



AGENDA BILL APPROVAL FORM

Agenda Subject: Ordinance No. 6677 - Zoning Code Text Amendments to Chapter 18.02 (General Provisions), Chapter 18.35 (Special Purpose Zones), and Map amendment to the Zoning Map to establish an Open Space zoning district that will implement the "Open Space" land use designation, as provided in the City of Auburn's Comprehensive Plan and Comprehensive Land Use Map		Date: January 25, 2018
Department: Community Development & Public Works Dept.	Attachments: Item 1 - Ordinance No. 6677 Item 2 - Ordinance No. 6677 – Exhibit 1 Area-Wide Rezone Map	Budget Impact: (none)
Administrative Recommendation: City Council to approve the Planning Commission's Recommendation and adopt Ordinance No. 6677.		
Summary: <p>By Ordinance No. 6584, the City of Auburn adopted a new Comprehensive Plan at the end of 2015 that includes a new land use map designation of "Open Space". Under the existing comprehensive plan document structure, each Comprehensive Plan land use designation is implemented by at least one zoning district (zone) that addresses the allowed uses and the zoning development standards. Currently, there is no implementing Open Space zone in the Auburn City Code.</p> <p>To establish an implementing Open Space zone, on December 6, 2016 staff presented the proposed open space text amendments and zoning map amendment to the Planning Commission. The Planning Commission held subsequent public meetings on January 4, 2017, March 7, 2017, and April 4, 2017. During these public meetings, Planning Commissioners reviewed the proposed text and map amendments, directed questions to staff, and requested additional information, particularly pertaining to the effect on the proposed open space zoning district to private property owners.</p> <p>On July 5, 2017, the Planning Commission held a public hearing regarding the creation of the Open Space zone. During this public hearing, staff addressed comments received from the City of Auburn Parks Department, City of Auburn Economic Development Department, and Nancy Bainbridge Rogers, representing Mark Segale, a private property owner, and presented a revised staff recommendation. The Planning Commission continued the public hearing to August 8, 2017, requesting that staff conduct additional noticing to and/or coordination efforts with Andrew and Elena Cherny, private property owners, and the Muckleshoot Indian Tribe (MIT). Following the July 5, 2017, staff conducted additional noticing efforts as requested and coordinated review of the proposed zoning map amendment with the MIT.</p> <p>At the August 8, 2017 continued public hearing, the Planning Commission deliberated and in making their recommendation modified the staff recommendation that City of Auburn staff would continue to coordinate with the MIT.</p>		
Background: <ol style="list-style-type: none"> 1. The purpose and effect of the proposed open space text amendments and zoning map amendment were included in the Planning Commission's review and subsequent recommendation; of particular note are the following items: <ul style="list-style-type: none"> • The Open Space zone is generally meant to apply to parcels that are largely undeveloped in character and feature "natural" and "urban conservancy" shoreline areas, significant wildlife habitats, large stormwater detention ponds or floodplain ponds, utility corridors with public access, watersheds or areas with significant development restrictions. • The majority of the parcels are owned by the City of Auburn (COA). The COA-owned parcels generally feature either a critical area, such as a wetland or geologic hazard area, utility infrastructure, or are within the shoreline jurisdiction and subject to the COA Shoreline Master 		

Program (SMP).

- The majority of the non-City owned parcels are governmentally owned or utility-owned parcels, which are encumbered by utility infrastructure, such as a transmission line.
- The remaining non-City owned parcels, are privately owned and either:
 - Contain a critical area, such as a wetland or geologic hazard area (regulated by Chapter 16.10 Auburn City Code (ACC));
 - Feature a split-land use designation due to the shoreline of the White River and are subject to the City of Auburn (COA) Shoreline Master Program (SMP)); or
 - Were originally set aside as open space per previous plat requirement.

2. The adoption of Ordinance No. 6667 on December 18, 2017 (which adopted the 2017 annual Comprehensive Plan annual amendments) changed the land use designation of numerous parcels that were previously included in the “Open Space” and thus originally proposed for this zoning map amendment (to make the Comprehensive Plan designation and zoning agree). The parcels modified under Ordinance No. 6667, were originally incorrectly designated during the 2015 Comprehensive Plan mapping update. Throughout the open space zoning amendment, staff recognized that there were some inconsistencies and refinements needed as a result of this mapping process, and intended to make refinements during the subsequent annual comprehensive plan amendment process. The annual comprehensive plan amendment process is the avenue by which staff may make changes to the Comprehensive Plan Map. Thus, since the parcels changed per Ordinance No. 6667 are no longer designated “Open Space”, they been removed from this proposed open space zoning map amendment. Ordinance No. 6677 Exhibit 1 – Area-Wide Rezone Map has been updated to that effect.
3. Planning Commission’s recommendation recognizes that the proposed zoning code language and zoning map amendment does not affect “Indian Lands” and is not intended to, usurp or exercise land use control over such lands. The intent of the text and map amendment is to identify what zoning or land-use provisions would apply to such lands were they not under Indian jurisdiction, or were the land to change in ownership or jurisdictional character. This recognition is consistent with the language contained in ACC 18.01.050 (adopted under Ordinance No. 6667) which addresses how city zoning and land use regulations relate to Indian Lands.
4. The City Council discussed Ordinance No. 6677 and the proposed establishment of the “OS, Open Space zoning district” and the text and map changes at their Study Session on February 12, 2018.

Request:

Schedule Ordinance No. 6677 for action by City Council at the regular Council meeting on February 20, 2018.

Attached to this agenda bill are the following:

- Item 1 - Ordinance No. 6677
- Item 2 - Ordinance No. 6677 Exhibit 1 – Area-Wide Rezone Map

Action:

Council Approval: ☐ Yes ☐ No Call for Public Hearing ____/____/____

Referred to _____ Until ____/____/____

Tabled _____ Until ____/____/____

Reviewed by Departments & Divisions:

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Building | <input type="checkbox"/> M&O |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Mayor |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Parks |
| <input type="checkbox"/> Fire | <input checked="" type="checkbox"/> Planning |
| <input type="checkbox"/> Legal | <input type="checkbox"/> Police |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Human Resources |

<input type="checkbox"/> Information Services <input type="checkbox"/> Surveying	
Staff: Tate	
Meeting Date: February 20, 2018	