

**ORDINANCE NO. 6 7 4 6**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RELATING TO PLANNING; ADOPTING 2019 ANNUAL COMPREHENSIVE PLAN MAP AND TEXT AMENDMENTS PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND ADOPTING CORRESPONDING REZONES RELATED TO CERTAIN MAP AMENDMENTS

WHEREAS, since 1986 the City of Auburn has maintained a Comprehensive Plan, periodically updated and reaffirmed by the City Council, that includes a Map establishing the location of the Comprehensive Plan Land Use Designations throughout the City; and

WHEREAS, on December 14, 2015, the Auburn City Council adopted an updated Comprehensive Plan by Ordinance No. 6584; and

WHEREAS, in May 2019 the City of Auburn published in the *Seattle Times Newspaper* an advertisement that the City was accepting comprehensive plan amendment applications and established a deadline for submittal of June 7, 2019; and

WHEREAS, the City of Auburn received and processed one private-initiated map amendment for the year 2019 annual amendments; (Auburn School District as CPA19-0001 and REZ19-0001); and

WHEREAS, the City of Auburn initiated two map amendments (File No. CPA19-0002) and seven policy/text amendments (File No. CPA19-0002); and

WHEREAS, one of the City-initiated map amendments and the private initiated map amendments have an associated rezone (zoning map amendment) to maintain consistency with the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan text/policy amendments and map amendments were processed by the Community Development Department as proposed Year 2019 annual amendments to the City of Auburn Comprehensive Plan; and

WHEREAS, the Growth Management Act, RCW 36.70A, requires the City to maintain a current Capital Facilities Plan; and

WHEREAS, the environmental impacts of the proposed Year 2019 Comprehensive Plan amendments and rezones were considered in accordance with procedures of the State Environmental Policy Act (File No. SEP19-0028 (city-initiated amendments) and SEP19-0018 (Auburn School District Elementary Site 16 private-initiated amendment) were determined to have no environmental significance; and

WHEREAS, the proposed amendments were transmitted to the Washington State Department of Commerce, Growth Management Services Division, and other State agencies for the 60-day review period in accordance with RCW 36.70A.106; and

WHEREAS, after proper notice published in the City's official newspaper at least ten (10) days prior to the date of the hearings, the Auburn Planning Commission on October 8, 2019 and November 12, 2019, conducted public hearings on the proposed amendments heard and considered the public testimony, viewed the evidence and exhibits presented to it, and made recommendations to the City Council on the proposed Year 2019 annual Comprehensive Plan map and text amendments and for certain amendments, on the associated rezones; and

WHEREAS, on November 25, 2019, the Auburn City Council reviewed the Planning Commission's recommendations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

**Section 1.** Application CPA19-0001 & REZ19-0001, Auburn School District, Elementary School Elementary Site 16 Comprehensive Plan Map Amendment, requesting a land use designation change from “Single-Family” to “Institutional” and a rezone (zoning map amendment) from “R-5 Residential – Five Dwelling Units per Acre” to “I - Institutional Zone” for four parcels totaling approximately 10.55 acres, identified by King County parcel numbers: 8946700210, 0421059053, 0421059063, & 0421059015 is approved, as set forth in Exhibit B, and the findings and conclusions outlined in the October 8, 2019 staff report to the Planning Commission, as set forth in Exhibit A, are adopted.

**Section 2.** The 2019 Comprehensive Plan city-initiated Map Amendments (CPA19-0002) are approved, as set forth in Exhibit C, and the findings and conclusions contained in the October 8, 2019 staff report to the Planning Commission, as set forth in Exhibit A, are adopted.

**Section 3.** The 2019 annual Comprehensive Plan city-initiated Text Amendments (CPA19-0002), as set forth in Exhibit D, are approved. The full text of the Capital Facilities Plan of the City and the four school district’s Capital Facilities Plans are adopted, copies of which shall be on file with the Office of the City Clerk, and the Findings and Conclusions outlined in the October 8, 2019 staff report to the Planning Commission, as set forth in Exhibit A, are adopted.

**Section 4.** The adopted Comprehensive Plan as amended is designated as a basis for the exercise of substantive authority under the Washington State Environmental

Policy Act by the City's responsible environmental official in accordance with RCW.  
43.21C.060.

**Section 5.** The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation to include incorporating into one document the adopted Comprehensive Plan map and text amendments, attached as Exhibit A, Exhibit B, Exhibit C, and Exhibit D when preparing and publishing the amended Comprehensive Plan.

**Section 6.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

**Section 7.** This Ordinance shall take effect and be in force five days from and after its passage, approval and publication as provided by law.

INTRODUCED: \_\_\_\_\_

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CITY OF AUBURN

\_\_\_\_\_  
Nancy Backus  
MAYOR

ATTEST:

\_\_\_\_\_

Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven L. Gross, City Attorney

Published: \_\_\_\_\_

## **Exhibit A**

*See Staff Report dated October 8, 2019 transmitted to the Planning Commission for the Public Hearings on October 8, 2019 and November 6, 2019. Findings of Fact and the Planning Commission recommendation is provided on the Planning Commission Agenda Bill cover sheet.*

*(Please see “Staff Reports/Presentations” tab in the working binder).*

## Exhibit B

Colored Map as an excerpt of the City's Comprehensive Plan Map showing a change from "Single Family Residential" to "Institutional" for four parcels totaling approximately 10.55 acres, identified by parcel numbers: 894670-0210, 042105-9015, 042105-9053, & 042105-9063 for the Auburn School District Kersey Way SE Site (CPA19-0001)

Colored Map as an excerpt of the City's Zoning Map showing a change from "R-5, Residential Five Dwelling Units Per Acre" to "I, Institutional" for four parcels totaling approximately 10.55 acres, identified by parcel numbers: 894670-0210, 042105-9015, 042105-9053, & 042105-9063 for the Auburn School District SE 304<sup>th</sup> Street Site (REZ19-0001)

(Please see "Comp. Plan Map Amendments CPA19-0001" tab in the working binder).

## **Exhibit C**

*CPM #1 - Change the Comprehensive Plan Map, "Designated Areas, Map # 1.3" to change "M St SE" Designated Area to read "M St SE/NE," reflecting the geographic coverage of the designated area.*

*CPM #2 - Colored Map as an excerpt of the City's Comprehensive Plan Map showing a change from "Single Family Residential" to "Institutional" for a portion of one parcel totaling approximately 8.4 acres, identified by parcel number: 272105-9012 (CPA19-0002)*

*Colored Map as an excerpt of the City's Zoning Map showing a change from "R-5, Residential 5 dwelling units per acre" to "I, Institutional Zone" for a portion of one parcels totaling approximately 8.4 acres, identified by parcel numbers: 272105-9012. (REZ19-0003)*

*(See "Comp. Plan Map Amendments" tab in the working binder)*



## Exhibit D

### **Annual Comprehensive Plan Map (CPM) Amendments (CPA19-0002 – City Initiated)**

*P/T #1 – Incorporate Auburn School District Capital Facilities Plan*

*P/T #2 – Incorporate Dieringer School District Capital Facilities Plan*

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

*P/T #4 – Incorporate Kent School District Capital Facilities Plan*

*P/T #5 – Incorporate City of Auburn Capital Facilities Plan*

*P/T #6 - P/T #6 –Transportation Element (Plan) Volume 5, (incorporated by reference) The changes 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. (see image under Map Amendments CMP #1).*

*(See “Comp. Plan Policy/Text Amendments” tab in the working binder)*