

**Planning Commission Meeting
September 4, 2019 - 7:00 PM
City Hall
AGENDA**

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

III. APPROVAL OF MINUTES

- A. August 7, 2019 Draft minutes from the Planning Commission Regular Meeting

IV. OTHER BUSINESS

A. Critical Areas Code Update - Aquifer Recharge Areas

Follow-up on Planning Commission discussion on updates to the City's Critical Areas Ordinance (ACC 16.10) relating to aquifer recharge areas.

B. Discussion of schedule for Items docketed for consideration as Comprehensive Plan 2019 Annual Amendments

Staff to provide docket spread sheet and schedule for annual Comprehensive Plan text and map amendments.

V. COMMUNITY DEVELOPMENT REPORT

Update on Community Development Services activities.

VI. 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

Agenda Subject:

August 7, 2019 Draft minutes from the Planning Commission
Regular Meeting

Date:

August 22, 2019

Department:

Community Development

Attachments:

[Draft Minutes August 7, 2019](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

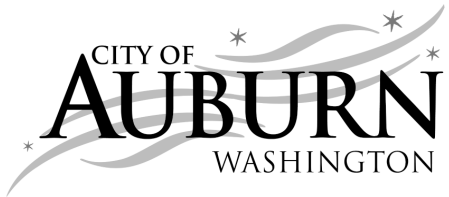
Planning Commission review and approve the August 7, 2019 regular meeting minutes.

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

Dixon

Meeting Date: September 4, 2019

Item Number:



August 7, 2019

MINUTES

I. CALL TO ORDER

Vice Chair Lee 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: Vice-Chair Lee, Commissioner Stephens, Commissioner Khanal, and Commissioner Moutzouris. Chair Roland and Commissioner Mason were excused.

Staff present included: Planning Services Manager Jeff Dixon, Senior Planner Dustin Lawrence, Senior Planner Anthony Avery, Water Utility Engineer Susan Fenhaus and Community Development Administrative Assistant Jennifer Oliver.

Members of the public present: There were no members of the public present.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. July 16, 2019

Commissioner Moutzouris moved and Commissioner Khanal seconded to approve the minutes from the July 16, 2019 meeting as written.

MOTION CARRIED UNANIMOUSLY (4-0)

The Commission and Planning Services Manager Jeff Dixon discussed the order of the Agenda and Dixon asked if Item III. B could go before III. A.

Vice-Chair Lee agreed to change the order of the Agenda.

III. OTHER BUSINESS

A. Introductory Discussion of Docket of 2019 Annual Comprehensive Plan Amendments

Each year the City amends the Comprehensive Plan or Comp Plan. These are the "annual amendments" that the City considers each year as distinguished from the periodic "major update" of the Comp Plan as required by the Growth Management Act (GMA) that was adopted at the end of 2015.

The two types of amendments are map and text amendments.

There are also two sources for these annual amendments:

City-initiated amendments which are usually items that Staff, Planning Commission or the City Council have identified as items or issued that should be addressed in the next Comp Plan Amendment cycle.

Private-initiated amendments, which are in response to applications that are submitted. For the 2019 Comp Plan Amendment cycle, two private map amendments applications were submitted.

The Comp Plan amendments are proposed to consist of the following:

Comprehensive Plan Text Amendments

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

P/T #5 City of Auburn (COA) Capital Facilities Plan

P/T #6 Transportation Element (Plan) Volume 5, (incorporated by reference). The changes to the Transportation element consist of the following:

Incorporate new language required by state and federal law;

Update the current transit service information;

Incorporate recent private development;

Update to include capital projects completed since 2015;

Update TIP information/project list;

Update maps as needed to reflect current data and conditions;

Remove the policies / goals related to provision of equestrian facilities.

Additional minor changes will relate to grammar, punctuation, choice of words, etc.

P/T #7 Changing the title of the “M ST SE” boundary from M ST SE to M ST SE/NE related to Map 1.3 “Designated Areas” of the Land Use Element, and change the corresponding references in the text to agree. The text changes affect the listing of economic development strategy areas and in Policy LU-133 to change M ST SE to M ST SE/NE.

Comprehensive Plan Map Amendments

Planning Services Manager Jeff Dixon displayed a map depicting the location of the Comp Plan Map Amendments.

City Initiated Map Amendments:

CPM #1 - City-initiated request for Comprehensive Plan Land Use Map 1.3

“Designated Areas” of the Land Use Element 1, t to change the title of the M St SE boundary needs from M ST SE to M ST SE/NE. This needs to be updated to reflect that the boundary of the M ST SE designated area extends from M St SE to M St NE (into the NE addressing suffix quadrant of the City). This is a minor change.

CPM #2 - City-initiated request for a Comprehensive Plan Land Use Map No. 1.1 in the Land Use Element 1, Volume 1, to change the designation of Parcel No. 2721059012. This parcel is divided by two public roadways and features a split land use destination between "Institutional" and "Single Family". The majority (eastern) of the parcel is designated "Institutional". Similarly, the parcel is also split zoned between "I, Institutional" and "R-5, Residential 5 dwelling units per acre" with the majority of the parcel zoned "I, Institutional". As part of the annual amendment cycle, it is proposed to change the land use designation and the zoning of the portion of the parcel designated "Single Family Residential" (western and colored yellow) and zoned R-5 to being designated "Institutional"(blue) and zoned "I, Institutional" (grey).

Private-Initiated Amendments:

CPM #3 - Request by Auburn School District to change the designation of four parcels totaling approximately 10.55 acres and located north of SE 304th St and west of 132nd Ave SE from "Single Family Residential" to "Institutional" and an associated rezone from "R-5, Residential 5 dwelling units per acre" to "I, Institutional" for development as a future elementary school site.

CPM #4 - Request by Oakpointe Communities to change the designation of multiple parcels comprising the approximately 155-acre Bridges Project (formerly Verdana) as Potential Annexation Area (PAA). This would require change to Comprehensive Plan Land Use Map No. 1.1 in Volume 1, Land Use Element. Once annexed to the City of Auburn, the Applicant proposes a Comprehensive Plan Map Designation of "Single Family" with an implementing zoning designation of "R-5, Residential five dwelling units per acre" for the existing single family developed portion of the site and Comprehensive Plan Map Designation of "Moderate Density Residential" with an implementing zoning designation of "R-16 Residential sixteen dwelling units per acre" for the following four parcels: 108562-3990, 108562-3960, 108562-3970, and 108562-3980 making up the vacant 13.21-acre southeastern corner of the property.

Vice Chair Lee asked if there was a functioning Home Owner's Association (HOA) in the Oakpointe/The Bridges neighborhood and if so, are they aware of the changes? Staff responded that yes, they do have an HOA and there is likelihood the HOA has been made aware of the changes based on the developer's participating membership in the HOA. Exactly how much the HOA understands, staff cannot be certain. Staff added that at the National Night Out, event held last night, this particular HOA was scheduled to host both the Mayor of Kent and the Mayor of Auburn to attend the function in hopes of answering any questions.

The Commission asked if it is a builder-controlled HOA. Commissioner Stephens requested information on this from staff. Staff offered to find out and will provide the information to the Planning Commission.

Staff stated that in order to annex this particular area and to become part of the City of Auburn, the residents would have a say in the voting on annexation.

Staff reaffirmed that the discussion topic with the Commission was for the purpose of an introductory overview of the items under consideration for annual amendments this year, including the private applications that have been received and that could be part of the “docket” of 2019 annual Comp Plan amendments.

B. Critical Areas Ordinance (CAO) Update – Aquifer Recharge Areas Minutes

Senior Planner Dustin Lawrence reiterated the current status of review by the Planning Commission by saying the City is in the process of updating its Shoreline Master Program (SMP) and as part of the updates to the SMP, the City has proposed making amendments to its Critical Areas Ordinance (CAO) to be in-line with other local, state, and federal requirements. Such requirements include those that protect wetlands, streams, steep slopes, flood hazard areas, and aquifer recharge areas.

The draft of code changes provided in the Planning Commission’s packet are related to a certain type of critical areas--which in this case is aquifer recharge areas.

Aquifer Recharge Areas means areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water or is susceptible to reduced recharge.

This will be the final remaining portion of the Critical Areas Ordinance (CAO) update that is being reviewed by the Planning Commission in conjunction with the required periodic update to the City’s Shoreline Master Program (SMP). This portion of the CAO update is in response to comments received from the WA State Dept. of Health (DOH) in regards to the City’s protection of aquifer recharge areas.

This is contrasted with the City codes current terminology that uses: “groundwater protection areas”), which are defined as:

“...areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.”

The current CAO affords protection to only to the City’s potable water sources (i.e. wells, springs) and not to other “Group A” public water systems. Group A public water systems include not only City systems but also numerous other types of water system purveyors, which may include *“...any agency or subdivision of the state or any municipal corporation, firm, company, mutual or cooperative association, institution, partnership, or person or any other entity, that owns or operates a public water system...”*. In the City of Auburn these other entities include the following 16, Group A water purveyors:

Auburn Park Community
Braunwood Estates
City of Bonney Lake

City of Pacific
City of Sumner
Crestview Tracts #3
Crestview West Water System
Derbyshire Scenic Acres
Hazelwood Heights
Lake Meridian Water District
Lakehaven Water & Sewer District
Logandale Water Association
Rocky Acres Water System
South Auburn Water Association
Wells Water Association
Winchester Heights

Exhibit 1 (Map provided to the Commission titled: “Aquifer Recharge Areas”) shows the location of these (non-City) shared well sites along with their associated aquifer recharge areas (map data from the Dept. of Health’s “SWAP” mapping system, available to view here: <https://fortress.wa.gov/doh/swap/index.html>). In looking at the proposed CAO code updates (Exhibit 3- Text changes)) the colored areas on this map would be the “Type I Aquifer Recharge Areas” (This includes the various categories of travel time to the well and is more restrictive) and the remainder of the City that has no color represents the “Type II Aquifer Recharge Areas” (less restrictive);

For reference, Exhibit 2 (map provided to the Commission and titled “Groundwater Protection Areas”) shows the existing “Groundwater Protection Areas” (for consistency purposes with State rules/laws, the correct terminology that will be used in the code section is “aquifer recharge areas”). Essentially, the current Zones 1-3 on this map would represent the new “Type I” areas and the current Zone 4 would represent the new “Type II” areas. As can be seen when comparing the two maps, Exhibit 1 adds several locations in the City to the more restrictive “Type I” aquifer recharge areas.

The restrictions that are placed on Zones 1-3 as the new Type I are essentially the same, the main difference is that these protections would now apply to other (non-City) water purveyors (those listed above). In conclusion, staff proposes to hold a public hearing on the updates to the SMP and CAO in October and then a presentation and eventual adoption by the City Council.

Vice Chair Lee asked if staff could clarify how the septic versus sewer service for future development is affected by the proposed regulations. Which would be preferred or not preferred? Staff responded that sewer is always going to be preferred when it is located within a reasonable distance. However, some properties

could be located too far away for sewer or not capable of being served so septic could have to be considered as an option.

The Commission questioned what the impact would be if a homeowner, for example, on West Hill or Lea Hill had to do repairs to an existing septic system or drain field? Would the changes cause it to be more costly or prohibit them from doing repairs or replacement? Staff responded that the big impact would be on new development that occurs on vacant land. If the developer wanted to develop a septic system in one of the critical aquifer recharge areas and if the property is encumbered by the recharge area, they would have to go through a critical areas variance process to prove to the city that they could design septic system that will not be detrimental to the aquifer recharge area. Senior Planner Dustin Lawrence clarified that greater flexibility is generally extended to existing septic systems and thus the impact is anticipated to be less on current septic systems.

Commissioner Stephens commented that he would like to see more data to see what specific properties may be impacted to understand how many total lots are affected. Staff responded that based on a rough calculation, there are 48 residential lots with no sewer near the properties and that are shown within the aquifer recharge areas.

The Commission asked what the regulatory approach that applies in other jurisdictions to their aquifer recharge areas. Are septic systems precluded? Senior Planner Lawrence mentioned that he would have to follow up with other cities such as Sumner and Kent to understand their process.

Planning Services Manager Jeff Dixon introduced City of Auburn Water Utilities Engineer, Susan Fenhaus. If the Commission had any questions, she may also be able to assist.

The Planning Commission did confirm that more data would help understand as well as information on what other jurisdictions are doing. Senior Planner Lawrence pointed out that the Planning Commission's September meeting provides an opportunity where these questions and concerns can be addressed.

Staff agreed to provide additional data, a map with lot sizes and sewer lines, as well as looking into the surrounding jurisdictions and what their process for the Aquifer Recharge Areas.

Planning Services Manager Dixon called the Commission's attention to a copy of the City's web page for the Shoreline master program update. The web page has recently been updated to announce the beginning of a 30-day public comment period and informing the public that a public hearing is scheduled for October 8th. The Webpage gives the public access to review related materials that have been prepared.

IV. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager, Jeff Dixon reported that progress is being made on the location of the site formally known as the Heritage Building that was consumed by a fire two years ago. There is a “clock ticking” as it was a much older building that did not have parking when it was developed years ago. The owner has been requested to proceed quickly in order to have the parking grandfathered in.

The Commission asked for an update on the Metro Bus Barn reported last month and if a site has been selected. Staff responded that at this time, there was no update but this could be due to evaluation of the sites is being conducted.

Recalling that the Planning Commission made a recommendation in the past, Commissioner Stephens had a follow up question on the Lakeridge Paving Site on “A “ Street SE. He noted that there are no buildings on site, which is what was previously presented to the Commission by the artistic perspective drawings. Now he has noticed that heavy equipment was placed on site but no buildings. Staff responded that there are some site restrictions such as wetlands that prevent full development. Staff is working with Lakeridge representatives on those issues and the pre-conditions to equipment placement on-site. Staff has also been working with Lakeridge as a follow up with the nature of further development of the site and specifically there is a pre-application meeting scheduled to discuss.

The Commission confirmed that the next meeting is Wednesday, September 4, 2019. The Planning Commission Meeting was bumped to Wednesday due to the Labor Day holiday on Monday September 2, 2019 and the City council meeting also being shifted.

ADJOURNMENT

There being no further business to come before the Planning Commission, Vice Chair Lee adjourned the meeting at 8:06 P.M.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Critical Areas Code Update - Aquifer Recharge Areas

Date:

August 22, 2019

Department:

Community Development

Attachments:

[Exhibit 1 - Septic Regulations Nearby](#)

[Jurisdictions](#)

[Exhibit 2 - Vacant Sites Near Community Wells](#)

[Exhibit 3 - Code Redlines - August 21, 2019](#)

[Exhibit 4 - Septic Related City of Auburn Code](#)

[Sections](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background Summary:**

This memo covers the final portion of the Critical Areas Ordinance (CAO) code update that is being processed in conjunction with the required periodic update to the City's Shoreline Master Program (SMP). This portion of the CAO update includes addressing comments received from the WA State Dept. of Health (DOH) in regards to the City's protection of aquifer recharge areas (also known as "groundwater protection areas"), which are defined as:

"...areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge."

At the August 7, 2019 Planning Commission Meeting, staff presented the proposed strike-through and underline changes to the aquifer recharge areas code section of the CAO. The effect of the staff proposed code changes included providing the same protections that are currently in place for development near City of Auburn well sites and associated groundwater protection areas to protection of areas near community well sites. The approach was suggested by staff since it was equitable and conservative in protection of groundwater quality.

Of particular interest to the Commission was proposed code changes that would prohibit construction of new individual on-site sewage disposal systems (septic) for vacant properties that are near community well sites. Specifically, the Commission wanted a better understanding of how septic systems are regulated by surrounding jurisdictions, especially where the aquifer recharge area extends beyond the Auburn city limits and wanted additional data regarding the number of properties that could be impacted by the septic system prohibition.

For reference, **Exhibit 1** provides additional information as to how other nearby jurisdictions regulate new septic systems that are located within aquifer recharge areas. In summary, the City of Auburn's proposed prohibition on new septic systems within all aquifer recharge areas within our jurisdiction would be relatively unique. None of the jurisdictions analyzed, outright prohibited septic systems within aquifer recharge areas. King County, however, generally prohibits them on sites that are smaller than 1 acre, unless an analysis is completed confirming no impacts will result to the well protection areas and no other method for sewage disposal is available. Further, the Cities of Sumner and Federal Way prohibit community septic systems (serving multiple residences) within the six-month and one-year time of travel areas (areas that are typically located within 300 feet a well).

For reference, **Exhibit 2** contains a table of all vacant and potentially developable properties that are located within a community well protection area, as identified by the Washington State Department of Health. The table further sorts the properties by their distance to the community well based on the time of travel zones. "Time of travel" refers to the rate of groundwater movement based on horizontal distance. Time travel zones of 6-month represent the closest areas to the well, followed by 1-year, 5-years, and 10-years. Further, the table identifies properties that can reasonably be served by public sewer. Of the properties analyzed, 82 were found to be located within a community well protection area, 57 of which would likely be unable to obtain sewer service. Of the 57 sites located within these areas, 2 properties are located within the six-month time of travel area and 13 properties are located within a 1-year time of travel area.

Recognizing that a full prohibition of new septic systems may prove impractical for a limited number of property owners and that surrounding jurisdictions offer more regulatory flexibility, staff has proposed alternative code language, included as **Exhibit 3** (see the highlighted section on Page 3 of 4). Specifically, staff is now proposing that new individual septic system installation only be prohibited within the six-month and one-year time of travel areas near community well sites. While 15 properties (2+13) could potentially be affected, assuming said properties would actually develop in the future before conditions change, options would still be available to allow development in these areas such as extending public sewer or seeking a critical area variance to grant relief from this prohibition and allow installation of a septic system. Should the Planning Commission feel that such an approach is still too restrictive for the 15 properties within the six-month and one-year time of travel areas, the code could be further refined to only prohibit shared community septic systems in these areas, similar to current City of Sumner and Federal Way regulations.

NEXT STEPS

Because the public hearing on the updates to the SMP and CAO is scheduled for October 8th, at the September meeting staff is seeking guidance from the Commission to move forward with the current aquifer recharge CAO code changes, with the proposed modification to either limit individual septic systems in 6-month and 1-year time of travel areas, or prohibit shared community septic systems within such areas.

Reviewed by Council Committees:

Councilmember:

Staff:

Lawrence

Meeting Date: September 4, 2019

Item Number:

Planning Commission – Follow Up Questions

What do other jurisdictions do in regards to new septic systems in aquifer recharge areas?

- The City of Kent does not prohibit septic systems within critical aquifer areas. However, the applicant must demonstrate no contaminants will enter aquifer. Additionally, the applicant must meet King County Health Department requirements.
- The City of Sumner prohibits community septic systems within the 1 year time of travel zone of a wellhead protection areas.
- The City of Federal Way prohibits community septic systems within the 6 month and 1 year time of travel zone areas.
- The City of Pacific does not prohibit onsite septic and defers to state requirements (WAC 246-272A) which notes that public drinking water or well sites require a 100 foot setback.
- King County prohibits septic on lots smaller than 1 acre, unless the system is approved by the Washington State Department of Health and can meet certain treatment standards to prevent contamination to critical aquifer areas. If the applicant is able to prove that they are unable to meet the State requirements, the King County Health Department may approve the system based on a separate analysis.

In summary, Auburn's approach to prohibit on-site sewage disposal (septic systems) within critical aquifer recharge areas on small sites not served by sewer would be fairly unique compared to the jurisdictions immediately surrounding the City. Larger systems, such as community septic systems serving multiple properties, are limited within at least two other jurisdictions. While the City's preference was to apply a consistent approach to regulate aquifer recharge areas, whether City resources or Group A community wells, it is recognized that such an approach may prove to be cumbersome in areas of the City with no sewer availability.

FID	Parcel	LANDVALUE	TOTALVALUE	ACRES	SQUAREFE	COUNTY	LUDescribe	TimeofTrav	Sewer Service
1	3322059040	112000	112000	1.13	49222	KING	Vacant(Single-family)	6 Months	No
2	3522049022	1385800	1385800	9.09	395960	KING	Vacant(Single-family)	6 Months	No
3	520051045	200600	200600	2.27	98881	PIERCE	Vacant(Single-family)	6 Months	Yes
4	520051044	300900	300900	8	348480	PIERCE	Vacant(Single-family)	6 Months	Yes
5	7877400360	80000	80000	0.27	11730	KING	Vacant(Single-family)	1 Year	Yes
6	3204500220	13000	13000	0.46	20158	KING	Vacant(Single-family)	1 Year	No
7	1888000070	18000	18000	1	43553	KING	Vacant(Single-family)	1 Year	No
8	321059114	80000	80000	1.12	48787	KING	Vacant(Single-family)	1 Year	No
9	1888000049	18000	18000	1.19	51836	KING	Vacant(Single-family)	1 Year	No
10	1888000050	18000	18000	1.19	51836	KING	Vacant(Single-family)	1 Year	No
11	1888000060	18000	18000	1.19	51836	KING	Vacant(Single-family)	1 Year	No
12	321059123	91000	91000	1.61	70131	KING	Vacant(Single-family)	1 Year	No
13	3322059154	138000	163000	2.07	90169	KING	Vacant(Single-family)	1 Year	No
14	321059183	127000	127000	2.21	96280	KING	Vacant(Single-family)	1 Year	No
15	3322059165	179000	183000	2.28	99316	KING	Vacant(Single-family)	1 Year	No
16	1888000071	154000	154000	3.04	132422	KING	Vacant(Single-family)	1 Year	No
17	3322059033	161000	161000	3.86	168141	KING	Vacant(Single-family)	1 Year	No
18	521059074	211000	234000	4.43	192970	KING	Vacant(Single-family)	1 Year	No
19	221049037	48800	48800	8.54	372002	KING	Vacant(Single-family)	1 Year	Yes
20	3322059115	481000	536000	20.75	903870	KING	Vacant(Single-family)	1 Year	Yes
21	2212500010	13000	13000	0.26	11305	KING	Vacant(Single-family)	5 Year	No
22	3204500250	13000	13000	0.31	13714	KING	Vacant(Single-family)	5 Year	No
23	3204500240	13000	13000	0.33	14549	KING	Vacant(Single-family)	5 Year	No
24	3322059089	104000	123000	0.46	20138	KING	Vacant(Single-family)	5 Year	No
25	1841600040	106000	106000	0.5	21779	KING	Vacant(Single-family)	5 Year	No
26	3322059088	110000	110000	0.58	25288	KING	Vacant(Single-family)	5 Year	Yes
27	1841600250	20000	20000	0.6	26000	KING	Vacant(Single-family)	5 Year	No
28	1841600240	41000	41000	0.6	26000	KING	Vacant(Single-family)	5 Year	No
29	3322059099	13000	13000	0.92	40000	KING	Vacant(Single-family)	5 Year	No
30	3522049073	53000	53000	0.94	40946	KING	Vacant(Single-family)	5 Year	No
31	321059125	135000	135000	1.11	48351	KING	Vacant(Single-family)	5 Year	No
32	3322059158	13000	13000	1.19	51836	KING	Vacant(Single-family)	5 Year	Yes
33	6655000023	88400	88400	1.35	58970	KING	Vacant(Single-family)	5 Year	Yes

34	321059126	138000	138000	2	87120	KING	Vacant(Single-family)	5 Year	No
35	3322059014	41000	55000	2.31	100514	KING	Vacant(Single-family)	5 Year	No
36	321059135	34000	34000	2.5	108900	KING	Vacant(Single-family)	5 Year	No
37	321059081	93000	93000	2.5	108900	KING	Vacant(Single-family)	5 Year	No
38	321059110	228000	300000	4.08	177724	KING	Vacant(Single-family)	5 Year	No
39	321059170	206000	206000	4.69	204296	KING	Vacant(Single-family)	5 Year	No
40	3121059064	142000	142000	4.76	207539	KING	Vacant(Single-family)	5 Year	Yes
41	421059021	239000	239000	4.9	213444	KING	Vacant(Single-family)	5 Year	Yes
42	321059138	192000	192000	6.67	290545	KING	Vacant(Single-family)	5 Year	No
43	3222059188	209000	209000	8.73	380278	KING	Vacant(Single-family)	5 Year	No
44	7002411020	153400	153400	0.189	8233	PIERCE	Vacant(Single-family)	5 Year	Yes
45	520053013	71000	71000	2.5	108900	PIERCE	Vacant(Single-family)	5 Year	No
46	520056008	37300	37300	2.55	111078	PIERCE	Vacant(Single-family)	5 Year	No
47	520051019	286600	286600	5	217800	PIERCE	Vacant(Single-family)	5 Year	No
48	520053059	51100	51100	5.36	233482	PIERCE	Vacant(Single-family)	5 Year	Yes
49	2212500020	13000	13000	0.26	11305	KING	Vacant(Single-family)	10 Year	No
50	1841600190	105000	105000	0.48	21000	KING	Vacant(Single-family)	10 Year	No
51	2212500220	13000	13000	0.51	22400	KING	Vacant(Single-family)	10 Year	No
52	2212500260	13000	13000	0.55	24000	KING	Vacant(Single-family)	10 Year	No
53	3339400780	130000	130000	0.67	29400	KING	Vacant(Single-family)	10 Year	No
54	1721059102	136000	136000	0.82	35705	KING	Vacant(Single-family)	10 Year	No
55	1921059028	263900	263900	0.87	37700	KING	Vacant(Commercial)	10 Year	Yes
56	3322059080	108000	108000	0.92	40222	KING	Vacant(Single-family)	10 Year	No
57	3321059017	99000	99000	0.95	41403	KING	Vacant(Single-family)	10 Year	No
58	3339400359	112000	112000	0.95	41302	KING	Vacant(Single-family)	10 Year	Yes
59	3121059010	123700	123700	1.12	48890	KING	Vacant(Commercial)	10 Year	Yes
60	521059160	135000	135000	1.13	49208	KING	Vacant(Single-family)	10 Year	No
61	3221059045	115000	115000	1.18	51304	KING	Vacant(Single-family)	10 Year	No
62	3121059069	77000	77000	1.79	77994	KING	Vacant(Single-family)	10 Year	Yes
63	3021059205	483300	483300	1.85	80559	KING	Vacant(Industrial)	10 Year	Yes
64	3121059019	25000	25000	3.13	136306	KING	Vacant(Single-family)	10 Year	No
65	3121059025	126000	126000	3.36	146302	KING	Vacant(Single-family)	10 Year	Yes
66	3021059005	1045400	1045400	4	174245	KING	Vacant(Industrial)	10 Year	Yes
67	3121059023	168000	168000	4.67	203242	KING	Vacant(Single-family)	10 Year	No

68	3121059024	168000	168000	4.67	203327	KING	Vacant(Single-family)	10 Year	No
69	3321059018	180000	180000	4.89	213008	KING	Vacant(Single-family)	10 Year	No
70	321059085	218000	218000	5	217800	KING	Vacant(Single-family)	10 Year	No
71	3221059040	218000	218000	5	217794	KING	Vacant(Single-family)	10 Year	Yes
72	3221059041	218000	218000	5	217794	KING	Vacant(Single-family)	10 Year	Yes
73	321059097	276000	276000	5	217800	KING	Vacant(Single-family)	10 Year	No
74	3221059052	205000	205000	5.09	221742	KING	Vacant(Single-family)	10 Year	Yes
75	3221059050	25000	25000	5.39	234963	KING	Vacant(Single-family)	10 Year	No
76	1921059104	1527200	1527200	5.84	254545	KING	Vacant(Industrial)	10 Year	Yes
77	3121059070	201000	201000	6.03	262804	KING	Vacant(Single-family)	10 Year	Yes
78	3222059180	94000	94000	7.22	314394	KING	Vacant(Single-family)	10 Year	No
79	321059048	310000	310000	7.27	316681	KING	Vacant(Single-family)	10 Year	No
80	3222059181	94000	94000	7.44	323913	KING	Vacant(Single-family)	10 Year	No
81	3321059042	284000	284000	8.81	383763	KING	Vacant(Single-family)	10 Year	No
82	3021059024	425400	425400	9.77	425467	KING	Vacant(Multi-family)	10 Year	Yes

Note: this text contains only the proposed changes to the portions of the critical areas ordinance that apply to aquifer recharge areas.

16.10.020 Definitions.

For purposes of this chapter, the following definitions shall apply:

...

“Aquifer” means, generally, any water bearing soil or rock unit. Specifically, a body of soil or rock that contains sufficient saturated permeable material to conduct ground water and yield economically significant quantities of ground water to wells or springs.

“Aquifer Recharge Area” means areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.

...

“Ground water protection areas” means land areas designated by the city beneath which ground water occurs that is a current or potential future source of drinking water for the city. Please see the definition of “aquifer recharge areas” for additional regulated areas.

...

“Qualified consultant,” for purposes of these regulations, shall mean a person who has attained a degree from an accredited college or university in the subject matter necessary to evaluate the critical area in question (e.g., biology, ecology, or horticulture/arboriculture for wetlands, streams, wildlife habitat, and geology and/or civil engineering for geologic hazards, and hydrogeologist for ground water protection areas), and/or who is professionally trained and/or certified or licensed by the state of Washington to practice in the scientific disciplines necessary to identify, evaluate, manage, and mitigate impacts to the critical area in question. In addition, a qualified consultant for wetlands and streams must be a professional wetland scientist with at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the federal manual and supplements, preparing wetland reports, conducting function assessments, and development and implementing mitigation plans. A qualified consultant for aquifer recharge areas must be a currently licensed Washington State geologist holding a current specialty license in hydrogeology.

...

“Sole source aquifer” means an area formally designated as such by the U.S. Environmental Protection Agency under the federal Safe Drinking Water Act.

“Spring” means a source of water where an aquifer comes in contact with the ground surface.

...

~~“Well” includes any excavation that is drilled, cored, bored, washed, driven, dug, jetted or otherwise constructed when the intended use of an excavation is for the location, diversion, artificial recharge, or withdrawal of ground water.~~

“Wellhead protection area” means the portion of a well’s, wellfield’s or spring’s zone of contribution within the ten-year time of travel boundary, or boundaries established using alternate defined as such using the criteria approved established by the city state Department of Health in those settings where groundwater time of travel is not a reasonable delineation criterion-

16.10.080 Classification and rating of critical areas.

A. To promote consistent application of the standards and requirements of this chapter, critical areas within the city of Auburn shall be rated or classified according to their characteristics, function and value, and/or their sensitivity to disturbance.

B. Classification of critical areas shall be determined by the director based on consideration of the following factors and in the following order:

1. Consideration of the technical reports submitted by qualified consultants in connection with applications subject to these regulations;
2. Application of the criteria contained in these regulations; and
3. Critical areas maps maintained by the planning and department of community development ~~department~~.

...

F. Aquifer Recharge Ground Water Protection Areas. The following Ground water protection areas are hereby designated as aquifer recharge areas subject to review under this in this chapter. correspond to water resource protection areas.;

Type I.

~~which are described in the "Water Resource Protection Report" prepared for the city by Pacific Groundwater Group, December 2000. Water resource protection areas are based on time-related "capture zones" also referred to as "time-of-travel zones" which are derived using a numerical ground water flow model developed for the city and upon geologic conditions. A capture zone is the area that supplies ground water recharge to a pumping well or a spring. A time-related capture zone is the area that supplies ground water recharge to a pumping well or spring within a specified period of time. The location of ground water protection areas have been revised to include all of a parcel where capture zones include a portion of the parcel.~~

~~Ground water protection areas have been divided into four zones as follows:~~

- ~~1. "Ground water protection zone 1" represents the land area overlying the one-year time-of-travel zone of any well or spring owned by the city.~~
- ~~2. "Ground water protection zone 2" represents the land area in the central part of the city beneath which the principal aquifer used by the city for water supply is overlain by highly permeable sand and gravel deposits. These geologic conditions provide a direct pathway for contaminants that may be released to the soil to reach the aquifer.~~
- ~~3. "Ground water protection zone 3" represents the land area overlying the region between the one-year and 10-year time-of-travel zone of any well or spring owned by the city.~~
- ~~4. "Ground water protection zone 4" represents the land area within the city limits not designated as water resource protection zones 1, 2 or 3.~~

1. Sole source aquifers and wellhead protection areas designated pursuant to the Federal Safe Drinking Water Act;
2. Areas established for special protection pursuant to a ground water management program as described by Chapters 90.44, 90.48 and 90.54 RCW and Chapters 173-100 and 173-200 WAC
3. Any other area meeting the definition of "areas with a critical recharging effect on aquifers used for potable water" as described in Chapter 365-190 WAC and the Auburn comprehensive plan, including ground water protection areas #1-3 as designated in the "Water Resource Protection Report" prepared for the City by Pacific Groundwater Group, December 2000.

Type II

1. Ground water protection area #4 as designated in the "Water Resource Protection Report" prepared for the city by Pacific Groundwater Group, December 2000.
2. Any other area within the city that is not otherwise designated or that is added to the city via annexation shall be treated as a Type II aquifer recharge area.

16.10.100 Alteration or development of critical areas – Standards and criteria – Prohibited Uses.

Alteration of specific critical areas and/or their buffers may be allowed by the director subject to the criteria of this section. Alteration shall implement the mitigation standards as identified in ACC 16.10.110, and the performance standards of ACC 16.10.120 and the monitoring requirements of ACC 16.10.130.

...

D. ~~Ground Water Protection Aquifer Recharge~~ Areas. ~~Requests to establish~~ the following land uses and activities applied for on or after the effective date of the ordinance codified in this chapter, as amended, shall be prohibited in ~~ground water protection zones 1, 2, and 3: Type I aquifer recharge areas:~~

1. Class V injection wells that inject industrial, municipal, or commercial waste fluids (as defined in WAC 173-218-030);
2. Surface impoundments for treating, storing and disposing of dangerous waste (as defined in WAC 173-303-040 and 173-304-100);
3. Waste piles for treating or storing solid waste (as defined in WAC 173-303-040, 173-303-660 and 173-304-420);
4. Hazardous waste treatment, storage, and disposal (as defined in WAC 173-303-040);
5. All types of solid waste landfills (as defined in WAC 173-304-100);
6. On-site sewage systems (as defined in WAC 246-272A-01001) except as related to R-RC, ~~rural~~ residential conservancy zoned properties and properties located within sole source aquifer (community well sites not classified as groundwater protection areas) 5- and 10-year time of travel areas;
7. Recycling facilities that accept, store, or use hazardous ~~materials;~~ substances as defined in WAC 173-218-030.
8. Underground storage of hazardous ~~materials-substances as defined in WAC 173-218-030,~~ excluding the underground storage of petroleum and other ~~regulated~~ substances as regulated by Chapter 173-360A WAC;
9. Use, storage, treatment, or production of perchlorethylene (PCE) or tetrachloroethylene (PERC), other than in closed-loop systems that do not involve any discharge of ~~PCE~~ chemicals;
10. Petroleum refining, reprocessing, and storage, excluding the underground storage of petroleum products and other substances as regulated by Chapter 173-360A WAC;
11. Petroleum-product pipelines not associated with underground storage of petroleum and other regulated substances as regulated by Chapter 173-360 WAC; and
12. Storage or distribution of gasoline treated with the additive methyl tertiary butyl ether (MTBE).

16.10.120 Performance standards for mitigation planning.

The performance standards in this section shall be incorporated into mitigation plans submitted to the city for impacts to critical areas.

...

E. ~~Ground Water Protection Aquifer Recharge~~ Areas. A mitigation plan is Protective measures are required of all development except an individual single-family or two-family (duplex) dwelling unit. ~~The mitigation plans Development applications~~ shall include the following minimum measures and incorporate the appropriate responses.

1. ~~Ground Water Protection Zones 1, 2 and 3 Type I Aquifer Recharge Areas.~~
 - a. Indicate how hazardous ~~materials-substances~~ shall be stored and used such that any unauthorized release or discharge of the hazardous ~~materials-substances~~ is prevented.
 - b. Specify that pesticides, herbicides, and fertilizers shall be applied in strict conformance with manufacturer's instructions and by persons licensed to perform such applications, if applicable.
 - c. Document hazardous ~~materials-substances~~ management procedures, including, but not limited to, operations plans, drawings and as-built diagrams, emergency response and spill cleanup plans, and employee training documentation. This information can be provided in the form of copies of permits or other documentation required by other authorities.
 - d. Indicate that any fill material shall be documented to be free of contaminants that exceed Method A and Method B soil cleanup standards specified in Chapter 173-340 WAC prior to placement on the ground, if applicable.
 - e. Specify that any contaminant release reported to the Washington State Department of Ecology (Ecology) per Chapter 173-340 WAC shall also be reported to the city of Auburn public works department concurrent with notification of Ecology.

f. Include a provision that the implementation of the mitigation plan protective measures will be kept up-to-date maintained during the life of the project. Updates shall occur whenever there is a change in use or business occupancy or when there are significant changes in facility operations or hazardous materials-substances management. A copy of the plan is to be available for review by city inspectors at the business or businesses within the development. The plan should cover the facility site in general as well as have a section(s) specific to any tenants within the development.

2. Ground Water Protection Zone 4 Type II Aquifer Recharge Areas. Business Property owners shall implement best management practices for water resource protection.

Exhibit 4- Septic Related City of Auburn Code Sections

ACC 13.20.060 Connection – Required.

A. The owner of lands located within Auburn’s service area that makes application for a short plat or preliminary plat shall extend the public sewer system to serve their land, provided the city permits such connection. The public sewer system extension shall be in accordance with the city of Auburn design and construction standards.

B. The owner of lands located within Auburn’s service area and within 200 feet of a public sewer main, undertaking new residential or nonresidential construction, shall connect to the public sewer system when the city permits such connection.

C. For existing development within Auburn’s service area which is within 200 feet of a public sewer main where an on-site system is operating, connection to the public sewer is required when the city permits such connection and when:

1. Repair, modification or replacement of the system is necessary, or the existing on-site septic system has failed and a new system conforming to the county health authority cannot be designed and installed; or
2. At such time that additional construction which in any way affects the on-site sewage system is proposed.

D. The distance calculated in subsections B and C of this section shall be calculated along the shortest route in road rights-of-way and easements consistent with the comprehensive planning and sewer extension practices of the city, from the existing public sewer system to the nearest point of lands or premises to be served.

E. Every building sewer not connected to a public sewer, or not required by law to be connected to a public sewer, shall be connected to an on-site sewage system.

ACC 13.20.070 Compulsory connections.

If any owner fails through neglect or refusal to connect lands, buildings or other premises with the Auburn public sewer as required by ACC 13.20.060, or fails through neglect or refusal to do other work specified or ordered to be done as provided by this chapter within the time specified, a monthly rate shall be charged in accordance with the rate structure identified in ACC 13.20.440, regardless of hookup to the available sewer. At such time as an owner’s septic tank, drainfield or other private sewage disposal system becomes inoperable in accordance with the provisions of the county health authority, and is refused a permit to make it operable, then the building served by the failed system shall be required to connect to an available public sewer in order to be habitable. (Ord. 5852 § 1, 2004; Ord. 5302 § 1, 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

ACC 13.20.080 Private system – Allowed when.

A private sewage disposal system may be installed as allowed by and in accordance with the provisions of the county health authority. The allowance of a private sewage disposal system will take into consideration city water resource protection efforts and possible impacts to city drinking water sources.

(Ord. 6704 § 3 (Exh. C), 2018; Ord. 5852 § 1, 2004; Ord. 5302 § 1, 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

ACC 13.20.090 Private system – Requirements.

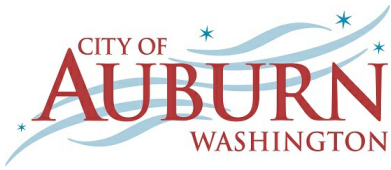
The type, capacity, location, layout, and design of a private sewage disposal system, if required, will comply with the recommendations and regulations of the county health authority. Each private sewage disposal system will be designed by a registered professional civil engineer or certified sewage system designer. No sewage will be permitted to discharge to any natural outlet or to the ground surface. The property owner will operate and maintain the private sewage disposal system in a sanitary manner at all times and at no expense to the city. (Ord. 6704 § 4 (Exh. D), 2018; Ord. 5852 § 1, 2004; Ord. 5302 § 1, 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

ACC 13.20.095 Private system – Abandonment upon public system availability.

A. Any party permanently removing a septic tank, seepage pit, cesspool, wastewater tank or other on-site sewage system from service will:

1. Have the septage removed by a hauler approved by the county health authority; and
2. Remove or destroy the lid; and
3. Fill the void created with compacted soil; and
4. Report the abandonment to the county health authority on a form obtained from the appropriate health officer. A copy of the abandonment form shall also be distributed to the city prior to close out of the required side sewer connection permit.

B. Whenever a public sewer becomes available to a lot/parcel served by a private sewage disposal system not in compliance with ACC 13.20.090, a direct connection will be made to the public sewer in compliance with this chapter and any private sewage disposal system will be abandoned consistent with subsection A of this section. (Ord. 6704 § 5 (Exh. E), 2018; Ord. 5852 § 1, 2004; Ord. 5302 § 1, 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)



AGENDA BILL APPROVAL FORM

Agenda Subject:

Discussion of schedule for Items docketed for consideration as Comprehensive Plan 2019 Annual Amendments

Date:

August 22, 2019

Department:

Community Development

Attachments:

[Item 1 - 2019 CP Amendment Docket](#)

[Item 2 - 2019 Comp Plan Schedule PC 8.7.19](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background Summary:**

Staff to provide docket spread sheet and schedule for annual Comprehensive Plan text and map amendments.

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

Dixon

Meeting Date: September 4, 2019

Item Number:

2019 COMPREHENSIVE PLAN AMENDMENT **DOCKET**

CITY INITIATED **TEXT** AMENDMENTS CPA19-002

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 24, 2019.
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 May 28, 2019.
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 adopted the CFP on July 23, 2019.
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 adopted the CFP on June 12, 2019.
P/T # 5	COA Capital Facilities Plan (CFP)	Volume 3, Capital Facilities Element (<i>City document is incorporated by reference on Page CF-2</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 the CFP document with information from all other City Depts.
P/T #6	1-1 through 7-2 inclusive	Volume 5, "Transportation Element" and Appendix	Modify text in Volume 5, "Transportation Element" throughout to incorporate new language, remove equestrian facilities, and various updates.	State and federal law updates require specific language incorporation; transit service, private developments, and capital projects updates have been implemented or completed since the previous update. Additional minor changes related to grammar, punctuation, and word choice as necessary.	Compliance with state and federal law. Provides latest information and reflects most recent conditions. Re-assign equestrian facilities to PROS as a recreational use.	None	

CITY INITIATED TEXT AMENDMENTS CPA19-002

Item	Page(s)	Area to be changed	Change	Reason	Pros	Cons	Comments
P/T # 7	Map 1.3, LU-133	Volume 1, "Land Use Element"	Change the title of the "M St SE" boundary from M St SE to M St SE/NE on Map 1.3 "Designated Areas" of the Land Use Element. The list of economic development strategy areas and LU-133 require updating to reflect the same. The minor text change includes M St SE to M St SE/NE	The designated area identified changes directional quadrants, and as such the boundary includes both M Street NE and M Street SE. This change clarifies the description to indicate both directional qualifiers are included in the boundary.	The proposed text amendment improves clarity and removes ambiguity regarding the boundary of the identified economic development strategy area.	None	See related map amendment CPM #1

CITY INITIATED MAP AMENDMENTS CPA19-0002

CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #1	Map Section	Comprehensive Plan Map "Designated Areas, Map #1.3"	City-initiated request Comprehensive Plan Land Use Map No. 1.3 in Vol. 1, Land Use Element to reflect a minor change to label the title of the M St SE boundary to M St SE/NE. This is consistent and in conjunction with P/T #7.	The designated area identified changes directional quadrants, and as such the boundary includes both M Street NE and M Street SE. This change clarifies the description to indicate both directional qualifiers are included in the boundary.	The proposed map amendment improves clarity and removes ambiguity regarding the boundary of the identified economic development strategy area.	None	See related policy/text amendment P/T #7	Not Applicable
CPM #2	Map Section	Comprehensive Plan Map "Designated Areas, Map #1.1"	City-initiated request Comprehensive Plan Land Use Map No. 1.1 in Vol. 1, Land Use Element 1 to change Parcel No. 272105-9012. Change the land use designation of the affected parcel from "Single Family" to "Institutional," with a corresponding zoning map change from "R-5 Residential: to "I, Institutional."	An application in 2018 for the construction of a Puget Sound Emergency Radio Network (PSERN) communications tower identified a split zone on the subject parce. The parcel is divided by two public roadways and features a split land use designation between "Institutional" and "Single Family." The majority of the parcel is designated and zoned as "Institutional."	Corrects an error whereby a single parcel is reflected by two land use designations and zoning designations.	None	Approval for the construction of a communications tower was authorized by administrative decision on December 5, 2018, subjecting the parcel to the requirements of the majority segment's zoning, I, Institutional. A corresponding Zoning Code Text Amendment (ZOA18-0001) (Ord No. 6716) amended the ACC to address the use of emergency communications devices as a land use.	Changes the zoning of the western portion of Parcel No. 272105-9012 from "R-5, Residential" to "I, Institutional" to reflect the zoning and land use of the larger portion of the parcel. REZ19-0003

PRIVATE INITIATED MAP AMENDMENTS (See referenced CPA File Numbers)								
File number & CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPA19-0001 CPM# 3	Map Section	Comprehensive Plan Map #1.1	Request by Auburn School District to change the designation of four parcels totaling approximately 10.55 acres and located north of SE 304th St and west of 132nd Ave SE from "Single Family Residential" to "Institutional" and an associated rezone from "R-5, Residential 5 dwelling units per acre" to "I, Institutional" for development as a future elementary school site. Parcel Nos. 042105-9015, 894670-0210, 042105-9053, 042105-9063.	Change the map designation to allow for the development of the sites as a future elementary school site.	The proposed land use designation change is consistent with the Institutional Designation as identified in the Land Use Element, and policy LU-102. The subject property is located in a residential area providing proximity and access to educational services for nearby residents.	None	August 1, 2019, the City of Auburn issued a Determination of Non-Significance (DNS) (File No. SEP19-0018).	Yes, change the zoning designation from "R-5, Residential" to "I, Institutional. REZ19-0001

City of Auburn
2019 Comprehensive Plan Annual Amendments - Proposed Schedule

	8-7-19	9-4-19	10-8-19	11-5-19	11-12-19	11-25-19	12-2-19	12-16-19
	Planning Commission Meeting	Planning Commission Regular Meeting	Planning Commission Meeting	Planning Commission Regular Meeting	City Council Study Session	City Council Study Session	City Council Regular Meeting	City Council Regular Meeting
GROUP #1								
City-initiated Text Amendments CPA19-0002 <ul style="list-style-type: none"> School district CFP's P/T #1-4 City Capital Facilities Plan P/T #5 City text amendments P/T #6, 7 City initiated Map Amendments <ul style="list-style-type: none"> CPA19-0002, CPM#1, 2 	Intro. on Comp Plan amendment docket	Introduce schedule and docket, next steps for Comp Plan amendment	Conduct Public Hearing	Continue Public Hearing, if needed.	Discuss PC recommendation, if available	Continue discussion of PC recommendation, if needed	Council Action	Continue Council Action, if needed
GROUP #2								
Privately-Initiated Map Amendments <ul style="list-style-type: none"> CPA19-0001, CPM #3 Auburn School District 	Intro. on Comp Plan amendment docket	Continue Briefing, if needed	Conduct Public Hearing	Continue Public Hearing, if needed.	Discuss PC recommendation, if available	Continue discussion of PC recommendation, if needed	Council Action	Continue Council Action, if needed
Privately-Initiated Map Amendments <ul style="list-style-type: none"> CPA19-0003, CPM #4 Oakpointe Communities 	Intro. on Comp Plan amendment docket	Update Planning Commission on staff analysis and recommendation to remove from 2019 Comp Plan amendment						