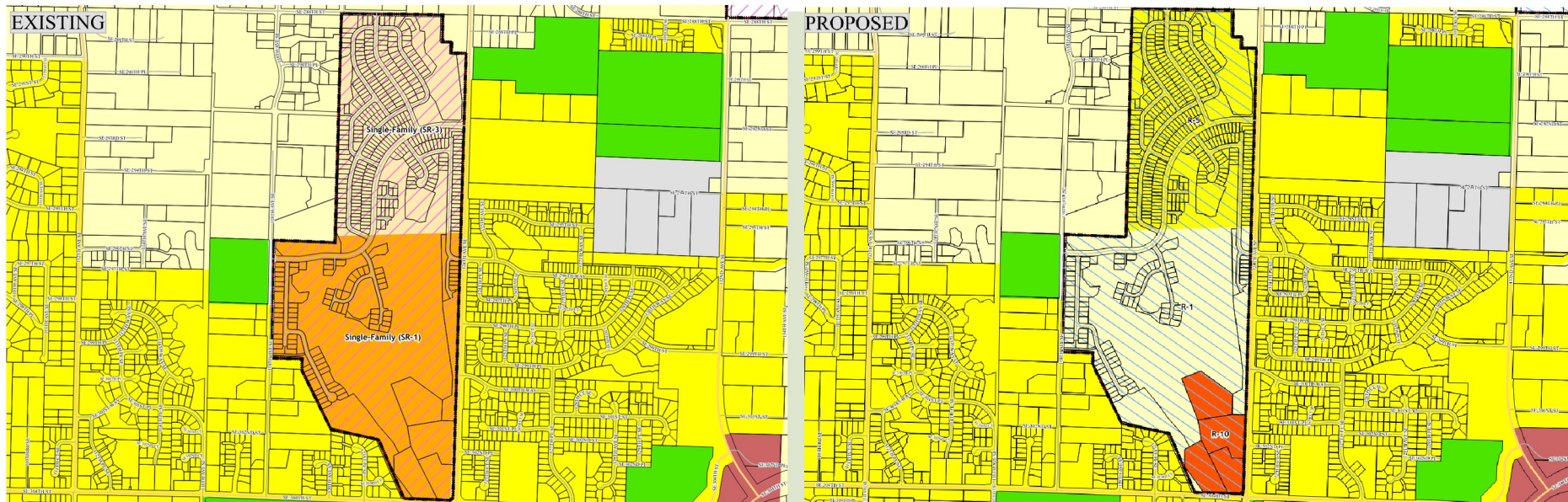
|  |                       |  |                              |  |                                 |
|--|-----------------------|--|------------------------------|--|---------------------------------|
|  | Downtown Urban Center |  | Light Commercial             |  | Neighborhood Commercial Overlay |
|  | Heavy Commercial      |  | Light Industrial             |  | Open Space                      |
|  | Heavy Industrial      |  | Moderate Density Residential |  | Public/Quasi-Public             |
|  | Public/Quasi-Public   |  | Multiple-Family              |  | Residential Conservancy         |
|  |                       |  | Neighborhood Commercial      |  | Residential Transition Overlay  |

## City of Kent Land Use Designations

|  |                          |  |                            |
|--|--------------------------|--|----------------------------|
|  | Single Family            |  | Single-Family 3 Units/Acre |
|  | Parcels                  |  | Urban Separator            |
|  | Existing Kent Land Use   |  |                            |
|  | Proposed Auburn Land Use |  |                            |



# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



## City of Auburn Zoning

-  C1 Light Commercial District
-  I Institutional Use District
-  P1 Public Use District
-  R1 Residential 1 DU/Acre
-  R10 Residential 10 DU/Acre
-  R5 Residential 5 DU/Acre



Existing Zoning



Proposed Auburn Zoning/Bridges Overlay



Parcels

## City of Kent Zoning



Single-Family (SR-3)



Single-Family (SR-1)



# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- Update to Chapter 18.21 ACC of Zoning Code corresponds to map updates
- New Section 18.21.040 proposed
- Contains the zoning development standards under which the Bridges PUD was developed

## C. Development Standards – Lots Previously Approved.

1. For all uses of land occurring after the annexation date, the development standards in the following table shall apply to any residential lot in the annexation area that is part of a plat that received final plat approval prior to the annexation date.
2. With the exception of the Bridges PUD Future Development Tracts, as identified on the Bridges PUD Plat Map (Tract Nos. ~~LLL~~, ~~MMM~~, ~~NNN~~, and ~~OOO~~) any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards

| Zone               | Min Lot Area<br>(Sq. Ft.)<br>(3) | Min Lot Area<br>(Sq. Ft. per Unit) | Min Lot Width<br>(Ft.) | Max Lot Coverage<br>(%) | Max Impervious Surface<br>(%) | Setbacks              |                      |                            |                          | Building Height      |                    |
|--------------------|----------------------------------|------------------------------------|------------------------|-------------------------|-------------------------------|-----------------------|----------------------|----------------------------|--------------------------|----------------------|--------------------|
|                    |                                  |                                    |                        |                         |                               | Front<br>(Ft.)<br>(4) | Rear<br>(Ft.)<br>(5) | Side,<br>Interior<br>(Ft.) | Side,<br>Street<br>(Ft.) | Main<br>(Ft.)<br>(6) | Accessory<br>(Ft.) |
| R-1 <sup>(1)</sup> | 34,000 <sup>(7)</sup>            | N/A                                | 30                     | 37.5                    | 50                            | 10                    | 5                    | 5                          | 10                       | 35                   | 23                 |
| R-5 <sup>(2)</sup> | 9,600                            | N/A                                | 30                     | 56.25                   | 62.5                          | 10                    | 5                    | 5                          | 10                       | 35                   | 23                 |

(1) Formerly Kent SR-1 zone prior to Auburn annexation.

(2) Formerly Kent SR-3 zone prior to Auburn annexation.

(3) Bridges PUD approved lot sizes ranging from 3,521 to 7,571 square feet. Per Bridges PUD Plat Map Restriction No. 2: "No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located."

(4) Garages and other similar structures with vehicular access require a 20-foot setback from any street.

(5) 15-foot setback from alley.

(6) 2.5-stories or 35 feet.

(7) A minimum lot area of 2,500 square feet per lot allowed under city of Kent Urban Separator (Cluster Development Kent City Code (~~KCC~~) 12.04.263) for SR-1 zoned properties.

D. Bridges PUD Future Development Tracts. Tract Nos. ~~LLL~~, ~~MMM~~, ~~NNN~~, and ~~OOO~~ are subject to the R-10 zoning development standards contained in Chapter 18.07 ACC.



# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #2 – Update Comprehensive Plan Land Use Map**
- **Request on behalf of MultiCare for property at 617 12<sup>th</sup> Street SE for demolition and future city use**
- **Change land use designation from “Single Family Residential” and “Light Commercial” to “Public/Quasi-Public”**



# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- The MultiCare site spans 5 contiguous parcels, totaling 2.27 acres or 98,675 sq ft
- The parcels are flat, sparsely vegetated, and mostly undeveloped
- Located off 12<sup>th</sup> St SE and Auburn Way S
- Parcel # 1921059111 contains a 12,760 square foot single-story medical office building and associated parking lot, the parcel to the north contains an additional parking lot
- A Demolition Permit was issued for the medical building on site (City file No. DEM22-0027) on 7-20-2023

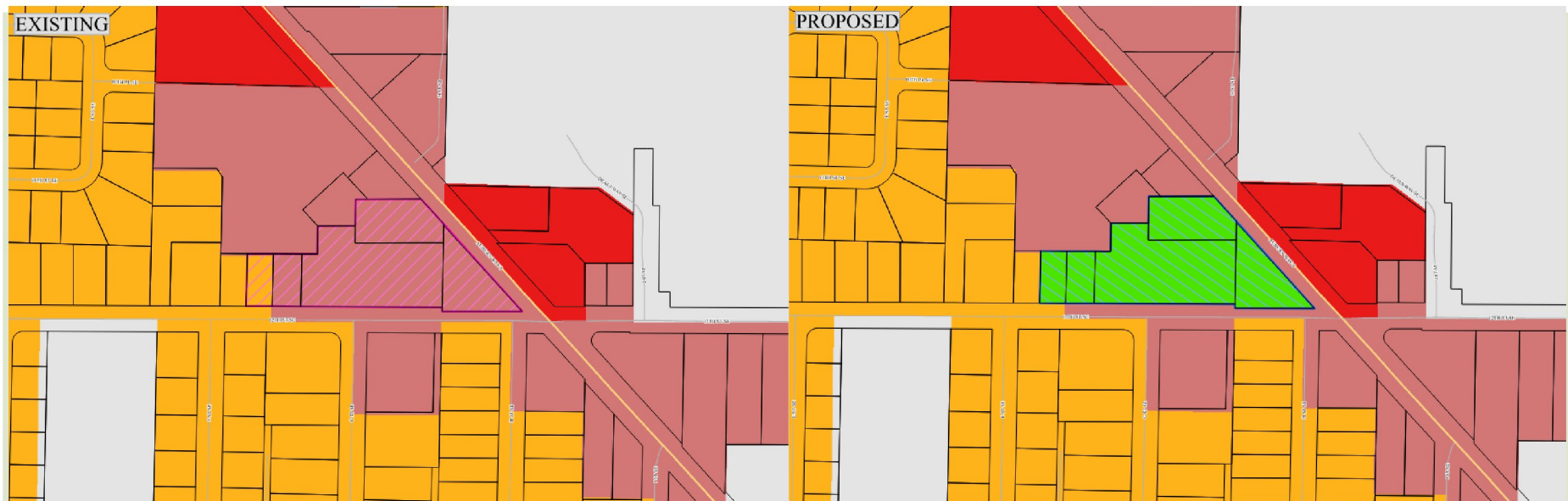




# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



# CITY-INITIATED COMPREHENSIVE PLAN ZONING MAP AMENDMENTS – MULTICARE



## City of Auburn Zoning

 C1 Light Commercial District

 I Institutional Use District

 P1 Public Use District

 R1 Residential 1 DU/Acre

 R10 Residential 10 DU/Acre

 R5 Residential 5 DU/Acre



Existing Zoning



Proposed Auburn Zoning/Bridges Overlay



Parcels

## City of Kent Zoning



Single-Family (SR-3)

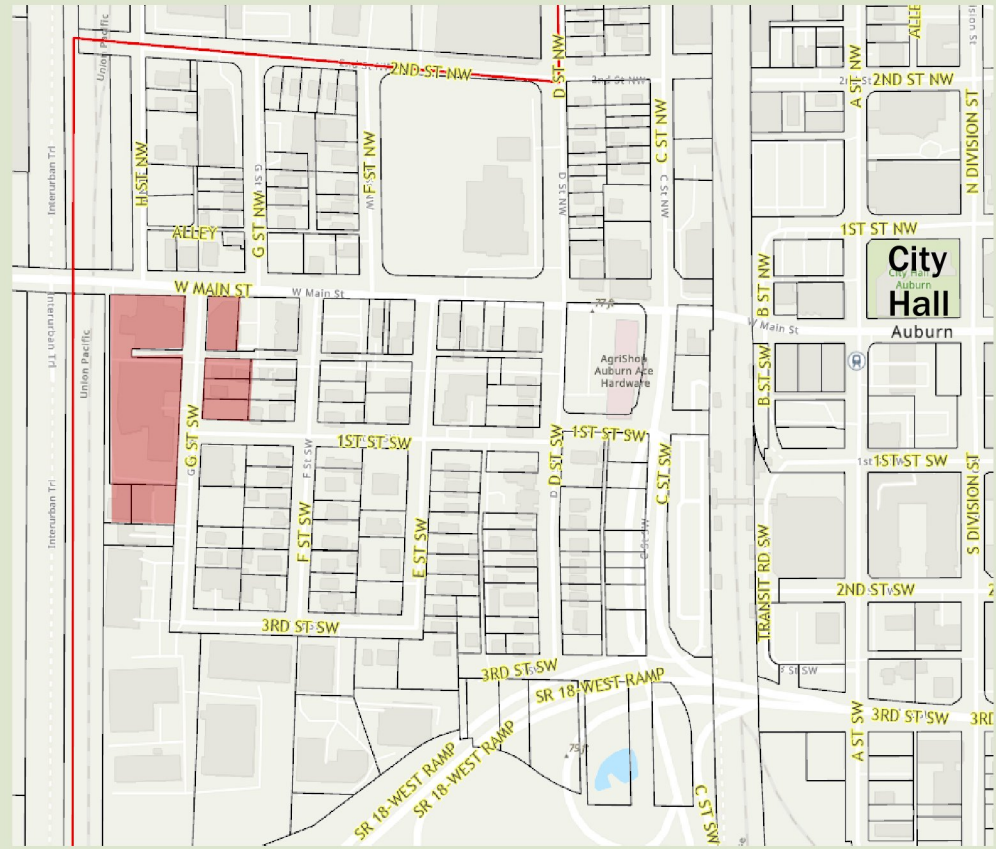


Single-Family (SR-1)



# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #3 – Update Comprehensive Plan Land Use Map**
  - Request on behalf of Auburn Dairy for property at 707 W Main Street, and 117, 16, 22, and 28 G Street SW and southeast corner of W Main Street and G Street SW
  - Change land use designation from “Downtown Urban Center” to Light Industrial and revise zoning designations to “M-1, Light Industrial”



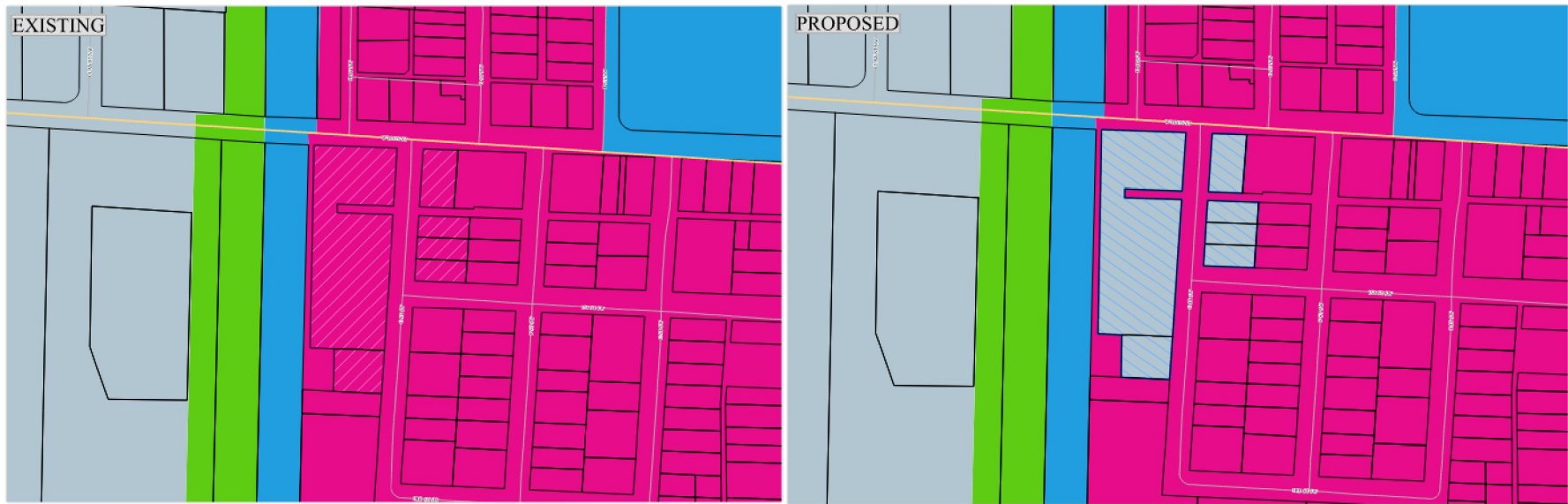
# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- The Auburn Dairy property consists of six parcels totaling approximately 3.11 acres in the Downtown Urban Center Land Use designation.
- The operation has existed for 100 years.
- The existing operation is zoned “M-1, Light Industrial”, across G Street SW parcels are zoned “DUC, Downtown Urban Center” and “R-20, 20 Dwelling Units per Acre”.
- To the west and south land is developed predominantly with warehousing and industrial uses.
- To the east land is developed as residential.





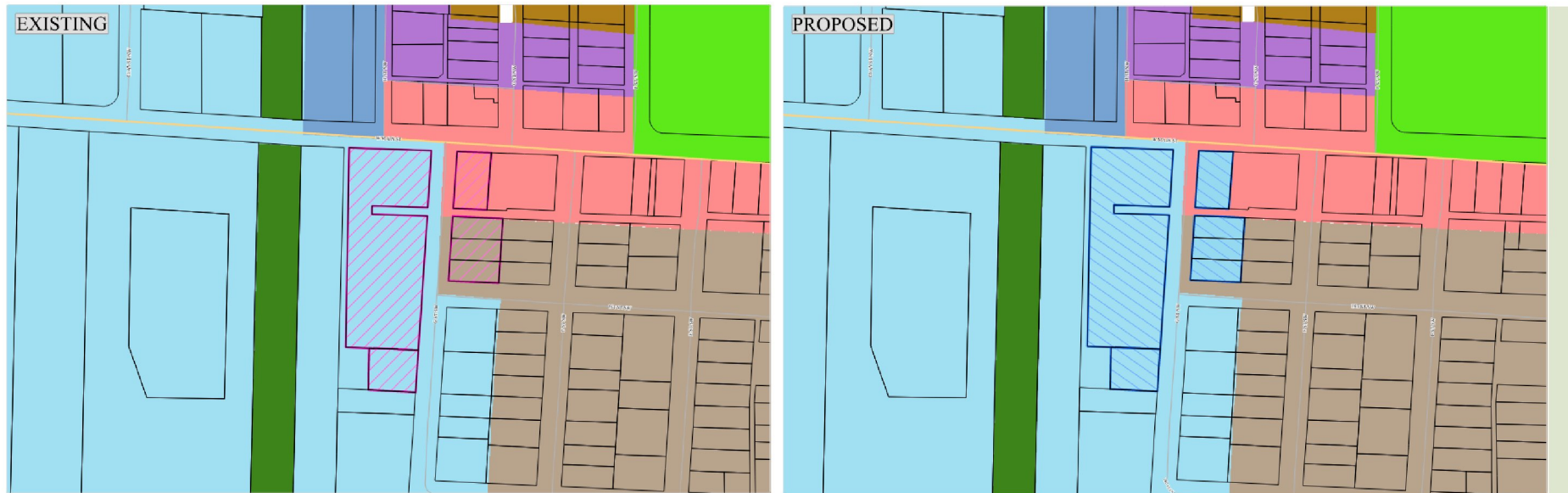
# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



## CPA23-0002 Land Use Designations

- Existing – Downtown Urban Center
- Proposed – Light Industrial

# PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



|                                   |                                   |                            |                                                 |
|-----------------------------------|-----------------------------------|----------------------------|-------------------------------------------------|
| C1 Light Commercial District      | Lakeland Hills South PUD          | R1 Residential 1 DU/Acre   | RMHC Residential Manufactured/Mobile Home Units |
| C2 Central Business District      | LF Airport Landing Field District | R5 Residential 5 DU/Acre   | RO Residential Office District                  |
| C3 Heavy Commercial District      | M1 Light Industrial District      | R7 Residential 7 DU/Acre   | RO-H Residential Office District (Hospital)     |
| C4 Mixed Use Commercial           | M2 Heavy Industrial District      | R10 Residential 10 DU/Acre | TV Terrace View                                 |
| CN Neighborhood Shopping District | Open Space                        | R16 Residential 16 DU/Acre | UNC Unclassified Use District                   |
| DUC Downtown Urban Center         | P1 Public Use District            | R20 Residential 20 DU/Acre | Existing Zoning                                 |
| I Institutional Use District      | PUD Planned Unit Development      | Residential Conservancy    | Proposed Zoning                                 |



## REZ23-0004 Zoning Districts

- Existing – M-1, DUC, R-20
- Proposed – M-1



# NEXT STEPS

- Planning Commission Briefing Tonight (October 3rd)
- Planning Commission Public Hearing October 17th
- City Council Study Session November 13th
- City Council Regular Meeting December 4th

# 2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

*Any questions?*