

PLANNING COMMISSION MEETING

September 19, 2017
AGENDA

I. CALL TO ORDER – 7:00 p.m., Council Chambers

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

II. APPROVAL OF MINUTES

- A. September 6, 2017

III. PUBLIC COMMENT

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

IV. PUBLIC HEARING

No items were brought forward for public hearing.

V. OTHER BUSINESS

A. Discussion of Adopted 2015 Comprehensive Plan Document* (Teague)

Summary: Distribute, review and discuss publication of the final adopted 2015 Comprehensive Plan Document. Review changes to document made by staff.

B. CPA17-0001 and CPA17-0002 Introduction to Docket of 2017 Comprehensive Plan Text and Map Amendments* (Dixon)

Summary: Staff to provide an introductory discussion for docket of 2017 Comprehensive Plan Text and Map Amendments.

VI. COMMUNITY DEVELOPMENT REPORT

Update on Community Development Services 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.



September 6, 2017

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were: Chair Judi Roland, Commissioner Mason, Commissioner Lee, Commissioner Copple, Commissioner Shin, and Commissioner Moutzouris. Commissioner Stephens was excused and Commissioner Smith arrived after the approval of minutes.

Staff present included: City Attorney Dan Heid, Assistant Director of Community Development Jeff Tate, Planning Services Manager Jeff Dixon, and Planning Administrative Assistant Tina Kriss.

Members of the public present: Valley Regional Fire Authority Fire Marshal Karen Stewart, Rob Renner, Bob Zimmerman, Dave Krons, Wayne Jones of Lakeridge Development, and Jeremiah Lafranca of the Pierce County Master Builders Association.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. August 8, 2017

Commissioner Copple moved and Commissioner Lee seconded to approve the minutes from the August 8, 2017 meeting as written.

MOTION CARRIED. 6-0

Commissioner Stephens was excused and Commissioner Smith arrived after the approval of minutes.

III. PUBLIC COMMENT

Bob Zimmerman, 33029 46th Pl., Auburn

Mr. Zimmerman expressed his frustration with a neighbor who built a concrete retaining wall without a permit. Mr. Zimmerman is concerned with the stability and seismic risk of the wall adjoining his property. After bringing these concerns to the city's attention, a correction notice was issued by the city to the property owner to enforce the wall and make it more structurally sound and seismically safe. The property owner was required to undertake additional construction to reinforce the wall. Mr. Zimmerman does not believe the work to reinforce the wall has taken place and is concerned with the wall failing and being a safety hazard and causing damage to his property.

Mr. Zimmerman also expressed his concern with a 1,000-gallon propane tank located on the same property. He stated in the event there is an earthquake there are no state regulations requiring safety valves or straps. Without these safety precautions if a natural disaster takes place the neighborhood is open to a large explosion which would cause severe life safety risks and property damage in the vicinity.

Mr. Zimmerman stated Fire Marshal Karen Stewart visited the site and informed him that the tank has met code and the fire authority is only able to enforce minimum code.

Chair Roland thanked Mr. Zimmerman for his comments and explained the Planning Commission at large has no direct authority over either issue but appreciated his bring this to their attention.

IV. PUBLIC HEARING

A. ZOA17-0005 – Rezone of EP, Environmental Park to M-1, Light Industrial

Chair Roland opened the public hearing on ZOA17-0005, Rezone of the EP to M-1 at 7:09 p.m.

Assistant Director Tate provided the staff report to ZOA17-0005, and an overview of the Environmental Park (EP) Zone. The EP Zone consists of a mix of pre-existing industrial properties as well as several large cities owned properties that include the Auburn Environmental Park and wetland properties that are a component of the City wide stormwater management system. Assistant Tate noted that the Auburn Environmental Park (AEP) will not be rezoned by this action as it is now designated as “Open Space”.

Because the EP Zone is no longer listed in the Comprehensive Plan as an implementing zoning designation, a change to M-1 will eliminate the existing inconsistency with the Comprehensive Plan and challenges that have been described in developing using the current EP Zoning. Changing the zoning map to M-1 will expand the viability to utilize, develop, and market the affected properties.

Since the inception of the EP Zone in 2006 there has been very little private sector investment into the privately owned properties within this commercial designation according to information provided to the city.

Chair Roland invited members of the public forward for public comment regarding ZOA17-0005, Rezone of EP to M-1.

With no public present for public testimony, the Public Hearing was closed at 7:15 PM.

Commissioner Shin asked if incentives were provided to folks developing in the EP Zone when it was established. Staff stated no incentives were

provided as it was more of an approach to require a certain type of sustainable design and green building practices.

Commissioner Smith asked staff if a customer called to report street and sewer concerns from properties within the area being rezoned would the city have information on the call. Staff explained if a call is received to report an issue it is generally logged and noted. Commissioner Smith asked staff if they could check and see if a call was logged in for a street in the EP and staff explained that calls are logged by address and helpful if the street name was provided. The general vicinity was provided by Commissioner Smith.

The Commission and staff discussed the concerns of some of the owners within the zone at the time of the EP Zone designation regarding conforming and non-conforming uses.

With no other questions for staff, the Commission deliberated.

Vice-Chair Copple moved and Commissioner Moutzouris seconded to move forward ZOA17-0005, Rezone of EP Zone to M-1 Zone, to Council for approval.

MOTION CARRIED. 7-0

B. ZOA17-0006 – Code Change Regarding Calculating Residential Density
Assistant Director Tate provided background information on ZOA17-0006, Calculating Residential Density.

Staff discussed the methodology for calculating density and explained that at the August 8, 2017 Planning Commission meeting two calculation formulas were discussed, calculating density based on “net site area” and “gross site area”. Net site area formula takes the property and removes a variety of features from the land area before calculating the density on what is remaining. The wetlands, storm ponds, roads, etc., are removed before calculating net site area. By contrast, for the gross site area, the entire property area is considered in calculating the density allowed in the zone.

The developer and staff face challenges with the current net site area calculations. In order to make a determination on the development potential of the property key features must first be designed and the removed before calculating the allowed number of lots and dwelling units (i.e., stormwater design, right-of-way dedication, streets and other necessary components).

The zoning of a property can be provided to a customer quickly. However, if staff is working through the pre-application process or has an interaction with

a customer at the counter information is not available and valuable time is lost to do the layout work in determining the net site calculations.

The Commission and staff discussed the option of removing the minimum density requirement as applicable to short plats. If a customer comes to the counter and wants to develop an acre of land with a home located in the center into one or two additional lots, the answer from staff is that you can't do that because it needs to be divided into more lots to meet the minimum density requirement. The City has turned away potential short plat customers because it is not possible to meet the minimum density with restrictions based on undevelopable aspects of the land.

Also, the minimum density applicable to short plats does not encourage infill development. Also, if a property intended for traditional subdivision is encumbered with critical areas that the developer can prove limits meeting the minimum density, removing it allows the developer to utilize the usable land. Staff is suggesting the minimum density requirement as applicable to short plats be eliminated.

Staff provided a PowerPoint presentation depicting the scale of different lot size and widths at different densities. Staff explained that irrespective of the lot size the zoning density regulations still must be met. The thinking often is if you go with smaller lot size you get more lots. If it is a R5, five-acre property, you could have 25 lots and if the lot size changes it remains at 25 lots as the maximum. Set-backs, coverage limits and those other types of standards also still must be met (engineering standards, storm design, driveway widths).

Removing the minimum density, it will allow the developer to still accommodate lot fit and be flexible enough to provide a desirable community. It will reduce the need for applicants to seek deviations from other standards, most often engineering standards.

Chair Roland opened the public hearing on ZOA17-0006, Calculating Residential Density at 7:24 p.m.

The Commission and staff discussed the need to adhere to mandates in order to accommodate the Growth Management Act (GMA) and still make desirable communities. Staff discussed maximum lot coverage and maximum impervious surface within specific zones. These lot coverage maximums vary based on the zoning designation.

Chair Roland invited members of the public forward for public comment regarding ZOA17-0006, Calculating Residential Density.

Wayne Jones, Lakeridge Development, PO Box 146, Renton

Mr. Jones stated that most of the changes noted in the proposed amendment relate to the R5 Zone which has been difficult to work with because of the density requirements. Eliminating the minimum density while having a 50-foot width requirement and the flexibility with depth will produce a product that is more affordable because you are not having to first design around all of the wetlands and features of the property. You can use the width of the lot and still achieve the density standards.

Mr. Jones stated he is supportive of the amendments to ZOA17-0006 and believes these updates still will meet the GMA mandate and zoning requirements.

Jeremiah Lafranca of the Master Builders Association of Pierce County
3711 Center Street, Tacoma

Mr. Lafranca thanked staff for talking with folks in the industry to discuss this amendment. The MBA is supportive of the ZOA17-0006. MBA feels the amendment achieves the goals of the city, to maximize density and allow for greater infill to take place while maintaining the look and feel desired in Auburn neighborhoods.

The key component to the amendment with smaller lots is to allow for more amenities. The density can be achieved while still providing a good look and feel for the neighborhood without crowding the development. The MBA is appreciative of the work that staff and the city has done to bring this forward.

If the amendment is approved, it will assist in achieving growth target goals to provided needed housing in Auburn while still preserving the desired neighborhoods.

Bob Zimmerman, 33029 46th PL. S., Auburn

Mr. Zimmerman explained that he is concerned that at the density standards begin discussed how will the city protect their exposure in a fully-involved structure fire. With homes being built so close it to one another seems difficult for fire not to spread through a block.

The Chair asked if the Karen Stewart, representative from VRFA wanted to comment on the question.

Karen Stewart, Valley Regional Fire Authority

Ms. Stewart explained that hazards that present themselves due to density of lots is managed by installing sprinklers during the building phase which would prevent a fire from extending to the neighboring homes. Ms. Stewart also reported that fire-resistant construction walls can be installed between houses

during the construction phase. Those measures along with other improvements help with reducing the spread of fire and suppression of a fire.

A discussion was held on infill development and the regulations that would need to be met. Staff provided several examples of what infill may look like based on city standards.

With no further public testimony from the public, Chair Roland closed the public hearing at 7:59 p.m.

Commissioner Smith expressed his support of removing the minimum density requirements and he is concerned that it may lead to allowing a minimum lot size of 4,500 square feet. Commissioners Smith stated he would like to divide the recommendation.

Commissioner Smith moved and Vice-Chair Copple seconded to recommend moving forward to Council for approval the elimination of the minimum density requirement for subdivisions.

MOTION CARRIED. 7-0

Commissioner Smith moved and Vice-Chair Copple seconded to recommend moving forward to City Council for approval a minimum lot size of 6,000 square feet with a width of 50 feet.

Vice-Chair Copple withdrew his second to the motion. Chair Roland accepted his withdrawal. Chair Roland asked if there was a second on the floor; with no second to the motion, the motion failed.

Vice-Chair Copple moved and Commissioner Shin seconded to recommend moving forward to City Council for approval (as noted in the staff report on Page 26, Items 1-5):

1. Modify ACC 18.07.030.C to eliminate the requirement that the developer achieve an overall minimum average lot size across the entire subdivision.
2. Modify ACC 18.02.065.A to reorganize the code so that it is easier to understand how to calculate density.
3. Modify ACC 18.02.065.A to change the method of calculating density from "Net Site Area" to "Gross Site Area".
4. Modify ACC 18.02.065.A to allow for administrative consideration of deviations to the minimum density requirement.
5. Add ACC 18.02.065.B which exempts short plats from the requirements to meet minimum density.

MOTION CARRIED. 5-2

The Commission and staff discussed minimum lot size and density.

Commissioner Smith moved and Commissioner Mason seconded to recommend to City Council for approval a minimum lot size of 6,000 square feet with a width of 50 feet.

MOTION APPROVED. 4-3

V. OTHER BUSINESS

No items were brought forward for other business.

VI. COMMUNITY DEVELOPMENT REPORT

Assistant Director Tate explained that Karen Stewart of Valley Regional Fire Authority (VRFA) would like to provide a presentation to the Planning Commission on September 19, 2017. The presentation would provide information on the tactics and operations in responding to fires from the perspective of the fire authority. Some of the information ties into construction practices. The Commission was supportive of this presentation.

A rendering of a drawing of the property at 102 East Main Street, the building south of Nelson Jewelry, containing the tax service business was shown to the Commission. Efforts to rehabilitate the building by the city and property owner have been forthcoming. Phase 1 includes a façade improvement, structural improvements, refacing the building, and adding doorways for multiple tenant spaces. Phase two would include efforts to re-tenant the building. The building was built in 1909. Staff reported that discussions are also taking place with the owner of the adjacent building just south for renovations.

Also, the storefront of the Masonic Lodge continues to be restored bringing it back to its historic style and original glory. These Façade Improvements are partially funded by the City through their Façade Improvement Program.

Other notable development activity includes that the Holiday Inn Express building permit, located off C Street, has been issued. The City, along with Valley Cities, and the Auburn Food Bank has opened up the day shelter at 26th St. NE and I Street. Overnight services will eventually be offered on the north side by Valley Cities where their Phoenix Rising Group facility is located.

Assistant Director Tate reported that the first steps have begun an all-electronic plan review for our civil engineering process, eliminating the need for paper copy submittals. This will start the process and deploying the same approach for other planning and building applications. Customers will be happy to see efficiencies in the process.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:34 p.m.



MEMORANDUM

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

FROM: Alexandria Teague, Planner II, Planning Services Division of Community Development

DATE: September 6, 2017

RE: Presentation of the Formatted and Edited Adopted 2015 Comprehensive Plan

BACKGROUND

City of Auburn Comprehensive Plan. As members of the Planning Commission know, the Comprehensive Plan is the leading policy document that guides the City's evolution and growth over a 20-year period. The Comprehensive Plan identifies the desired type, configuration, and intensity of land uses throughout the city, as well as the character and capacity of public facilities and services such as streets and utilities. The Comprehensive Plan also serves as the basis for the City's adoption of development standards and regulations such as City zoning, subdivision and critical area regulations.

2015 Comprehensive Plan Update. In accordance with the Growth Management Act (GMA), every eight (8) years the City must complete a comprehensive review, and if needed, revise the Comprehensive Plan and development regulations to ensure that the Plan and regulations comply with State, Regional, and Countywide policies and regulations. In early 2014 the City began work to update the Comprehensive Plan with the City's "Imagine Auburn" visioning initiative, a year-long public outreach and participation effort.

Planning Commission Review Timeline. The culmination of the public outreach effort resulted in the Planning Commission's review of the 2015 update to the Comprehensive Plan on January 6, 2015 with a discussion regarding the value statements of the Core Plan (Page C3-1). Per City of Auburn Zoning Code, the Planning Commission conducts a public hearing on all potential comprehensive plan amendments, and must make and forward a recommendation to the City Council. The Planning Commission completed their review of the Comprehensive Plan with a positive recommendation to the City Council following their final public hearing on December 8, 2015.

City Council Review Timeline. City Council commenced their review of the 2015 update to the Comprehensive Plan on November 2, 2015, beginning with a presentation also on the Core Plan. City Council's first reading of the Ordinance to adopt the 2015 Comprehensive Plan (*Ordinance No. 6584*) occurred on December 7, 2015. Following the Planning Commission's positive recommendation, City Council's second reading and adoption of the Ordinance occurred on December 14, 2015.

Approval to Manage Housekeeping Items. The Ordinance adopted by City Council (*Ordinance No. 6584*), which enacted the Planning Commission's recommendation to adopt the Comprehensive Plan, recognized staffs' intention to provide final professional formatting and editing of the Comprehensive Plan. The Ordinance also recognized that the final formatting and editing would involve technical corrections not resulting in any substantive changes.

Notable Changes to Comprehensive Plan after Adoption by City Council

In early 2016 staff began a search for a professional editor to review the adopted plan and make recommendations for improving the documents readability, grammar, and voice. Staff In the middle of 2016 staff selected an editor that had experience in technical and policy writing. The chose editor also had experience in document formatting. Staff intended to reformat the document after editing was complete, therefore, the selection of an editor that had both skills was ideal. The editing process took approximately six months and included numerous exchanges between staff and the consultant in order to answer questions and perfect the language. The formatting process also took approximately six months and included evaluating hundreds of options related to color choices, fonts, and layout options. The purpose of formatting and finalizing the plan was to feature an easier-to-use and more accessible format than previously adopted Plans. Because of this, the Plan now looks quite different than the copy of the Plan approved by Council. The original (unedited and unformatted) version of the Comprehensive Plan as adopted can be viewed at the following link: www.auburnwa.gov/2015plan.

Staff does not believe that the editing and formatting modifications materially change policies and priorities that were adopted under Ordinance 6584. But because there are a variety of technical corrections it is important for both the Planning Commission and City Council to take action to approve the changes. The most notable changes to the Plan are described below by topic.

1. **Grammatical and Punctuation Changes.** The document was reviewed for grammatical and punctuation changes and changes made to increase accuracy and readability.
2. **Comprehensive Plan Design and Layout.** The design and layout of the Comprehensive Plan was given a makeover. A consistent design theme and new color scheme was applied to all chapters of the Comprehensive Plan, including the Core Plan and the seven (7) Elements. The new color scheme of the Comprehensive Plan is reminiscent of the City's official color scheme. The cover page for each Element features a set of pictures that highlight the city history of Auburn. Each Element was also given a consistent format, title, page numbering system, and table of contents. The layout of the document was converted into a magazine-column format.

Due to the extensive size of the Transportation Element and difficulty in updating the format of the document, a brief summary of the Transportation Element was incorporated into the Comprehensive Plan, for the print version of the Transportation Element. This summary provides an overview of the intent and purpose of the Transportation Element, as well as how interested parties can access the complete version of the Element. Note, the complete version of the Transportation Element will be made accessible online and at the Permit Center and City Clerk's Office.

A similar approach to that of the Transportation Element was taken for the Supplementary Reports to the Comprehensive Plan. Due to the extensive volume and size of the Supplementary Reports, 11 Supplementary Reports accompany the

Comprehensive Plan, an Appendices summary was also incorporated into the print version of the Comprehensive Plan. The Supplementary Reports will be made available online.

Appendices to the Comprehensive Plan

- Appendix A - Auburn Community Vision Report
- Appendix B - Auburn Housing Needs and Characteristics Assessment
- Appendix C - Auburn Housing Element Checklist
- Appendix D - Auburn Health Impact Assessment
- Appendix E - Auburn Public Participation Plan
- Appendix F.1 - King County Buildable Lands Analysis
- Appendix F.2 - Pierce County Buildable Lands Analysis
- Appendix G - Auburn Airport Master Plan
- Appendix H - Auburn Community Profile
- Appendix I - Auburn Greenhouse Gas Inventory
- Appendix J - Parks, Arts & Recreation Open Space Plan

3. **Comprehensive Plan Map.** The Comprehensive Plan Map (Map 1.1) was formatted and revised following Council adoption of the Comprehensive Plan. The most notable changes to the Comprehensive Plan Map included updating the map background, and the color and symbols of the Land Use types (e.g. Heavy Industrial and the Muckleshoot Indian Tribe Reservation Boundary) for ease of reading. The Comprehensive Plan Map is provided in the Land Use Element following Page LU-25. Also, the Map required conversion to a different electronic format.
4. **Special Planning Areas Maps.** The “Land Use Element” of the Comprehensive Plan adopted by Council included placeholders for a set of maps associated with the City’s “Special Planning Areas”. Per the Land Use Element, seven (7) different types of “Special Planning Areas” exist; these include Districts, subareas (Identified areas, Designated Areas, Adopted Areas, and Areas of Concern), Impression Corridors, and Gateways. The purpose and function of these areas are described in detail on Pages LU-18 through LU-25 of the Land Use Element. As part of the final formatting and editing of the Comprehensive, specifically the Land Use Element, the Special Planning Areas maps were created. These maps feature consistent design, use of colors, and map background as the Comprehensive Plan Map. The Special Planning Areas Maps are as follows:
 - Map 1.2 – Districts Map
 - Map 1.3 – Designated Areas Map
 - Map 1.4 – Adopted Areas Map
 - Map 1.5 – Impression Corridors Map
 - Map 1.6 – Gateways Map

The five (5) maps listed above are provided in the Land Use Element following page LU-25. Similar to the Comprehensive Plan Map, the Special Planning Area maps should be consulted together with the written policies of the Comprehensive Plan.

5. Land Use Element Special Planning Area Text.

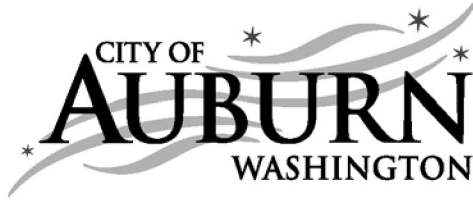
- A. *Areas of Concern.* “Areas of Concern” are one of the seven (7) types of “Special Planning Areas” found within the “Land Use Element” (Page LU-20). This type of

subarea was added to the Land Use Element following adoption of the Comprehensive Plan to specify that a few areas of the City warrant a close assessment of and an emphasis on infrastructure development and planning. The Areas of Concern represent an area that features a lack in the infrastructure and services (e.g. water, urban roads, etc.) to support an increase in density or other development. The specific areas included in the category include AWS/Auburn Black Diamond Road, Pike St NE, and 8th St NE. It should be noted that these areas were formerly included as a “Designated Area” in the subarea section of the Land Use Element, and these areas are still and will continue to be depicted on the Designated Areas Map (Map 1.3).

- B. Subarea Plan Policies.* The Subarea Plan Policies section of the Land Use Element contains policy language regarding the City’s subarea plans (Page LU-21). This section was re-organized to incorporate the policy language of Appendix A of the Land Use Element. Appendix a previously contained policy language related to one of the seven types of “Special Planning Areas” – in particular the “Adopted Areas”. Information pertaining to the Adopted Areas can be found on Pages LU-20 through LU-23 of the Land Use Element. The policy language of the Adopted Areas was then consolidated to include only the introductory policy statements and the corresponding Ordinance or Resolution related to the adoption of the Adopted Area. It should be noted that each Adopted Area has its own adopted subarea plan incorporated by reference into the Comprehensive Plan. Each adopted subarea plan establishes the purpose of its separate designation, goals, policies, and implementation strategies. By re-organizing and consolidating the Subarea Plan Policies section of the Land Use Element, potential confusion of having subarea plan policies in multiple areas is minimized.

ATTACHMENTS:

A – Formatted and Edited Adopted 2015 Comprehensive Plan



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: September 11, 2017

Re: **Discussion Topic:** Finalization of the Docket of 2017 Annual Comprehensive Plan Amendments

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’s recommendation 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 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 9, 2017, this year.

In response to the public notification of the time limit for submittal of applications this year, the City received only one application which was for a map amendment. The submittal deadline is necessary because the City is prohibited under state and city laws from amending (City Council action) its Comprehensive Plan more than once a year, except in very limited circumstances.

At the September 19, 2017 Planning Commission meeting staff would like to introduce and 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 for planning commission consideration leading to the planning commission conducting a public hearing.

INTRODUCTION OF AMENDMENTS

The docket is proposed to consist of the following 9 Text (P/T) and 18 Map (CPA) Amendments (summary).

- P/T #1-5 – Text changes to incorporate Capital Facilities Plans
- P/T #6-8 – Text changes to increase consistency of Comp Plan and Zoning.
- CPA #1-4 - Map changes to increase consistency of Comp Plan and Zoning or current land use of the property.
- CPA #5 - Map changes to increase consistency of Comp Plan and Downtown Plan and downtown zoning
- CPA #6-7 - Map changes to increase consistency of Comp Plan and based on previous Planning Commission discussion of the “Open Space” land use designation.
- CPA #8 - Map changes to increase consistency of Comp Plan and zoning that existed prior to annexation in 2003.
- CPA#9-17- Map changes to increase consistency of Comp Plan and zoning and revert back to pre-2015 designation.

More specifically, the amendments consist of:

A. Annual Comprehensive Plan Text Amendments (CPA17-0001 - City initiated)

P/T #1 – Auburn School District 2017-2023 Capital Facilities Plan

P/T #2 – Dieringer School District Capital Facilities Plan 2018-2023

P/T #3 – Federal Way School District 2018 Capital Facilities Plan

P/T #4 – Kent School District 2017/2018 – 2022/2023 Capital Facilities Plan

P/T #5 – City of Auburn 2018-2023 Capital Facilities Plan

P/T #6 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and from the legend of the Land Use Map. The R10, R16, and R20 residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). Thus, it was unnecessary to establish a unique land use designation to achieve a zoning district to allow.

P/T #7 - Add text to add back the R5, Residential zoning district back in as an implementing zone for the "Single Family" Land Use Designation. A significant portion of the city is zoned R5, Residential. However, in the 2015 Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comp. Plan land use designation and must be corrected by adding it as an implementing zone of the "Single Family" Land Use Designation.

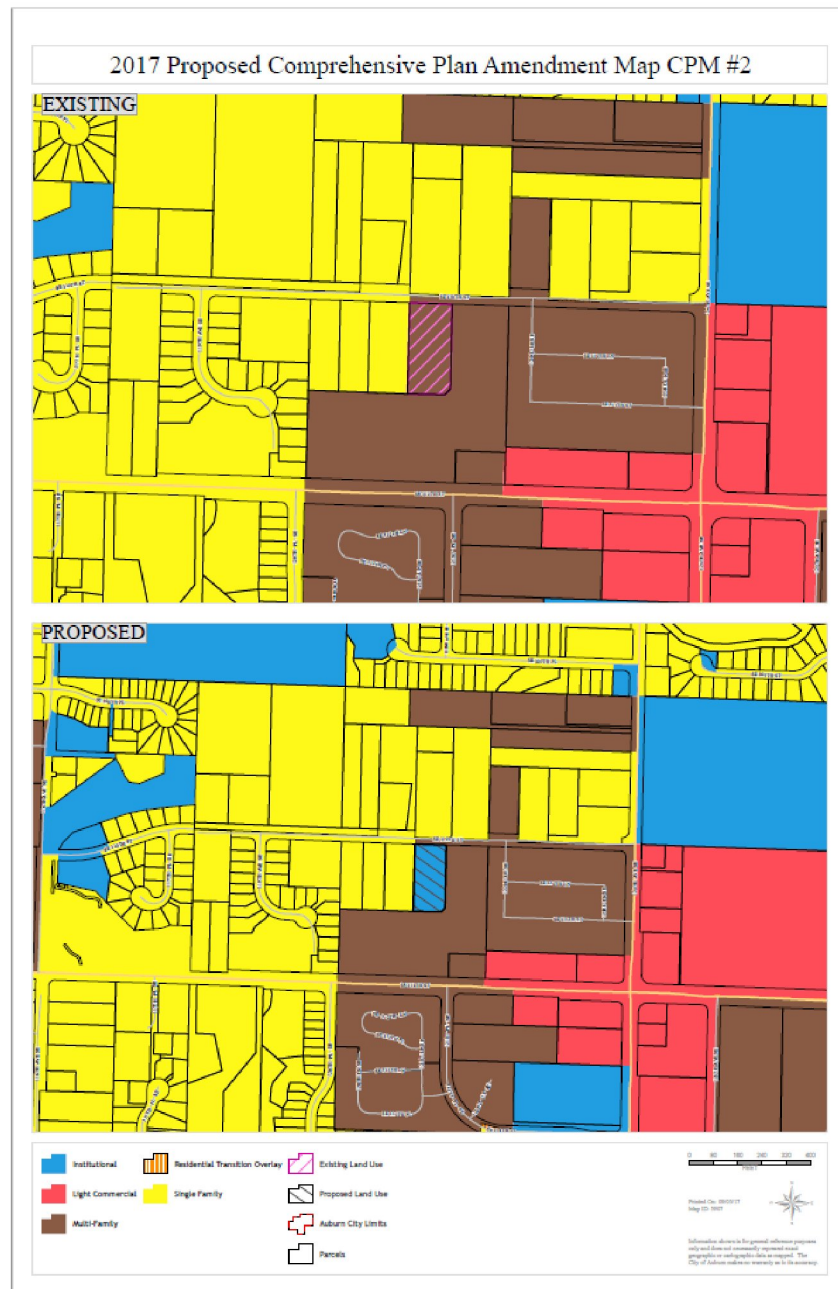
P/T #8 - Change the title of the land use designation of "Residential Transition" to "Moderate Density Residential". Requested to revert to pre-2015 title of the category. Provide more logical title for the category to address and reflect the range of residential densities. The purpose and policies can remain. The implementing zones change to "R10, Residential" and "R16, Residential".

P/T #9 - Add the "R10, Residential" and R16, Residential" zoning districts back as implementing zones for the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation. Areas of the city are zoned "R10, Residential" but no areas are currently zoned "R16, Residential". However, in the 2015 Comp Plan these zoning districts were inadvertently omitted as an implementing zoning districts of any Comp. Plan land use designation. There is no corresponding land use designation. To be corrected by adding R10 and R16 as implementing zones to either the "Residential Transition" or "Moderate Density" Land Use Designation.

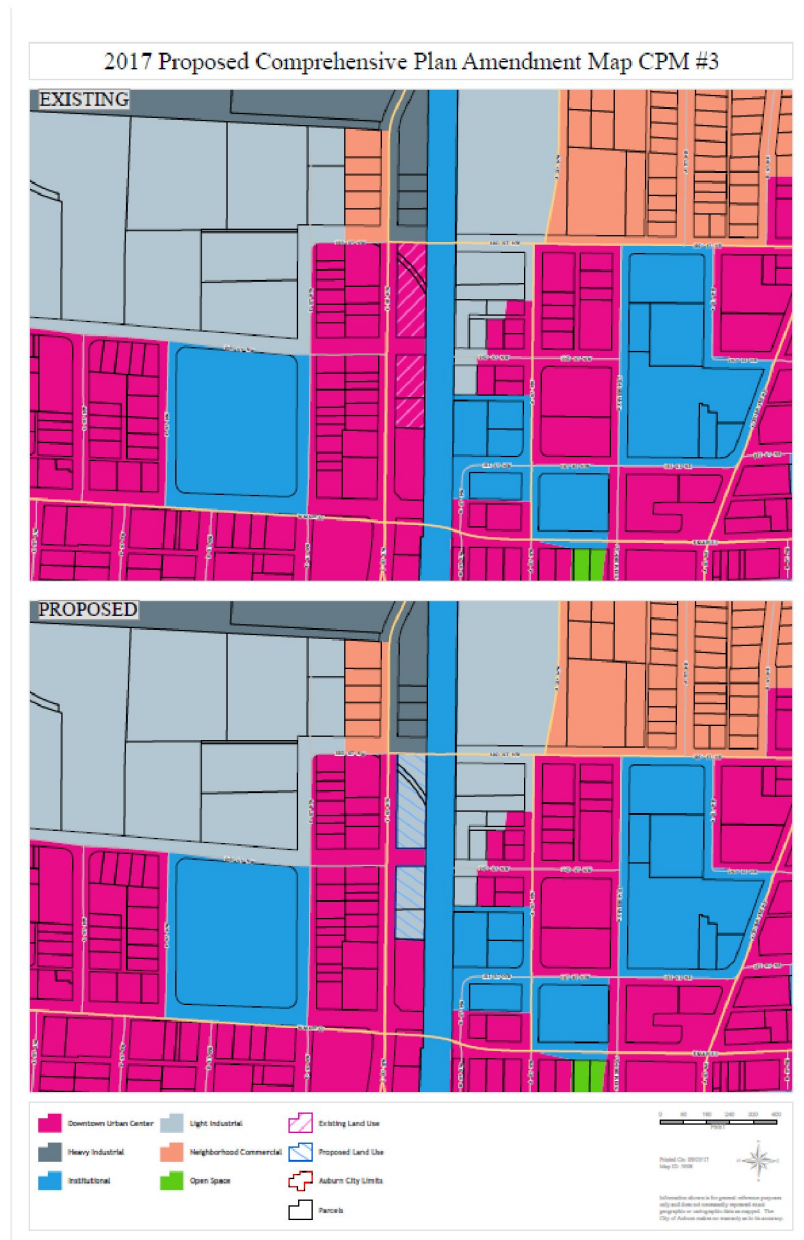
B. Annual Comprehensive Plan Map Amendments (CPA17-0001 – City Initiated)

CPM #1 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and remove from the legend of the Land Use Map. "The R10, R16, and R20 Residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). Thus, it was unnecessary to establish a unique land use designation to achieve a zoning district to allow. (*See also related P/T #6*)

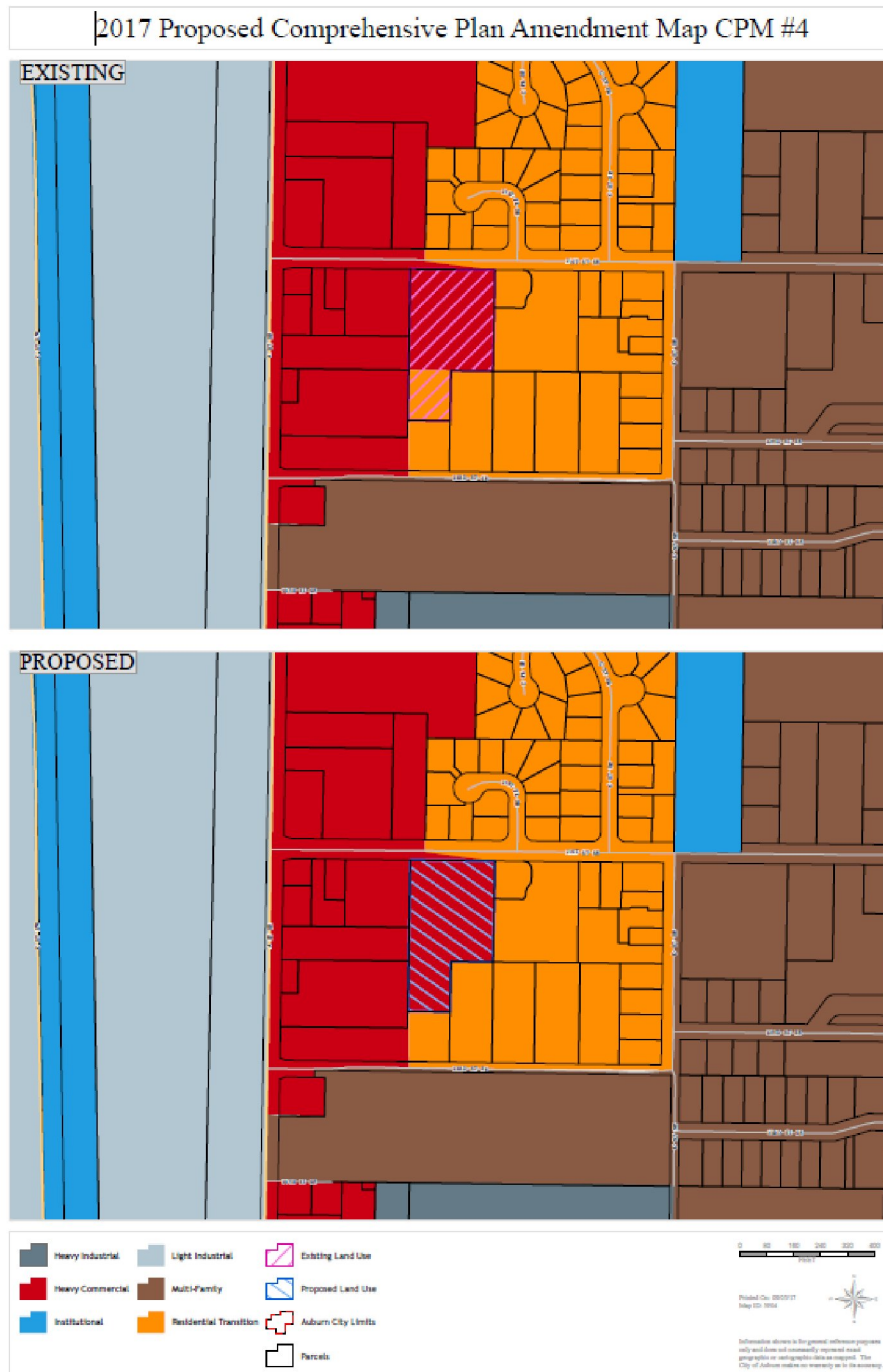
CPM #2 - Change the mapped land use designation of a 2.23-acre city-owned park parcel from "Multiple Family Residential" to "Institutional". Parcel No. 0921059073 is located south of SE 310th ST, 820 feet west of 124th Ave SE. The creation of the park was a requirement of a pre-annexation utility agreement between the city and the developer of the adjacent apartments. However, it took many years after development of the apartments and annexation for the park land to be formally dedicated to the City. With the dedication, it is now appropriate to change the land use designation to be consistent with the purpose of the land use designation, ownership status & Parks Plan.



CPM #3 - Change the mapped land use designation of a group of 4 adjacent privately-owned, previously developed parcels from "Downtown Urban Center" to "Light Industrial". Parcel No. 5401600200, of 0.06 acres and Parcel No. 5401600175 of 0.7 acres are owned by In Ho & Nancy Kim. Parcel No. 5401600235 of 0.34 acres is owned by CHS Inc. Parcel No. 5401600260 of 0.34 acres is owned by Gary & Karen Stamps. Proposed to change the Comp. Plan land use map designation to recognize and be more compatible with developed status of the properties at the perimeter of the land use designation. The sites contain existing uses of warehouses, bulk propane tank distribution and outdoor storage.



CPM #4 - Change the mapped land use designation of south part of 2.15-acre, privately-owned developed parcel from "Residential Transition" to "Heavy Commercial". Parcel No. 8695200020 owned by Quality Fence Co. and located on south side of 21st ST SE 390 feet east of A ST SE. Avoid split zoning where warranted by existing development pattern.



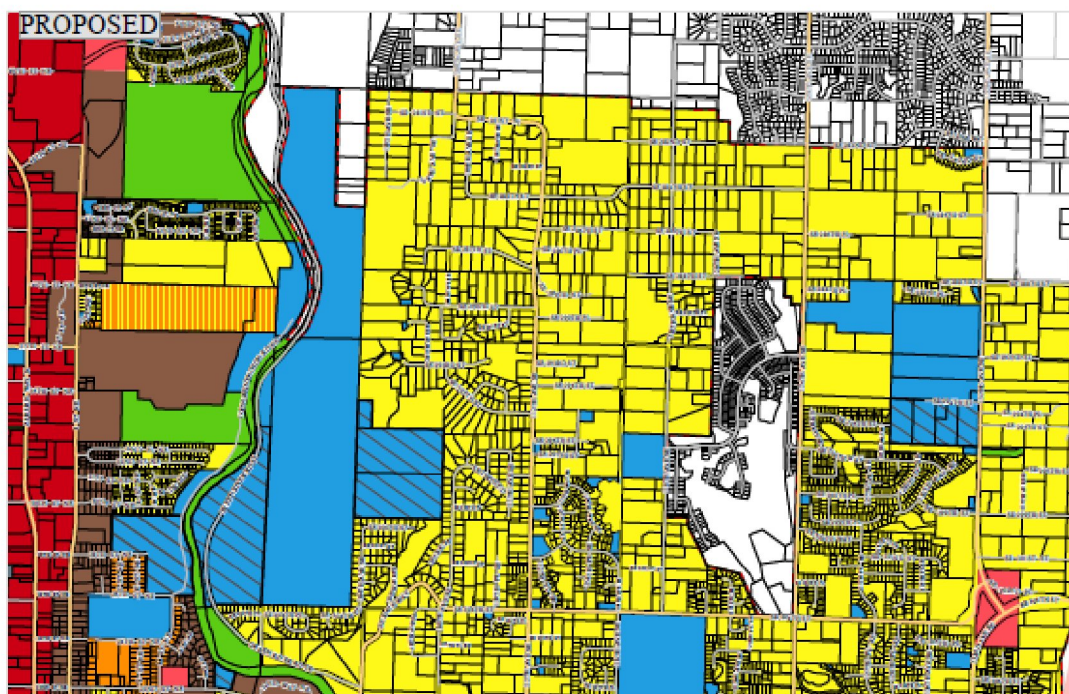
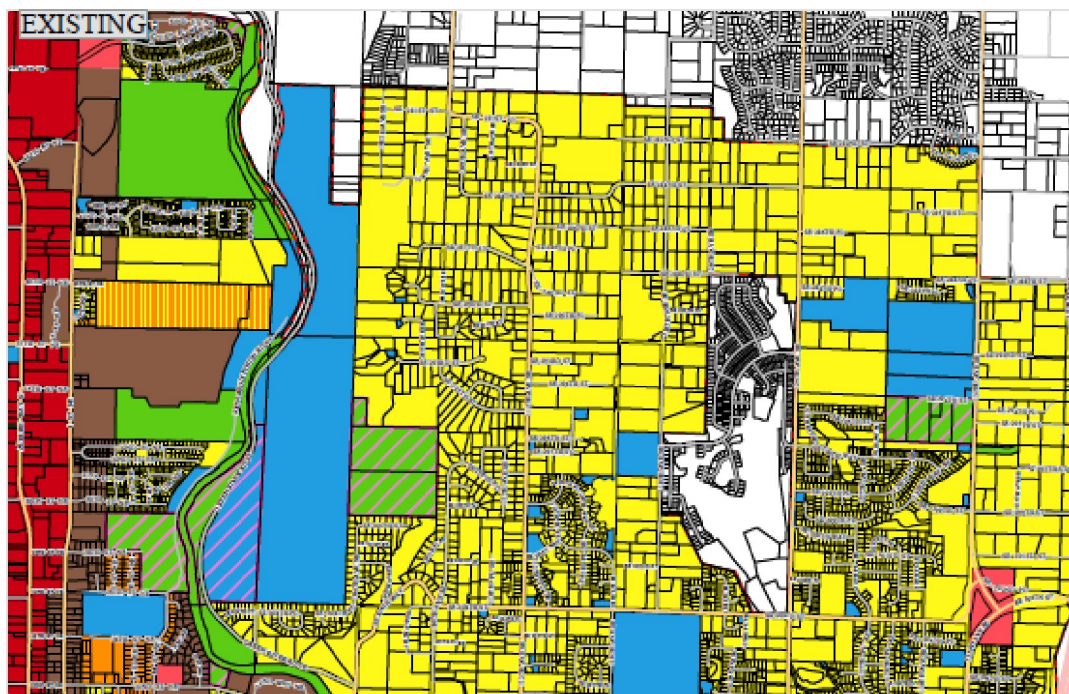
CPM #5 - Change the mapped land use designation of 3 parcels (2 privately owned and 1 city-owned) from the "Open Space" to "Downtown Urban Center" land use designation. Private parcels Nos. are 7815700095 and 7815700135 owned by Levan Auburn Development LLC and City-owned parcel No. 7815700085. Parcels are located across street and south of City Hall. "Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of ""Downtown Urban Center"". These 3 vacant parcels are currently zoned DUC, Downtown Urban Center. Due to their location and economic development potential, these parcels should be ""Downtown Urban Center"" land use designation. Note, these parcels are not currently included in the Open Space Zoning Amendment per recent Planning Commission recommendation."



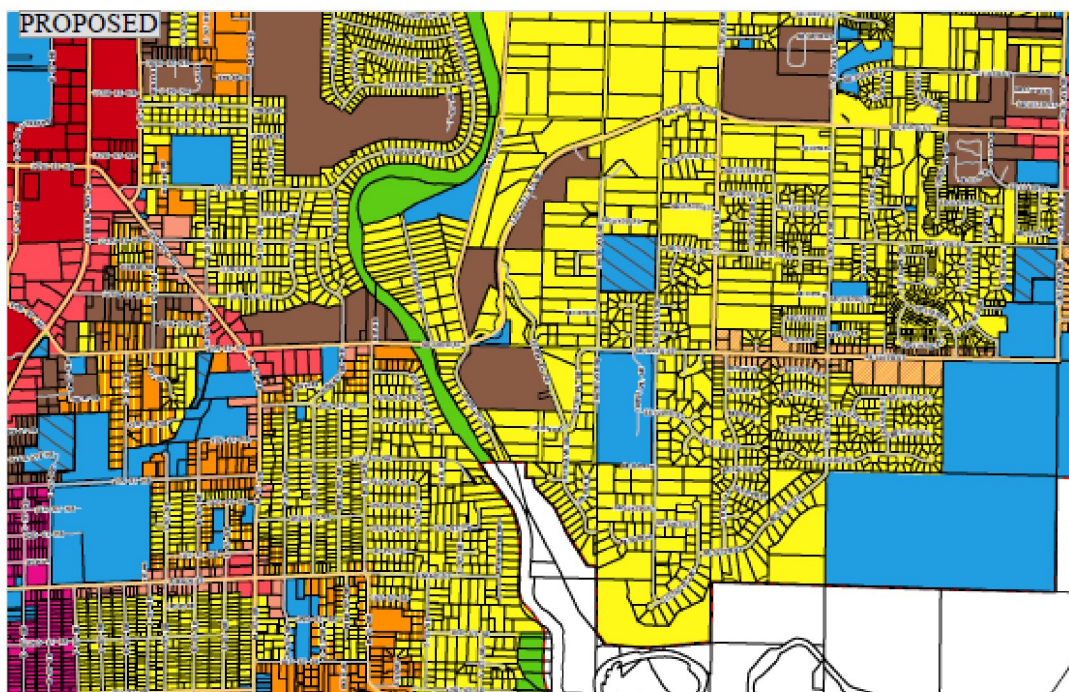
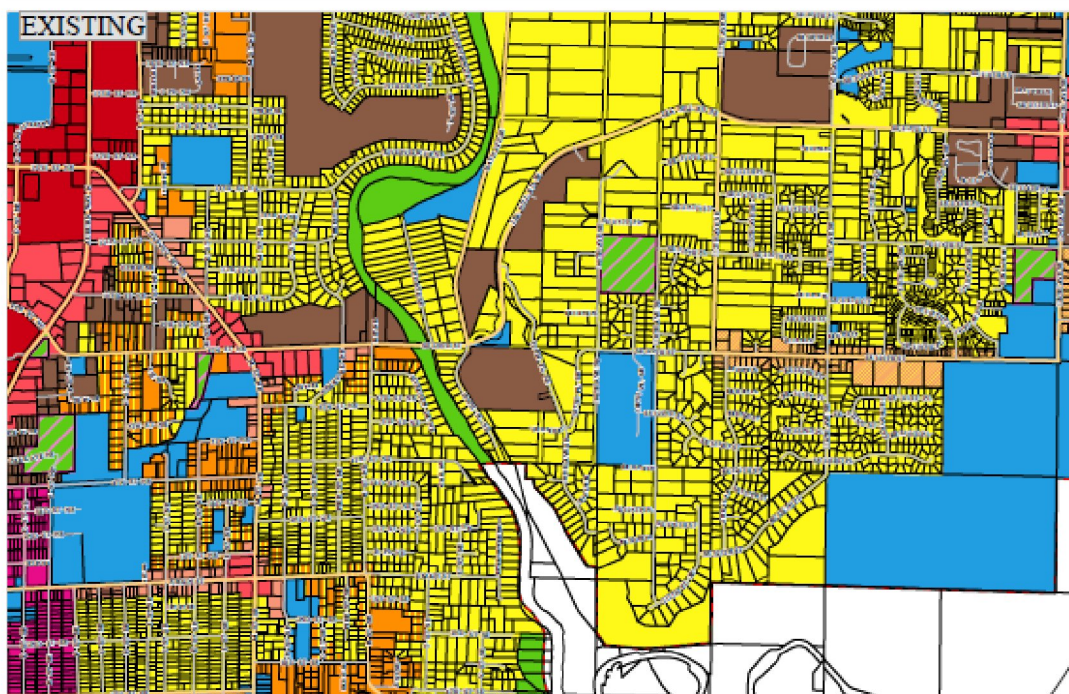
*** CPM #6 - Change the mapped land use designation (and zoning district) of the following 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation:** Parcel Nos. 0821059017, 7345300160, 6347000055, 6347000065, 0001000081, 1313500310, 3021059044, 3021059080, 3021059089, 1421049011, 1821059117, 0520061060, 0721059038, 7749501070, 0521059010, 0521059029, 0421059062, 0421059061, 0421059060, 0421059071, 0421059004, 3845000080, 7299602140, 4137070990, 7002181950, 0520051035, 0520051006, 0921059018, 6655000105, 6655000021, 1421049067, 9262800330, 9262800341, 1421049017, 9262800285, 0721059020, 8669150810, 6655000024, 6655000030, 3021059325, 3121059017, 3021059375, 8581400530, 1821059327, 0821059017, & 0621059007. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Institutional". Several of the city-owned, developed and active parks properties were assigned the land use designation of "Open Space" by adoption of the 2015 plan land use map. Thus, the land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active parks should not be designated "Open Space"). Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.

(See Maps 6A- 6G on following pages)

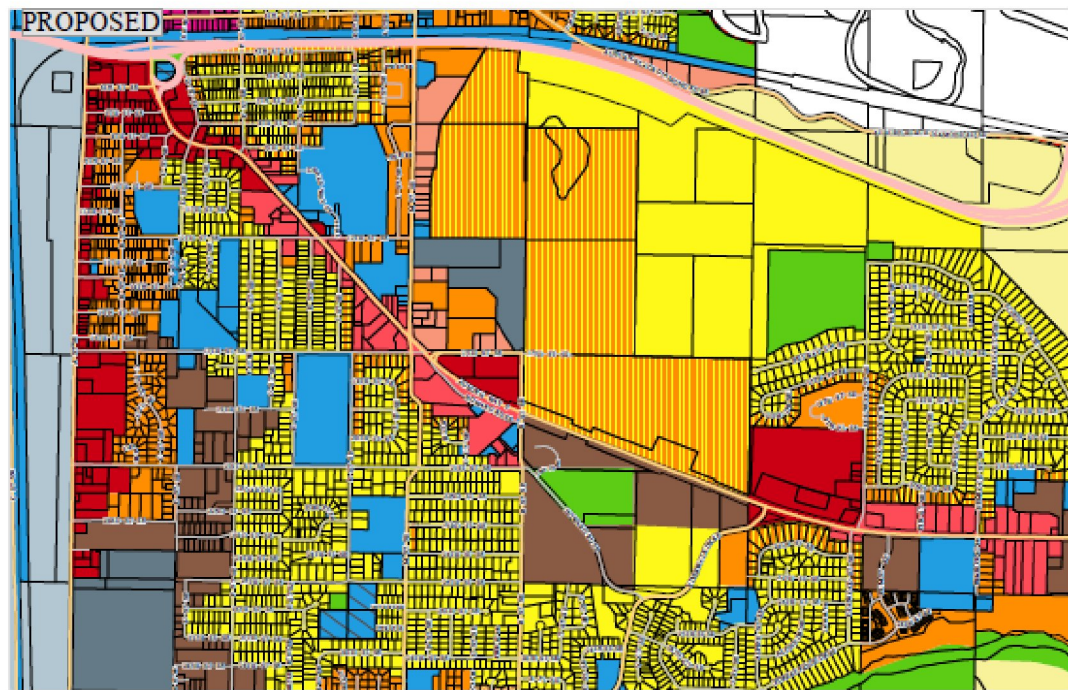
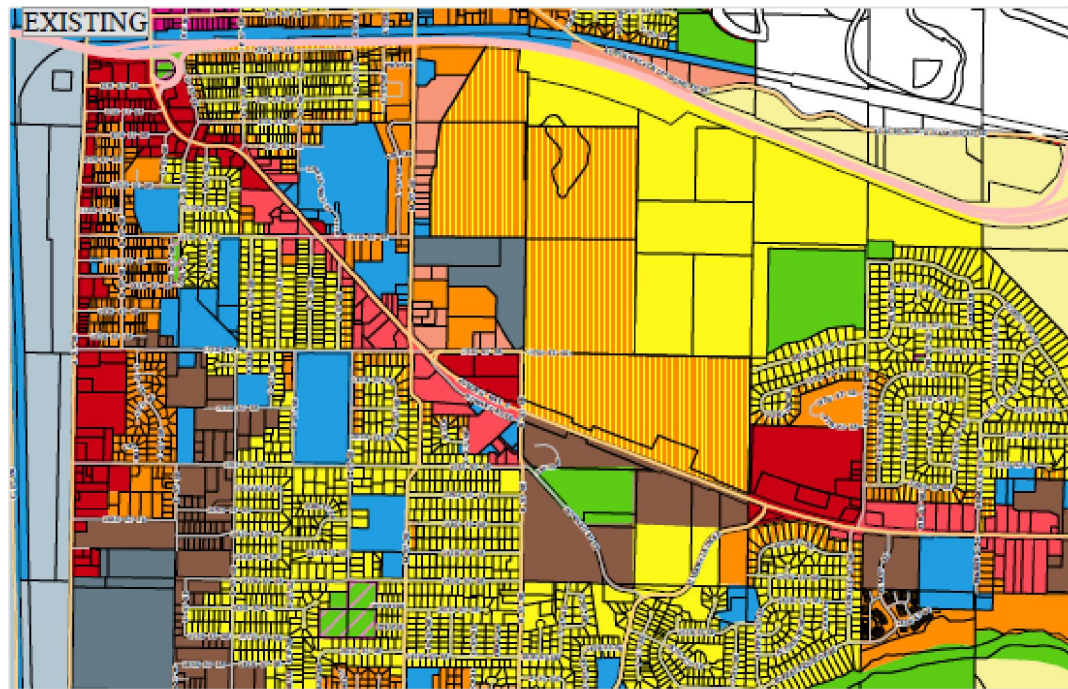
2017 Proposed Comprehensive Plan Amendment Map CPM #6 A



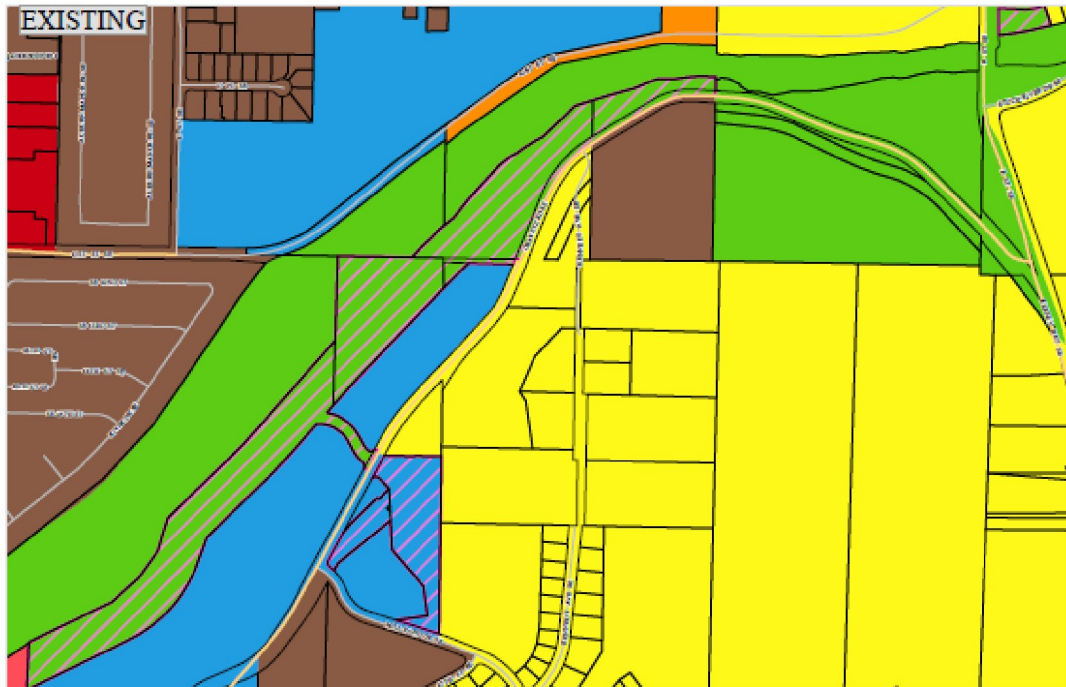
2017 Proposed Comprehensive Plan Amendment Map CPM #6 B



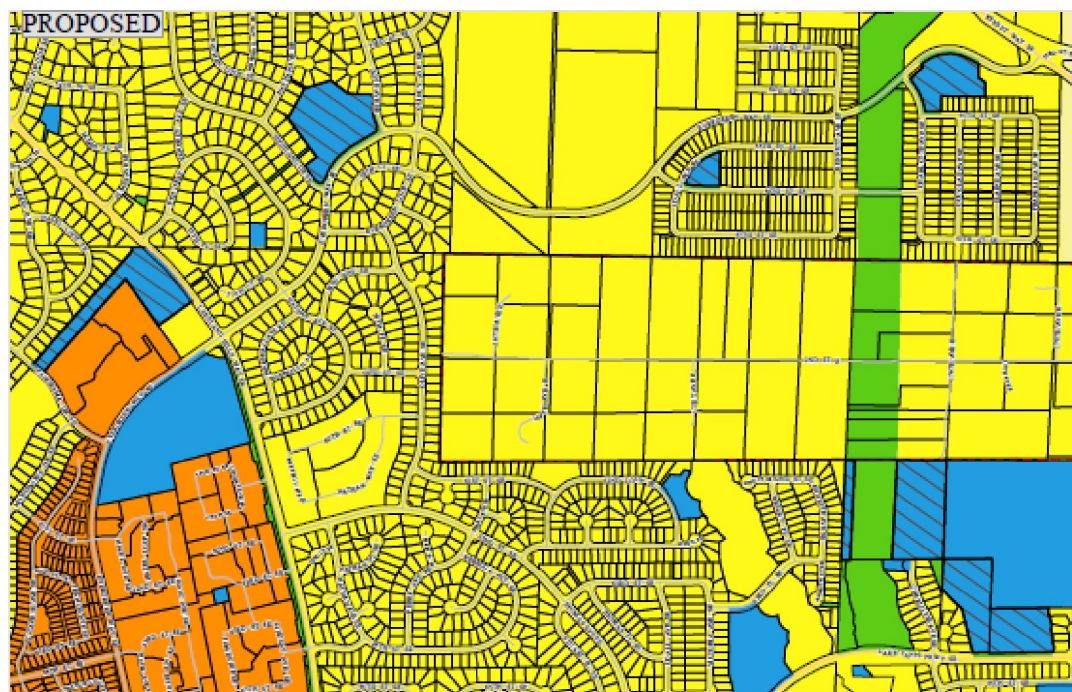
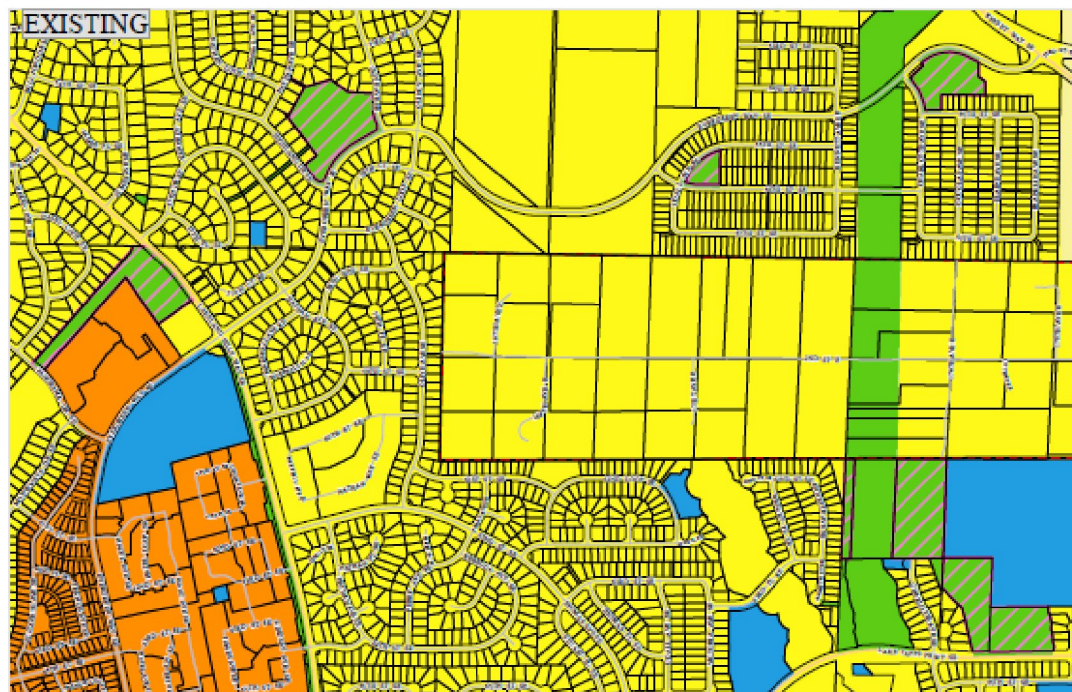
2017 Proposed Comprehensive Plan Amendment Map CPM #6 C



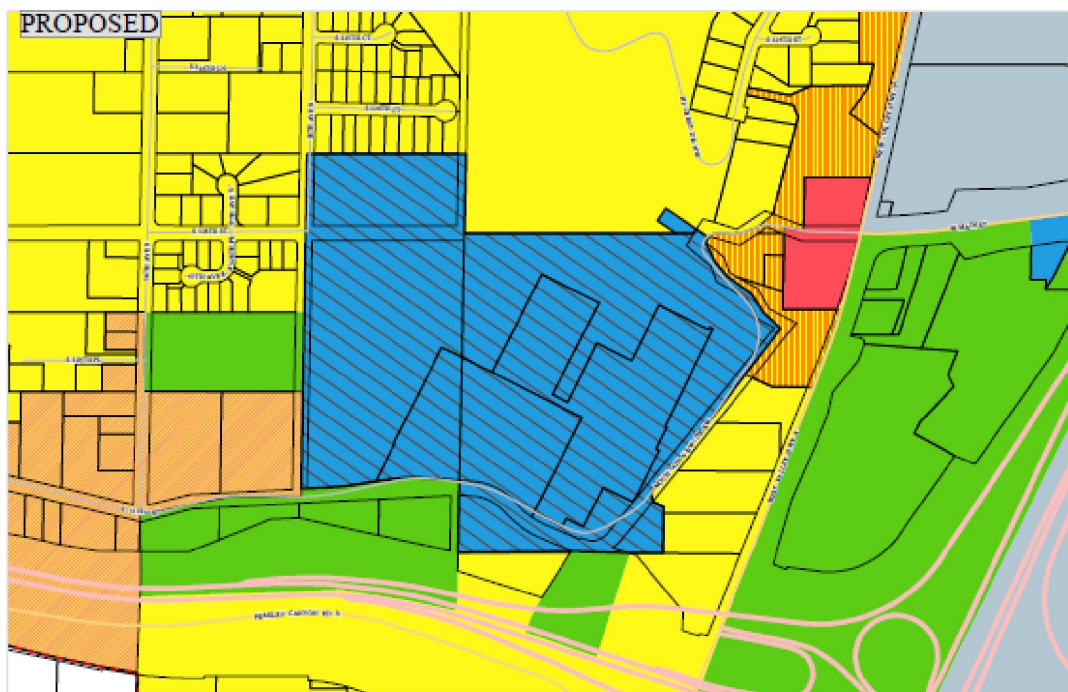
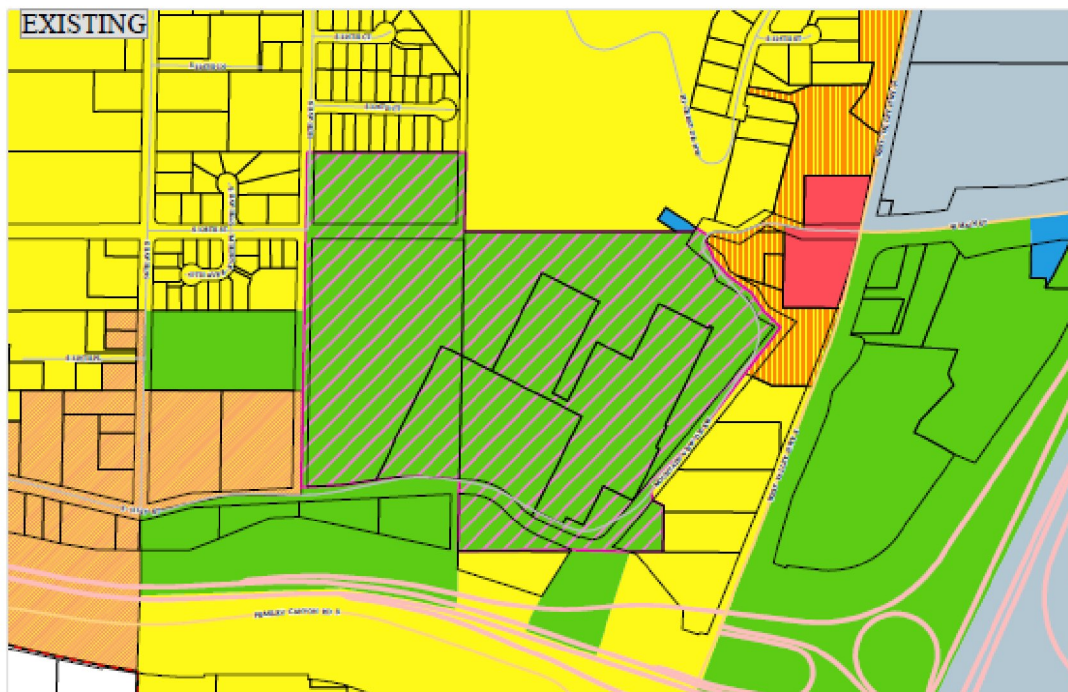
2017 Proposed Comprehensive Plan Amendment Map CPM #6 D



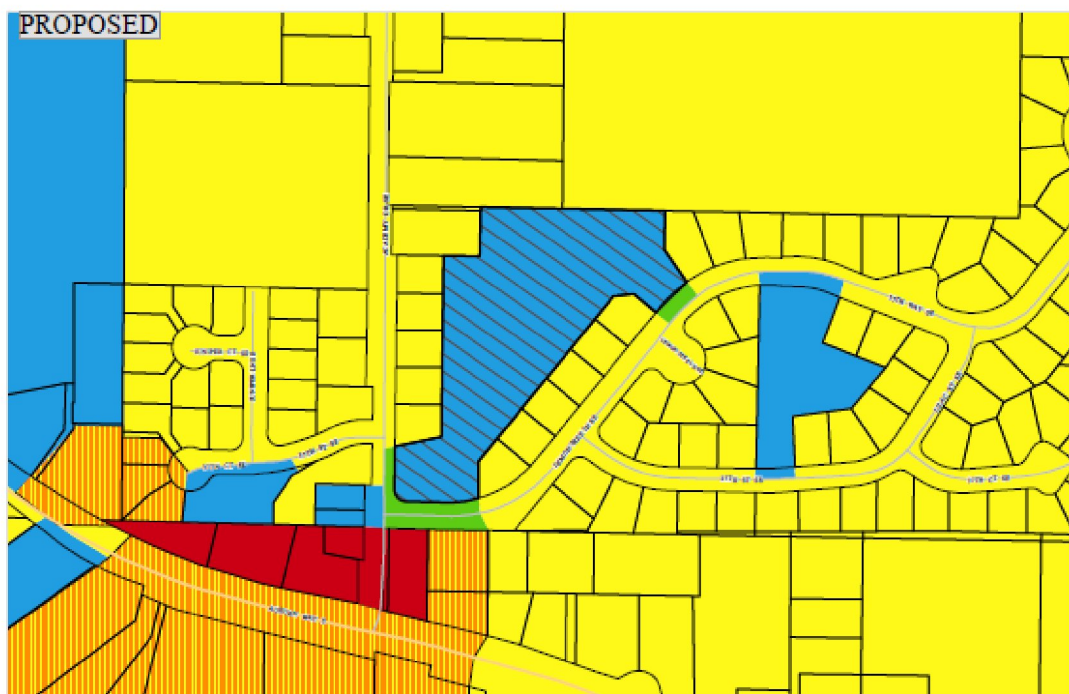
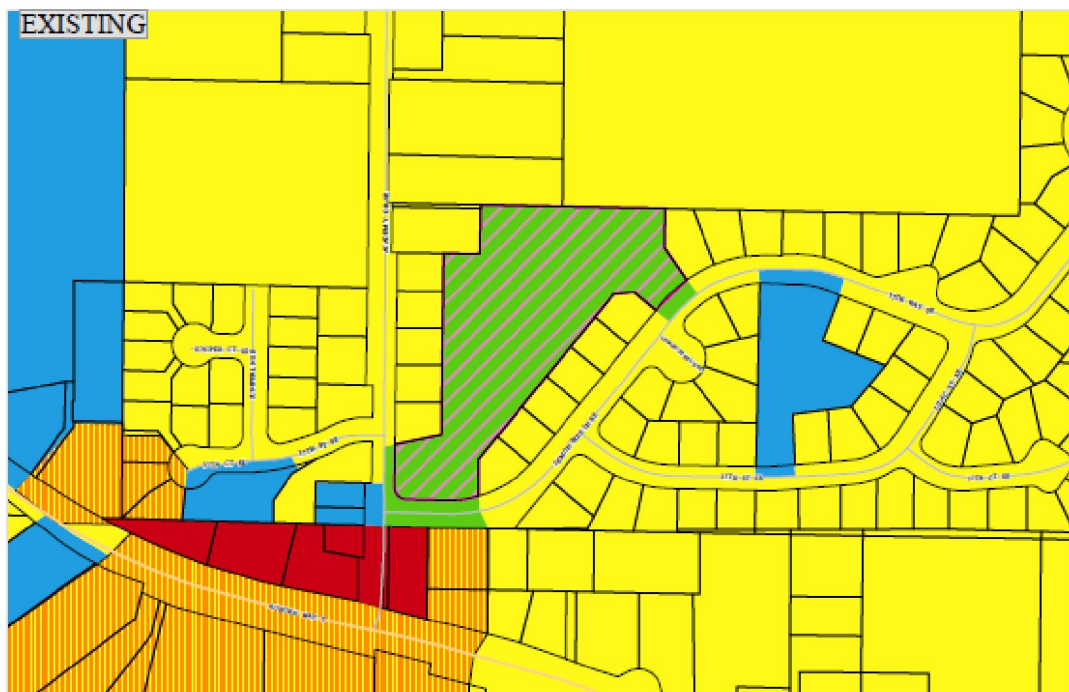
2017 Proposed Comprehensive Plan Amendment Map CPM #6 E



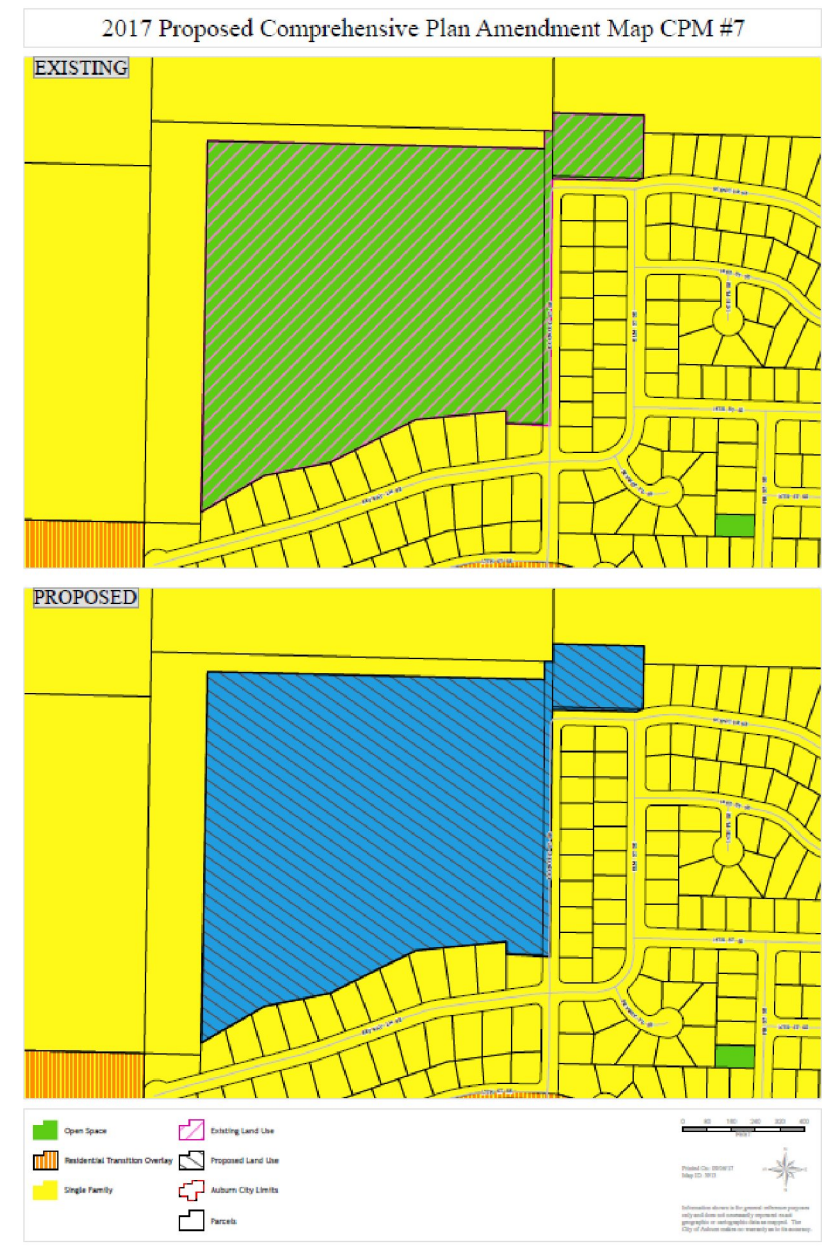
2017 Proposed Comprehensive Plan Amendment Map CPM #6 F



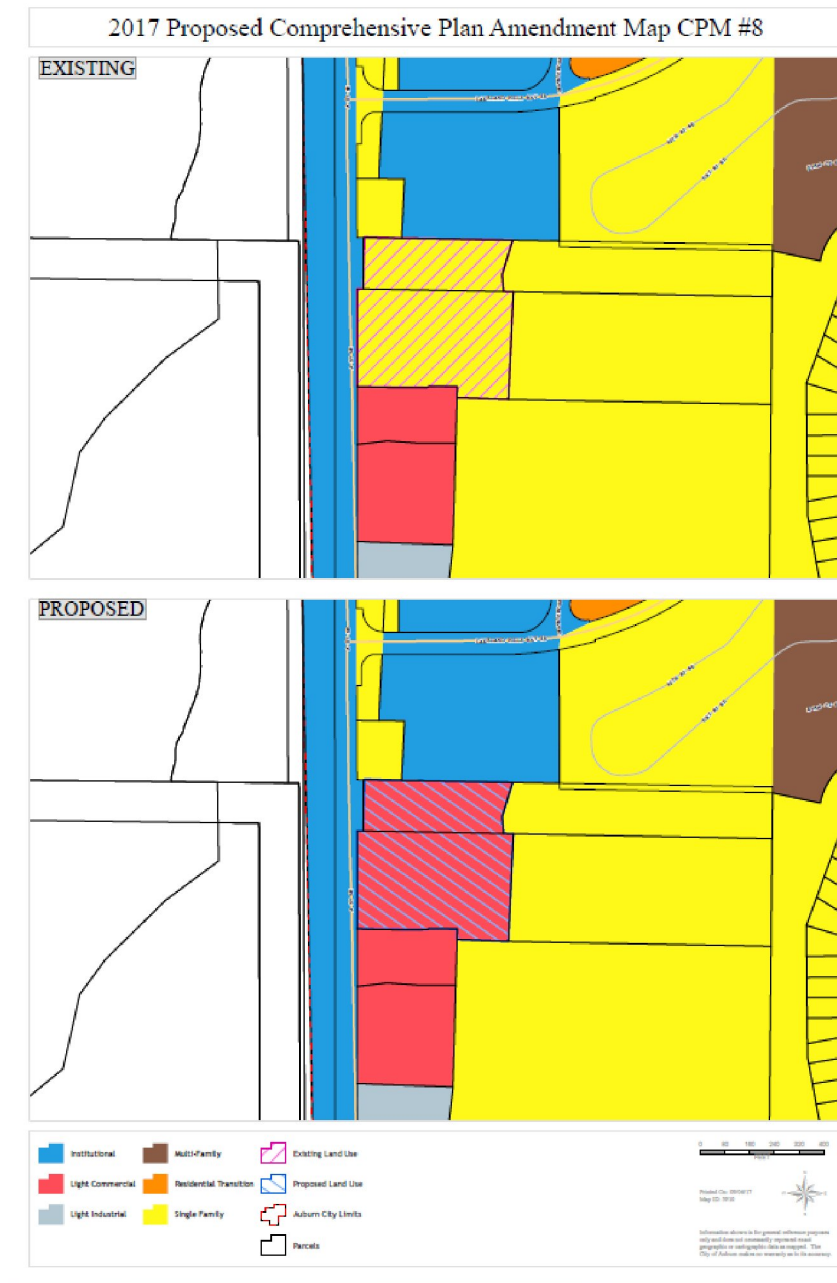
2017 Proposed Comprehensive Plan Amendment Map CPM #6 G



*** CPM #7 - Change the mapped land use designation of 3 Tribal jurisdiction parcels from the "Open Space" to the "Institutional" Land Use designation.** Parcel No. 2021059041, 2021059047, & 2021059037 owned by US GOV in Trust status or by the Muckleshoot Indian Tribe. The 3 parcels controlled by the Muckleshoot Tribe are developed as a cemetery and thus, the land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active parks should not be designated "Open Space". Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.



*** CPM #8 - Change the mapped land use designation of 2 parcels from "Single Family Residential" to "Light Commercial"** Parcels Nos. are 3121059069, 1.79 acres owned by Alan Clayton and 3121059027 3.67 acres owned by John Nixon both, located on east side of A ST SE, south of Lakeland Hills WY SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Commercial". Also, change the zoning designation from "R5, Residential" to "C1, Light Commercial" to agree.



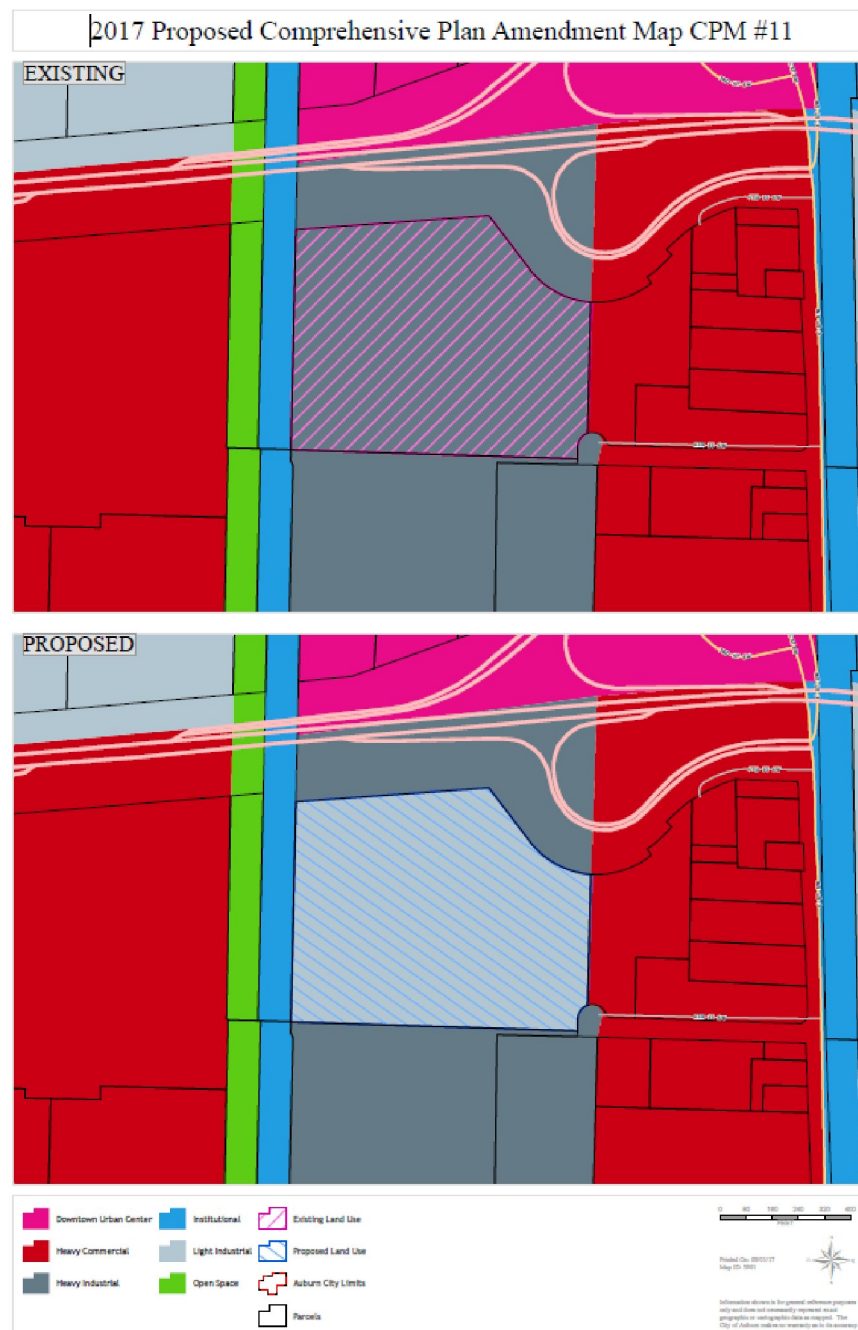
CPM #9 - Change the mapped land use designation of 2 privately owned vacant parcels from "Multiple Family Residential: to "Light Commercial".
 1.75 -acre Parcel No. 0921059042 owned by Highlane Prop. LLP and 0.81-acre parcel No. 0921059113 owned by Jennifer & James Hunt both are located at SE corner of SE 312th ST & 121st PL SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Commercial".



CPM #10 - Change the mapped land use designation of a privately owned 0.91-acre parcel containing a single family house from "Multiple Family Residential" to "Single Family Residential". Parcel No. 0921059101 owned by Ram Singh Dhaliwal located 130 feet south of intersection of 124th AV SE & SE 307th PL. (30811 124TH AVE SE). Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Single Family Residential".



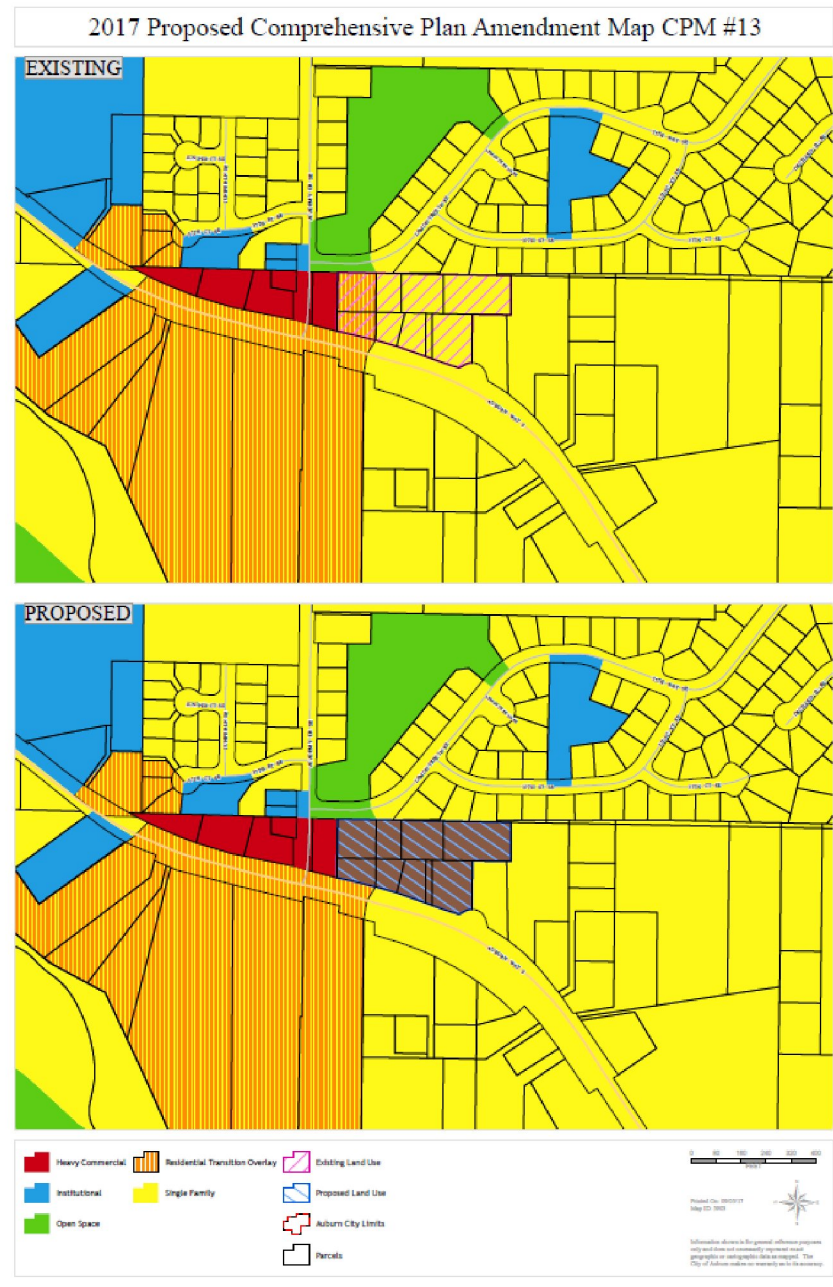
CPM #11 - Change the mapped land use designation of a privately-owned, 13.84 -acre parcel developed with a warehouse from "Heavy Industrial" to "Light Industrial". Parcel No. 1321049019 owned by Western B NW WA LLC located south of SR 18 at west end of 8th ST SW. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Industrial".



CPM #12 - Change the mapped land use designation of 7.2-acre private developed parcel from "Single Family Residential" to "Multiple Family Residential". Parcel No. 5530200000 owned by Lois Maathuis located NW of intersection of Mill Pond DR SE and Kennedy AV SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Multiple Family Residential".



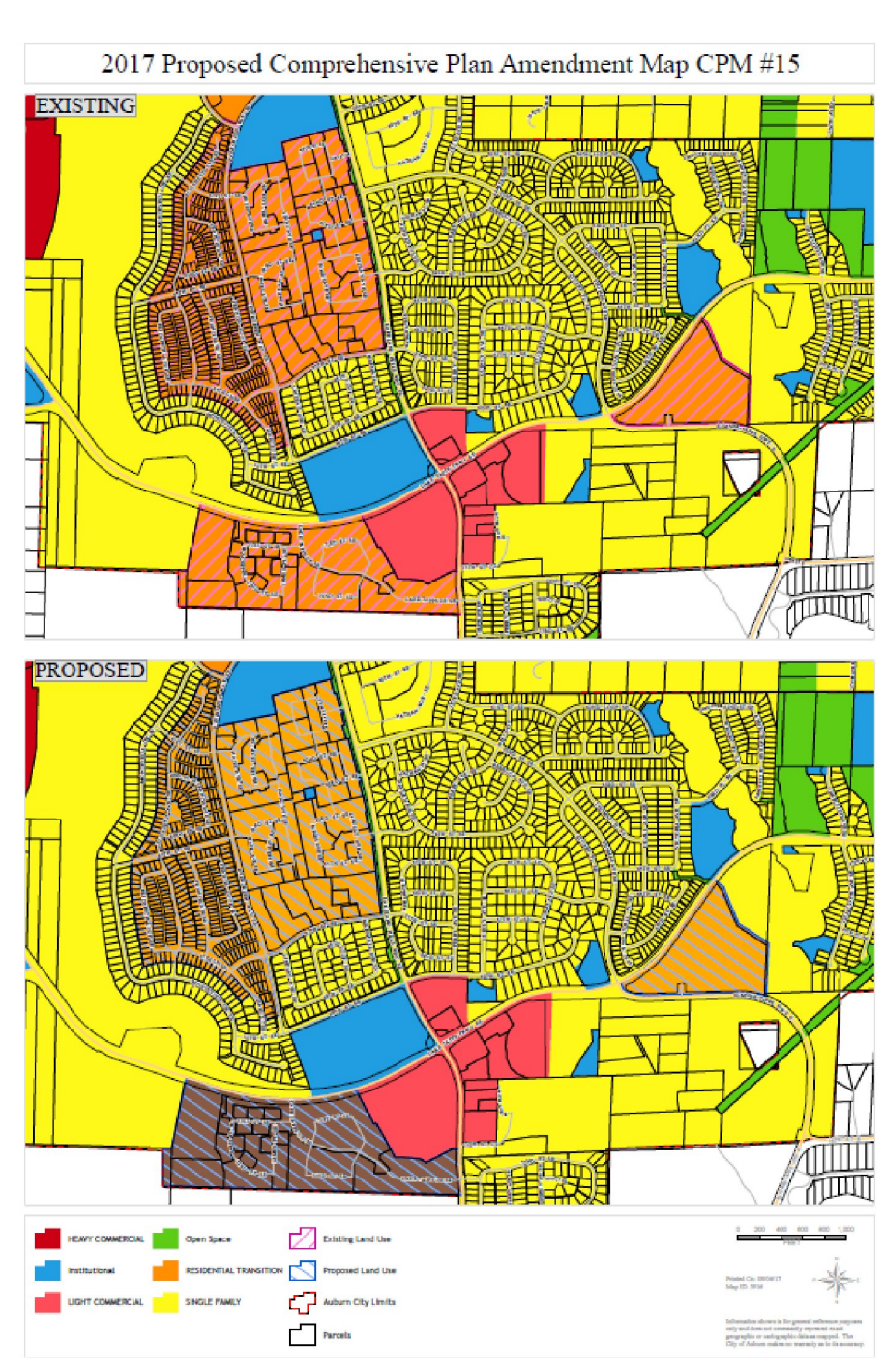
CPM #13 - Change the mapped land use designation of a group of 10 parcels from "Single Family Residential" to "Multiple Family Residential". Parcel Nos. 2721059053, 2721059063, 2721059066, 2721059126, 2721059156, 2721059157, 2721059162, 2721059168, 2721059179, & 2721059197 owned by various property owners & located on the north side of Auburn WY S, east of Academy DR SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Multiple Family Residential".



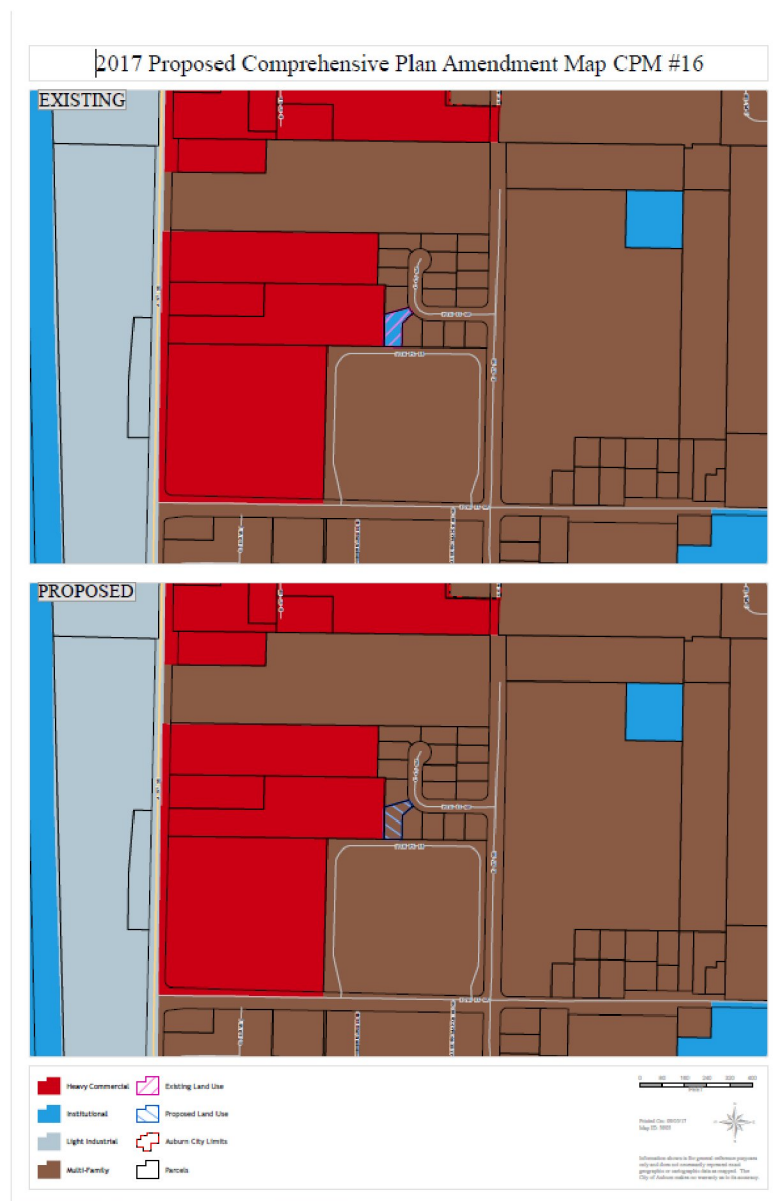
CPM #14 - Change the mapped land use designation of 23 parcels from "Institutional" to "Downtown Urban Center". Some are City-owned; others are privately owned. Parcel Nos. 0492000460, 0492000461, 0492000463, 7816200100, 7816200060, 0498500005, 0492500100, 0303450000, 0492500240, 0492500275, 0492500260, 0483000085, 0483000080, 0489000040, 7331400135, 0489000005, 7331400460, 7331400485, 7331400486, 7331400500, 8698100030, 8698100035, & 8698100040. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Downtown Urban Center".



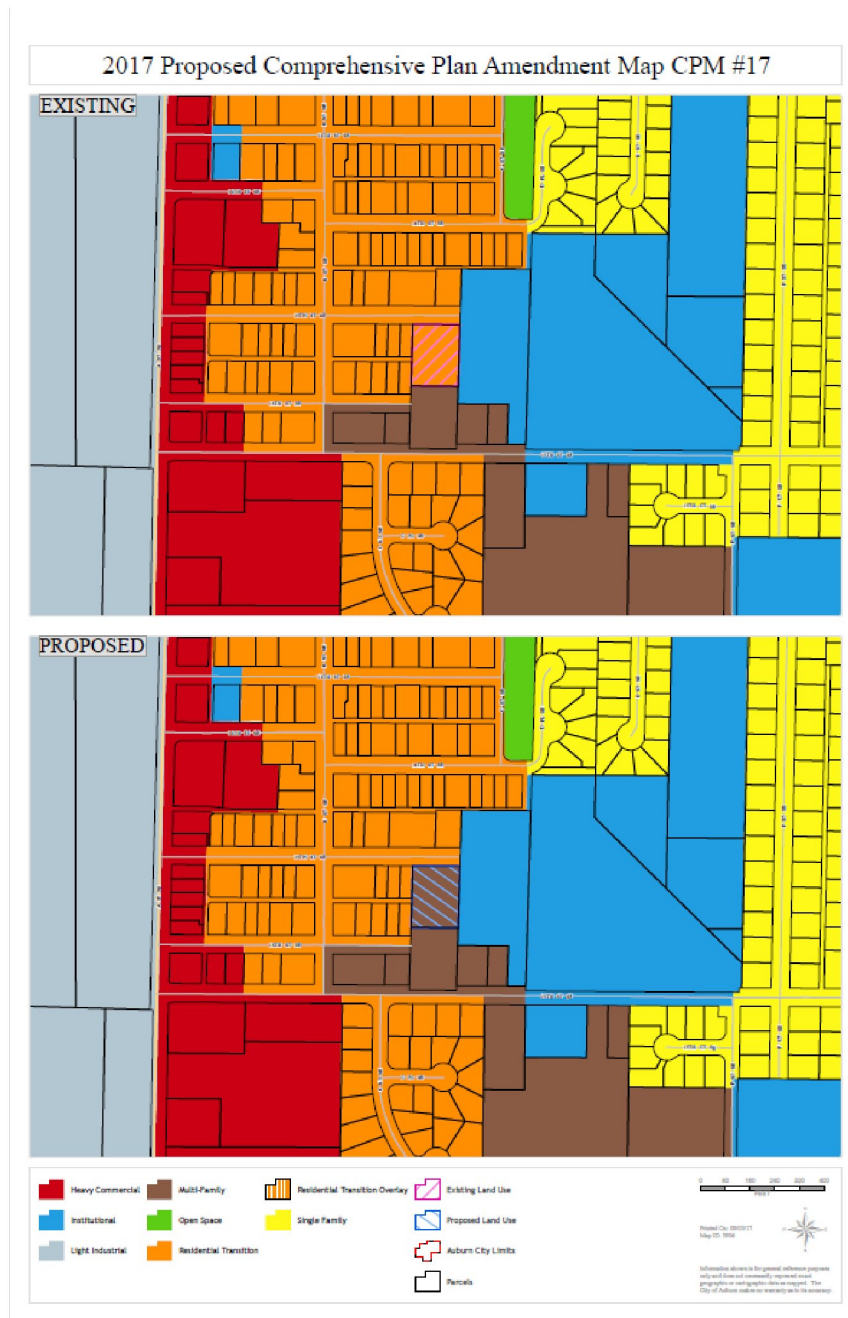
CPM #15 - Change the mapped land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential" Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Moderate Density Residential".



CPM #16 - Change the mapped land use designation of 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" to agree with rest of the plat. Parcel No. 1877100170 is owned by the City and located on south side of 35th St SE, 290 feet west of D ST SE. "Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Multiple Family Residential". The lot for the stormwater facility was created from the "D ST SE Plat" and should retain the same comprehensive plan designation as the balance of the plat. It is not the intention of the Comprehensive Plan designation to apply a separate classification to each special purpose lot or tract needed to support the overall subdivision. Land use designations should apply to broad geographic areas based on compatibility and not on an individual parcel basis.



CPM #17 - Change the mapped land use designation of a 0.71- acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family". Parcel No. 1921059271 owned by Mayfield TNC LLC is located east of end of B ST SE between 15th and 16th ST SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Multiple Family Residential". According to KC Assessor records, the property is developed with two, 2-story buildings as the "Mayfield Apartments" containing 31 dwelling units.



C. Annual Comprehensive Plan Map Amendments (CPA17-0002 – Privately Initiated)

*** Application by Nexus Youth & Families to change the mapped land use designation of 3 parcels from “Single Family” with a “Residential Transition Overlay” to “Light Commercial” and change the zoning designation from “R-7, Residential” to “C-1, Light Commercial”. Parcel Nos. 1921059142, 192105-9145, & 192105-9077 totaling 0.72 acres are owned or proposed for purchase by Nexus Youth & Families and located between Auburn Way S. and ‘H’ St. SE, approximately 120 ft. south of 9th St. SE, The addresses are 911 ‘H’ St. SE, 915 ‘H’ St. SE, and 921 ‘H’ St. SE. (Jay & Daniel Bartholomew).**



2017 COMPREHENSIVE PLAN AMENDMENT **DOCKET**

CITY-INITIATED **TEXT** AMENDMENTS CPA17-001

Item	Page(s)	Area to be changed	Change	Reason	Pros	Cons	Comments
P/T # 1	Auburn School District Capital Facilities Plan (CFP)	Capital Facilities Element (<i>Incorporated by reference</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	
P/T # 2	Dieringer School District Capital Facilities Plan	Capital Facilities Element (<i>Incorporated by reference</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	
P/T # 3	Federal Way School District Capital Facilities Plan	Capital Facilities Element (<i>Incorporated by reference</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	
P/T # 4	Kent School District Capital Facilities Plan	Capital Facilities Element (<i>Incorporated by reference</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	
P/T # 5	COA Capital Facilities Plan (CFP)	Capital Facilities Element (<i>Incorporated by reference</i>)	N/A	Incorporate updated information	Add new projects to the CFP and remove projects that have been completed to remain current.	None	Finance Dept. originates with assistance from all other city Depts.
P/T #6		Land Use Element and Land Use Map (<i>Incorporated by reference</i>)	Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and from the Land Use Map.	The R10, R16, and R20 residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). Thus it was unnecessary to establish a unique land use designation to achieve a zoning district to allow.	To be provided in a future staff report	To be provided in a future staff report	

2017 COMPREHENSIVE PLAN AMENDMENT **DOCKET**

CITY-INITIATED **TEXT** AMENDMENTS CPA17-001

Item	Page(s)	Area to be changed	Change	Reason	Pros	Cons	Comments
P/T #7		Land Use Element	Add text to add back the R5, Residential zoning district as an implementing zone for the "Single Family Residential" Land Use Designation.	A significant portion of the city is zoned "R5, Residential". However in the 2015, Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comp Plan land use designation and must be corrected by adding R5 as an implementing zone of the "Single Family Residential" Land Use Designation.	To be provided in a future staff report	To be provided in a future staff report	
P/T #8		Land Use Element	Change the title of the land use designation of "Residential Transition" to "Moderate Density Residential". Requested to revert to pre-2015 title of the category.	Provide more logical title for the category to address and reflect the range of residential densities. The purpose and policies can remain. The implementing zones change to "R10, Residential" and "R16, Residential".	To be provided in a future staff report	To be provided in a future staff report	
P/T #9		Land Use Element	Add the "R10, Residential" and "R16, Residential" zoning districts back as an implementing zone for the "Residential Transition" or if recommended, to the "Moderate Density" Land Use Designation.	Areas of the city are zoned "R10, Residential" but no areas are zoned "R16, Residential". However in the 2015, Comp Plan these zoning districts were inadvertently omitted as implementing zoning districts of any Comp. Plan land use designation. So there is no corresponding land use designation. To be corrected by adding R10 and R16 as implementing zones to either the "Residential Transition" or "Moderate Density" Land Use Designation.	To be provided in a future staff report	To be provided in a future staff report	

CITY-INITIATED MAP AMENDMENTS CPA17-0001

CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #1	Map Section	Comprehensive Plan Map	Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and remove from legend of the Land Use Map.	The R10, R16, and R20 Residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). Thus, it was unnecessary to establish a unique land use designation to achieve a zoning district to allow.	To be provided in a future staff report	To be provided in a future staff report	See related policy/text amendment P/T #6	
CPM #2	Map Section	Comprehensive Plan Map	Change the mapped land use designation of a 2.23-acre city-owned park parcel from "Multiple Family Residential" to "Institutional". Parcel No. 0921059073 is located south of SE 310th ST, 820 feet west of 124th Ave SE.	The creation of the park was a requirement of a pre-annexation utility agreement between the city and the developer of the adjacent apartments. However, it took many years after development of the apartments and annexation for the park land to be dedicated to the City. With the dedication, it is now appropriate to change the land use designation to be consistent with the purpose of the land use designation, ownership status & Parks Plan.	To be provided in a future staff report	To be provided in a future staff report		
CPM #3	Map Section	Comprehensive Plan Map	Change the mapped land use designation of a group of 4 privately-owned, previously developed parcels from "Downtown Urban Center" to "Light Industrial". Parcel No. 5401600200, of 0.06 acres and Parcel No. 5401600175 of 0.7 acres are owned by In Ho & Nancy Kim. Parcel No. 5401600235 of 0.34 acres is owned by CHS Inc. Parcel No. 5401600260 of 0.34 acres is owned by Gary & Karen Stamps.	Proposed to change the Comp.Plan land use map designation to recognize and be more compatible with developed status of the properties at the perimeter of the land use designation. The sites contain existing uses of warehouses, bulk propane tank distribution and outdoor storage.	To be provided in a future staff report	To be provided in a future staff report		
CPM #4	Map Section	Comprehensive Plan Map	Change the mapped land use designation of south part of 2.15-acre, privately-owned developed parcel from "Residential Transition" to "Heavy Commercial". Parcel No. 8695200020 owned by Quality Fence Co. and located on south side of 21st ST SE 390 feet east of A ST SE.	Avoid split zoning where warranted by existing development pattern.	To be provided in a future staff report	To be provided in a future staff report		

CITY-INITIATED MAP AMENDMENTS CPA17-0001

CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #5	Map Section	Comprehensive Plan Map	Change the mapped land use designation of 3 parcels (2 privately owned and 1 city-owned) from the "Open Space" to "Downtown Urban Center" land use designation. Private parcels Nos. are 7815700095 and 7815700135 owned by Levan Auburn Development LLC and City-owned parcel no. 7815700085. Parcels are located across street and south of City Hall.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Downtown Urban Center". These 3 vacant parcels are currently zoned DUC, Downtown Urban Center. Due to their location and economic development potential, these parcels should be "Downtown Urban Center" land use designation. Note, these parcels are not currently included in the Open Space Zoning Amendment per recent Planning Commission recommendation.	To be provided in a future staff report	To be provided in a future staff report		
CPM #6	Map Section	Comprehensive Plan Map	Change the mapped land use designation (and zoning district) of the following 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation: Parcel Nos. 0821059017, 7345300160, 6347000055, 6347000065, 0001000081, 1313500310, 3021059044, 3021059080, 3021059089, 1421049011, 1821059117, 0520061060, 0721059038, 7749501070, 0521059010, 0521059029, 0421059062, 0421059061, 0421059060, 0421059071, 0421059004, 3845000080, 7299602140, 4137070990, 7002181950, 0520051035, 0520051006, 0921059018, 6655000105, 6655000021, 1421049067, 9262800330, 9262800341, 1421049017, 9262800285, 0721059020, 8669150810, 6655000024, 6655000030, 3021059325, 3121059017, 3021059375, 8581400530, 1821059327, 0821059017, & 0621059007.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Institutional". Several of the city-owned, developed and active parks properties were assigned the land use designation of "open space" by land use map adoption of the 2015 plan. Thus, the land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active parks should not be designated "Open Space").	To be provided in a future staff report	To be provided in a future staff report		Yes, change the zoning designation from "OS, Open Space" to "I, Institutional".

CITY-INITIATED MAP AMENDMENTS CPA17-0001

CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #7	Map Section	Comprehensive Plan Map	Change the mapped land use designation of 3 Tribal jurisdiction parcels from the "Open Space" to the "Institutional" Land Use Designation. Parcel No. 2021059041, 2021059047, & 2021059037 owned by US GOV in Trust status or by the Muckleshoot Indian Tribe	The 3 parcels controlled by the Muckleshoot Tribe are developed as a cemetery and thus, the land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active parks should not be designated "Open Space".	To be provided in a future staff report	To be provided in a future staff report		Yes, change the zoning designation from "OS, Open Space" to "I, Institutional".
CPM #8	Map Section	Comprehensive Plan Map	Change the mapped land use designation of 2 parcels from "Single Family Residential" to "Light Commercial" Parcels Nos. are 3121059069, 1.79 acres owned by Alan Clayton and 3121059027 3.67 acres owned by John Nixon both, located on east side of A ST SE, south of Lakeland Hills WY SE.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Commercial".	To be provided in a future staff report	To be provided in a future staff report	Mr. Clayton did not submit an application but has requested zoning change for his property based on zoning that existed in the City of Pacific prior to annexation of his property to Auburn in 2003.	Yes, change the zoning designation from "R5, Residential" to "C1, Light Commercial".
CPM #9	Map Section	Comprehensive Plan Map	Change the mapped land use designation of 2 privately owned vacant parcels from "Multiple Family Residential: to "Light Commercial". 1.75 -acre Parcel No. 0921059042 owned by Highlane Prop LLP and 0.81-acre parcel No. 0921059113 owned by Jennifer & James Hunt both are located at SE corner of SE 312th ST & 121st PL SE.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Commercial".	To be provided in a future staff report	To be provided in a future staff report		
CPM #10	Map Section	Comprehensive Plan Map	Change the mapped land use designation of a privately owned 0.91-acre parcel containing a single family house from "Multiple Family Residential" to "Single Family Residential". Parcel No. 0921059101 owned by Ram Singh Dhaliwal located 130 feet south of intersection of 124th AV SE & SE 307th PL. (30811 124TH AVE SE)	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Single Family Residential".	To be provided in a future staff report	To be provided in a future staff report		

CITY-INITIATED MAP AMENDMENTS CPA17-0001

CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #11	Map Section	Comprehensive Plan Map	Change the mapped land use designation of a privately owned 13.84 acre parcel from "Heavy Industrial" to "Light Industrial". Parcel No. 1321049019 owned by Western B NW WA LLC located South of SR 18 at west end of 8th ST SW.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Industrial".	To be provided in a future staff report	To be provided in a future staff report		
CPM #12	Map Section	Comprehensive Plan Map	Change the mapped land use designation of 7.2-acre private developed parcel from "Single Family Residential" to "Multiple Family Residential". Parcel No. 5530200000 owned by Lois Maathuis located NW of intersection of Mill Pond DR SE and Kennedy AV SE.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Multiple Family Residential".	To be provided in a future staff report	To be provided in a future staff report		
CPM #13	Map Section	Comprehensive Plan Map	Change the mapped land use designation of a group of 10 parcels from "Single Family Residential" to "Multiple Family Residential". Parcel Nos. 2721059053, 2721059063, 2721059066, 2721059126, 2721059156, 2721059157, 2721059162, 2721059168, 2721059179, & 2721059197 owned by various property owners & located on the north side of Auburn WY S, east of Academy DR SE.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Multiple Family Residential".	To be provided in a future staff report	To be provided in a future staff report		
CPM #14	Map Section	Comprehensive Plan Map	Change the mapped land use designation of 23 parcels from "Institutional" to "Downtown Urban Center" Some are City-owned; others are privately owned. Parcel nos. 0492000460, 0492000461, 0492000463, 7816200100, 7816200060, 0498500005, 0492500100, 0303450000, 0492500240, 0492500275, 0492500260, 0483000085, 0483000080, 0489000040, 7331400135, 0489000005, 7331400460, 7331400485, 7331400486, 7331400500, 8698100030, 8698100035, & 8698100040.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Downtown Urban Center".	To be provided in a future staff report	To be provided in a future staff report		

CITY-INITIATED MAP AMENDMENTS CPA17-0001

CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #15	Map Section	Comprehensive Plan Map	Change the mapped land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential"	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Moderate Density Residential".	To be provided in a future staff report	To be provided in a future staff report		
CPM #16	Map Section	Comprehensive Plan Map	Change the mapped land use designation of 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" to agree with rest of the plat. Parcel No. 1877100170 is owned by the City and located on south side of 35th St SE, 290 feet west of D ST SE.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Multiple Family Residential". The lot for the stormwater facility was created from the "D ST SE Plat" and should retain the same comprehensive plan designation as the balance of the plat. It is not the intention of the Comprehensive Plan designation to apply a separate designation to each special purpose lot or tract needed to support the overall subdivision. Land use designations should apply to broad geographic areas based on compatibility and not on an individual parcel basis.	To be provided in a future staff report	To be provided in a future staff report		
CPM #17	Map Section	Comprehensive Plan Map	Change the mapped land use designation of a 0.71- acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family". Parcel No. 1921059271 owned by Mayfield TNC LLC is located east of end of B ST SE between 15th and 16th ST SE.	Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Multiple Family Residential". According to KC Assessor records, the property is developed with two, 2-story buildings as the "Mayfield Apartments" containing 31 dwelling units.	To be provided in a future staff report	To be provided in a future staff report		

PRIVATE INITIATED MAP AMENDMENTS CPA17-0002								
CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPA17-0002	Map Section	Comprehensive Plan Map	Change the mapped land use designation of 3 parcels from “Single Family” with a “Residential Transition Overlay” to “Light Commercial” and change the zoning designation from “R-7, Residential” to “C-1, Light Commercial”. Parcel Nos. 1921059142, 192105-9145, & 192105-9077 totaling 0.72 acres are owned or proposed for purchase by Nexus Youth & Families and located between Auburn Way S. and ‘H’ St. SE, approximately 120 ft. south of 9th St. SE, The addresses are 911 ‘H’ St. SE, 915 ‘H’ St. SE, and 921 ‘H’ St. SE. (Jay & Daniel Bartholomew)	The social service agency of Nexus Youth & Families seeks to change the Comp. Plan and zoning designation in order to master plan and develop additional facilities in the future. The 3 properties currently contain single family residences that are east of other parcels the Agency owns.	To be provided in a future staff report	To be provided in a future staff report		Yes, change the zoning designation from “R-7, Residential” to “C-1, Light Commercial”.