



PLANNING COMMISSION

October 6, 2020

Draft MINUTES

I. CALL TO ORDER

Chair Judi Roland called the virtual meeting to order at 7:10 p.m. via Zoom due to Governor Inslee's "Stay Home, Stay Healthy" initiative due to the Covid 19- Pandemic and City Ordinance No. 5533

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice-Chair Lee, Commissioner Mason, Commissioner Moutzouris, Commissioner Khanal and Commissioner Stephens.

Staff present: Jeff Dixon, Planning Services Manager; Doug Ruth, Assistant City Attorney; Anthony Avery, Senior Planner; Alexandria Teague, Planner II; Jason Krum, Development Services Manager, Joel Asbjornsen, Housing Repair Program Coordinator; Consuelo Rogel, Financial Analyst; Jennifer Oliver, Administrative Assistant.

Members of the public present: Valley Regional Fire Authority represented by: Karen Stewart, Fire Marshal; Dave Casselman, Deputy Fire Marshal; Josh Rogers, Assistant Fire Marshal; Bob Sanders; Greg Gratias.

b.) PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

A. September 9, 2020 Regular Meeting Minutes

Commissioner Khanal moved, and Commissioner Stephens seconded to approve the minutes from the September 9, 2020 meeting as written.

MOTION CARRIED UNANIMOUSLY. 5-0

Commissioner Mason was excused from the September 9, 2020 Meeting.

III. OTHER BUSINESS

A. Proposed Amendments to Auburn City Code Title 15 (Building and Construction)

Jason Krum, Development Services Manager addressed the Planning Commission with an Introductory Discussion of Building Code Update and proposed amendments to ACC Title 15 (Building and Construction).

The Washington State Building Code Council has adopted updated 2018 building codes and related standards and associated State amendments. This is a periodic update that typically occurs every three (3) years in response to the publication of updated codes and standards by the International Code Council and associated organizations. Updated codes are anticipated to be effective February 1, 2021.

The proposed changes are being originated by staff to prepare Auburn City Code for consistency with State adoption, provide additional clarity for currently adopted amendments where needed, and implement additional amendments in anticipation of future needs. The proposed changes are shown by strikeout/underline code presented to the Planning Commission in the packet as Exhibits A, B, C, D, E, F, G, H & I. The proposed changes to ACC Title 15 will prepare City of Auburn code for the anticipated State adoption of updated codes and standards and help both the public and Staff in preparing, processing, reviewing, approving, and inspecting permit applications. At this Planning Commission Meeting, Staff would like to discuss the contents of this memo with the Planning Commission. Then, based on the discussion, Staff would seek input on whether the code changes could be scheduled for a future hearing to be conducted by the Planning Commission.

Model Building codes in the U.S. are developed from three regional groups:

- BOCA National Building Code (BOCA/NBC)
Building Officials code Administrators (BOCA)
- Uniform Building Code (UBC)
International Conference of Building Officials (ICBO)
- Standard Building Code (SBC)
Southern Building Code Congress International (SBCC)

Updated I- Codes (International Building Codes) are published by ICC every 3 years. Committees hear code change proposals with an open process with public input. ICC Voting Members decide on proposed code changes.

The State Building Code Council (SBCC) was created in 1974. SBCC adopted the 1973 UBC on January 1, 1975. SBCC adopted the International Codes in 2003. Every 3 years the SBCC adopts the updated codes along with state specific amendments. Technical Advisory Groups review new codes and amendment proposals.

The City of Auburn adopts updated codes every 3 years. Added are local amendments, Offer local appeals, establishment of penalties and prosecution in municipal court. The City adopts codes and amendments in ACC Title 15- Buildings and Construction. Title 15 currently includes 15 Chapters.

Significant updates - ICC : IBC include:

- Occupiable Roof Areas
- Cooking Facilities & Smoke Barriers
- Medical Gas
- Higher Education Laboratories
- Security Access Turnstiles
- Carbon Monoxide Alarms – Alterations

Significant Updates – ICC: IRC

- Solar Roof Access and Pathways
- Deck Design

Significant Updates – WSBCC: IBC

- Family Home Child Care specification

- Occupancy Class: Marijuana Processing, F-1
- Mass Timber
- Fire Pumps
- Pressurized Stairwell Standby Power

Significant Updates – WSBCC: IRC

- Submittal documents – Digital Form
- ADU in Duplex
- Basement Sleeping Rooms
- Habitable Attics & Sleeping Lofts
- Townhomes greater than 4 = Fire Sprinklers
- Heat Detection New Garages

15.06.010(B) International Residential Code: Adoption of New Appendix Q, “Tiny Houses”.

* Definition: A dwelling that is 400-sf or less in floor area excluding lofts.

* Includes alternative minimums for ceiling height, loft areas, stair width, stair risers and headroom.

Significant Updates – WSBCC: RES. Energy Code

- Compared to 2006 – Goal 30% by 2020
 - 2018=55

Dwelling Unity Type:

Small: 2015 1.5 WSEC Credits; 2018 3.0 WSEC Credits

Medium 1500-5000 SF: 2015 3.5 WSEC Credits; 2018 6.0 WSEC Credits

Large (greater than 5000 SF): 2015 4.5 WSEC Credits; 2018 7.0 WSEC

R-S Multi Family: 2015 WSEC 1.5; 2018 4.5 WSEC 4.5

Additions less than 500 sf: 2015 WSEC Credits 0.5; 2018 WSEC Credits 1.5.

Significant Updates – WSBCC:

Multi- Family Energy Code/Commercial

- Balanced Ventilation System
- Compartmentalization
- Continuous Insulation
- Doors & Windows
- Air Leakage Testing – Mandatory
- Dedicated Outdoor Air Systems
- Total System Performance Ratio
- Alterations to existing buildings

ACC Title 15 Updates: Minor

- Updated references to 2018 codes
- Updated reference titles & minor clarifications
- Updated references to Community Development

ACC Title 15 Updates: Minor

- 15.06.010(J) International Property Maintenance Code
- Re-locating amendments to IPMC from 15.06.010 to Chapter 15.20 Vacant Property Management
- Code language changes not proposed
- 15.06.040 Penalties and enforcement

- Re-locating language to 15.07 construction code
- Combine Chapter 15.36A & 15.38A Fire Code
 - 15.36A Fire Code, amendments to IFC
 - 15.38A Fire Protection Requirements
- 15.07.050 Permits
 - Revision of refund language from 80% to full amount less resubmittal fee for administrative costs
 - Additional refund language for previously unaddressed step between permit approval and issuance
 - Revised term of expiration for permit refund from 360-days from expiration to coincide with permit expiration
- 15.07.100 Certificate of occupancy
 - Updated language regarding public improvements and the relationship to final inspection and certificate of occupancy.
- 15.07.130 Appeals – Hearing Examiner
 - Added clarification in the time limit for appeals related to the building code of 20 calendar days.
- 15.36A.015 – Permit Extensions
 - Replaced IFC language regarding permit extensions to be consistent with IBC & IRC to offer more flexibility on permit extensions
- 15.36A.031 Fire service features
 - Added some clarification on adopted elements of Chapter 5 of IFC regarding fire access & service features for consistency with Auburn Engineering Design Standards
- 15.36A.041(E) – Automatic Sprinkler Riser Rooms
 - Added clarification on riser room enclosure requirements
- 15.36A.051 Liquid Petroleum Tanks
 - Added a requirement for LP Tanks to be secured and include earthquake shut-off device
 - Not proposed as retroactive but applies to modifications
- 15.36A.063 – Fire Apparatus Access Road Remoteness
 - Added exception to IFC Appendix D remoteness requirements
- 15.36A.091 – Fire Alarms
 - Added clarification that alarm requirement criteria in ACC is not retroactive and applies to additions.
- 15.36A.031E – Emergency Responder Radio Coverage
 - Replacing Section 510 of IFC with proposed by regional task force to prepare for PSERN
- 15.36A.67 Fire Fighter Air Replenishment Systems

- Proposed adoption of new appendix to IFC (as of 2015 IFC) and clarification language on applicability to apply to “high-rise buildings.”

Staff completed the presentation to Planning Commission and invited Valley Regional Fire Authority (VRFA) to present additional information regarding Emergency Services Code Changes. VRFA Fire, Marshall Karen Stewart presented to the Commission.

Emergency Services Code Changes affect the Communication System and adopting King County amendment to International Fire Code 510 as well as Air System and adopting International Fire Code Appendix L.

International Fire Code (IFC) 510 is concerned with the reliability of Emergency Responder radios inside structures. Stakeholders include Fire Marshalls, Police, Sheriff, Property Managers and industry. Supported by Valley Com, King County Radio, Puget Sound Emergency Radio Network and King County Fire Chief Association. It affects Consistent enforcement, technical requirements, system design, maintenance, and testing throughout King County. Presenting to Algona, Bellevue, Burien, Covington, Federal Way, Issaquah, Kent, Kirkland, Pacific, Redmond, Renton, Shoreline, SeaTac, Seattle and Woodinville.

IFC Appendix L:

Adopt International Fire Code Appendix L Requirements for Fire Fighter Air Replenishment Systems in **High-rise** structures (structures with an occupied floor more than 75 feet above the lowest level of fire access). WHY approve: three things we need to fight fire: water, air, communications, Air: air standpipes

- Allows for efficiency – firefighters can be deployed to rescue, evacuation
- Greater safety for occupants
- Greater safety for firefighters (11-13 minutes per bottle)
- Bellevue, Renton, and Tukwila adopted years ago
- Kent, Federal Way, Auburn, and Tukwila look at 2018 code adoption

Fire Marshall Stewart offered information and facts as to why it is important to adopt IFC Appendix L:

- First Interstate Bank fire in LA 383 firefighters from 64 companies used 800 air bottles in three and ½ hours to bring the fire under control
- In high-rise fire research has determined that within 11-12 minutes 50% of firefighters low air alarms were going off that means only 25% of air is left in the bottle
- Currently for High-rise fires two to four firefighters are required moving equipment for every firefighter inside fighting fire.
- Imagine a modern High-rise (building over 75 feet) without a fire sprinkler or water standpipe.
- Then imagine how much time and personnel would be wasted moving hose into the building
- The FARS system allows firefighters to have an air system inside the high-rise structure.—it is a standpipe for air

- Allows for efficiency
- Greater safety for occupants
- Greater safety for firefighters
- Instead of caring bottles of air to the staging floor via the stairs or elevator, air would already be in the stairwells.
- Frees firefighters for fire attach, rescue operations, ventilation, evacuation, search and rescue, lobby control and other critical tasks.

Costs:

- Fire alarm system: \$4-\$7 per square foot
- Fire sprinkler system: \$2-\$7 per square foot
- FARS: \$0.22-\$0.79 per square foot

The Commission asked about the Energy Credits for new construction and asked for clarification from Staff if those credits applied to remodels. Staff responded that the Energy Credits do come into effect depending on the remodel scope of work, although, the credits mostly apply to commercial use. Additionally, the Planning Commission commented that the Air Leaking test was intriguing and inquired about what kind of cost does that add to a home, duplex or condo. While Staff was not exactly aware of the cost, they will reach out to a developer to provide that information to the Commission.

Valley Regional Fire Authority (VRFA) referenced the Heritage Fire, in downtown Auburn that happened two years ago, in their presentation to the Planning Commission. The Heritage building was a two-story structure. The IFC Code Change only affects high rise structures. The Commission asked why the code change request is only for high rise structures and not any structure of building when it could potentially save fire fighters lives. VRFA responded that while they will eventually work to define the code and take it further, the code comes in small increments right now. High rises are the most common places where the FARS System (allows firefighters to have an air system inside the high-rise structure.—it is a standpipe for air) can be found. It is also found in large warehouses which is present in Auburn.

The Planning Commission discussed section 1507-20. This section notes that there is a conflict between International Green Construction Code and the City of Auburn Design code. The Commission was curious as to why it defaults to the City of Auburn Code versus the International Code. Staff responded that the International Green Construction Code hasn't been adopted yet by the state. The City of Auburn proactively adopted it during the last code cycle as an optional guide for contractors who wanted to pursue more green methods of construction. Staff agreed it would be a great reference for contractors. However, City of Auburn design standards, mostly as it relates to Storm Design requirements, have to meet the requirements of the Department of Ecology (DOE) storm water design. Staff felt it necessary to clarify that if there is something that is required to meet the DOE Codes, that it was covered under the City of Auburn Design Code and there was no conflict.

The Commission inquired about Section 1508-A Title 51 regarding Recyclable Materials and Solid Waste Storage and if this was for allowing enough space or if it's a fire code element. Staff commented that it has been clarified because it was adopted in the past

and its really just to specify for different types of developments how much their project site is being committed to making sure they have enough waste handling capacity and recycling facility. Staff mentioned there was guidance in the past with this, but it was blank in error when it came to education, warehousing and wholesale uses. Auburn City Code filled in the blanks where there was no education.

The Planning Commission asked about review of permits and is there a timeline review code. Staff replied that the State has guidelines for timelines for processing permits that Auburn is aware of but there is nothing specific in the City of Auburn code regarding timelines at this time.

Chair Roland asked for clarification on the square footage on buildings and costs figures regarding the FARS System for Fire Fighters. She inquired if its figured by the square footage per floor or by how many of the systems will go up in the buildings. Fire Marshal Stewart explained that it is determined by the whole footprint square footage of the building and how much a sprinkler system, fire alarm and the FARS System would cost.

The Commission inquired about Fire Code IFC 510 (that is concerned with the reliability of Emergency Responder radios inside structures). Clarification was asked if it was the building/building owners' responsibility for equipping the building with the radio equipment for the Communication system for IFC 510. VRFA confirm that it was the owner's responsibility. The PSERN System gets the radio coverage to the exterior of the building. When structures are built with energy efficient windows, radio systems are compromised and weal for communicating with emergency services. The IFC 510 will create a testing system for Valley Com and PSERN eventually, to perform on the antennas attached to the buildings. The antennas are not installed by VRFA but rather a contractor. Once they are installed, Valley Comm, PSERN and VRFA will test to confirm there is no interference. The Commission asked if the antennas would interfere with WIFI coverage or phone systems and VRFA confirmed it would not. Fire Marshall Stewart did mention there was a monthly cost to operate and maintained the systems

After completing the presentation and further discussion, the Planning Commission and staff will hold a Public Hearing for the Building Code Updates at the next scheduled Planning Commission meeting on October 20, 2020.

B. 2020 Annual Comprehensive Plan Amendments – Briefing Group # 1

As part of the 2020 Comprehensive Plan Amendment process, staff prepared a working binder for use by the Planning Commissioners during their consideration of the proposed annual comprehensive plan amendments.

WORKING BINDER OVERVIEW

Staff has prepared the 2020 Comprehensive Plan Amendment Working Binder with the following information:

- Introductory/Front Section:
 - Index to binder contents,
 - Proposed Updated Schedule, &

- Comprehensive Plan Amendment Docket
- Tab 1: Staff Reports and presentations– the staff reports that are provided and will be provided will be used for the two upcoming public hearings.
- Tab 2: Environmental Review – the environmental checklists and SEPA determinations for the proposed amendments (both city initiated and private initiated amendments).
- Tab 3: General Info. and Correspondence – correspondence related to the amendment process and public notices.
- Tab 4: Comprehensive Plan Policy/Text Amendments – includes the 4 school district Capital Facilities Plans, the City's Capital Facilities Plan, and policy/text amendments to individual comprehensive plan elements
- Tab 5: Comprehensive Plan Map Amendments – includes both city-initiated and private-initiated map amendments.

DISCUSSION

At the October 6, 2020 Planning Commission meeting, staff would like to briefly review and discuss the **first group of docket items** consisting of:

Group #1 - City Initiated Comprehensive Plan Text Amendments (CPA20-0005) (each capital facilities plan is to be adopted and incorporated by reference)

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

(While #6 is part of Group #1, this was already discussed at the September 9th meeting & will not be discussed)

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

- Update Transportation Improvement Program (TIP) information/project list;
- Re-designate multiple capital projects from the TIP (funded) to the Comprehensive Plan (unfunded) to maintain continuity in the future transportation network conditions.
- Update maps as needed to reflect current data and conditions (addressed by CMP#1, below);

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

(While # 7 was initially identified as part of Group #1, the Parks Dept. has reviewed and determined, there are sufficient references to equestrian opportunities in the existing Parks Plan element, and Parks Dept. has no intention to expand upon that at this time. This topic will no longer be considered on the docket.)

P/T #7 – Volume 7, Parks, Recreation, and Open Space Element. Add language pertaining to equestrian trails. Language has been previously removed from transportation element and requires modification to meet the goals and mission of the Parks, Recreation, and Open Space Element.

(While #8 is part of Group #1, this was already discussed at the September 9th meeting & will not be discussed)

P/T #8 – Volume 1, Land Use Element and Volume 5, Transportation Element (Plan). Amend comprehensive plan policies which do not sufficiently protect the operations of the Auburn Municipal Airport, and do not provide the City sufficient authority to ensure development around the airport is coordinated and consistent with the Airport Master Plan. Policies are currently being evaluated as to whether they:

- Protect the operations of the Auburn Municipal Airport (the “airport”);
- Prevent or promote incompatible land uses around the airport;
- Ensure that development around the airport is coordinated and consistent with the Airport Master Plan;
- Protect the airport from nonconforming uses and structures that pose a safety concern to airport operations;
- Provide the authority to review the impact of development on air safety;
- Are clearly defined and clearly understood, or open to a wide degree of interpretation; or
- Use outdated language

P/T #9 – Volume 1: Land Use Element: Provide additional clarification as to appropriate utilization of development standards when applying a transition designation. Additional guidance on implementation to be considered.

Comprehensive Plan Map Amendments

City-Initiated Map Amendments (CPA20-0004):

(While CPM#1 is part of Group #1, this was already discussed at the September 9th meeting & will not be discussed)

CPM#1 – Volume 5: Transportation Element: Several maps found throughout Volume 5 have been updated to reflect current conditions. A final list of maps and corresponding page numbers is under development by Transportation Planning.

Private-Initiated Map Amendments:

- CPM #2 – CPA20-0001** - Request by Auburn School District to change the designation of King County Parcel number 2121059042 totaling approximately 2.19 acres and located on the north side of Auburn Way South approximately 400 feet west of Noble Court SE from "Multiple-Family Residential" to "Institutional" and an associated rezone from "R-20, Residential 20 dwelling units per acre" to "P-1, Public Use". The existing Chinook Elementary School, located on an adjacent parcel, is zoned P-1. The school district has purchased this additional site to incorporate into a redevelopment effort for the existing school.

Planner Avery introduced Consuelo Rogel, City of Auburn Financial Analysts, and presented to the Commission a draft of the 6 -year Capital Facilities Plan (2021-2026). A capital facilities plan is one of the comprehensive plan elements required by Washington's Growth Management Act (GMA). The GMA requires that a capital facilities plan include an inventory of existing capital facilities (showing locations and capacities), a forecast of future needs for such capital facilities, proposed locations and capacities of new or expanded capital facilities, and a minimum of a six-year plan to finance capital facilities with identified sources of funding. The attached CFP satisfies the GMA requirement for a Capital Facilities Element as part of the Comprehensive Plan.

The Commission was provided information on projects that have been added, removed or revised from the previous year's CFP (2020-2025) due to the creation of new projects, completion of projects or changes in project titles and/or priorities.

The Planning Commission asked about the Capital Facilities Plan deficit and what projects have been cut due to the deficit and grants that were not available. Arterial Streets in Transportation and Water Facility took the biggest hit. A list of projects that that have been either pushed back or delayed was provided from Consuelo Rogel, City of Auburn Financial Analysts, to the Commission.

IV. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager, Jeff Dixon reported that progress in the downtown area of Auburn is moving along nicely. Two sites near City Hall are making significant construction progress. The Commission asked if there was going to be commercial use on the first floor of the building being developed south of Main Street. Staff confirmed that yes that it would have commercial on the first floor with building entries to Main Street at each corner.

The Planning Commission asked what would be going in at the Long Horn Restaurant site. While the building has been removed, Staff was not aware of any new development at this time.

The Commission mentioned construction happening near 15th St SW. Staff commented that two warehouse sites are being built. One is near 15th Street SW and the northern project will access 8th St SW.

The Planning Commission inquired on the new Sound Transit Parking Garage and if that was still being built. Sound Transit is still in communication with the City regarding the design and advancing the project. With the Covid Pandemic, Sound Transit's budget has likely been affected and possibly slowed the original timetable. The timeline for the Parking Garage might not happen in the initial time frame that was provided.

Commissioner Mason inquired on what was being built at the old Piggly Wiggly grocery store site. Staff commented that the site is owned by the Muckleshoot Tribe and they are seeking to redevelop the site including the existing gas station that is there now. They want to redevelop with a larger convenience store, car wash and larger gas station. Staff mention that there is an alley way that is on the north side that the Tribe is in the process of requesting be vacated. The alley back up to single family residences and few have access. The Tribe is seeking to use the alley for the site redevelopment.

V. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 9:24 p.m.