

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

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, Julie Berry, Kent Sprague, William Stewart, Aaron Vanderpol, and Lynn Walters. Commissioner Aaron Vanderpol arrived at 7:03 p.m.

Staff members present: Senior City Staff Attorney Doug Ruth, Senior Planner Josh Steiner, Senior Planner Alexandria Teague, Senior Planner Dinah Reed, Planner II Alyssa Tatro, and Deputy City Clerk Hannah Scholl.

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

Vice Chair Stephens moved and Commissioner Amer seconded to approve the September 19, 2023 Special Planning Commission Meeting Minutes.

MOTION CARRIED UNANIMOUSLY. 7-0

V. OTHER BUSINESS

A. SEGALE PROPERTIES PRESENTATION

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

Senior Planner Steiner introduced Mark Segale and Mike Pruett from Segale Properties who provided the Commission with a presentation on the history of the Segale family and Segale Properties, the existing conditions of the Auburn Pit including location of site, size of site, and the sub-area planning areas: Stuck River Road and Mount Rainier Vista. They discussed re-development opportunities such as parks, commercial/retail, and industrial/manufacturing development opportunities. They also discussed re-development infrastructure barriers and potential solutions, planning next steps, and the project timeline.

The Commission discussed transportation needs, traffic consultants, and potential zoning changes.

B. 2023 ANNUAL COMPREHENSIVE PLAN AMENDMENTS

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

Planner Steiner provided the Commissioners with a presentation of the Comprehensive Plan 2023 Annual Amendments including the proposed schedule, and the 2024 School Impact Fees for Auburn, Dieringer, Federal Way, and Kent School Districts.

Planner Teague provided a presentation on the City-Initiated Comprehensive Plan Map Amendments including the Bridges Community, location of site, future development tracts, existing and proposed land use and zoning designations, and updates to the Auburn City Code.

Planner Tatro provided a presentation on the Private-Initiated Comprehensive Plan Map Amendments including the Multi-Care site location and size, and the existing and proposed land use and zoning designations.

Planner Reed provided a presentation on the Private-Initiated Comprehensive Plan Map Amendment including the Auburn Dairy property site location and size, history of property, existing and proposed land use and zoning designations, and the surrounding parcel's current zoning and land use designations.

The Commission discussed the City's Capital Plan, costs, future development tracts, zoning designations, the Bridges annexation process, Multi-Care site, proposed plan for the Auburn Dairy site, and the residential homes surrounding the Auburn Dairy site.

VI. COMMUNITY DEVELOPMENT REPORT

No report.

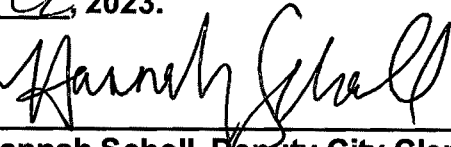
Chair Roland shared that the next meeting will be held on October 17th, 2023.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:16 p.m.

APPROVED this 17th day of Oct, 2023.


JUDI ROLAND, CHAIR


Hannah Scholl, Deputy City Clerk

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.