

## Memorandum

**To:** Judi Roland, Chair, Planning Commission  
Roger Lee, Vice-Chair, Planning Commission  
Planning Commission Members

**From:** Anthony Avery, Senior Long Range Planner, Comm. Dev. Dept.  
Jeff Dixon, Planning Services Manager, Comm. Dev. Dept.

**Date:** October 7, 2020

**Re:** **2020 Annual Comprehensive Plan Amendments –October 20<sup>th</sup> Mtg.**

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As part of the 2020 Annual Comprehensive Plan Amendment process, the city evaluates any private comprehensive plan amendments meeting submittal criteria. This year, the city received three applications. One was discussed at our last meeting concerning the Auburn School District Land Use Designation Amendment and Re-Zone. At this meeting, we'd like to discuss the other two private amendment applications the city received. The attached documents are an addendum of the physical binder the Planning Commission received prior to the October 6 briefing.

### **DISCUSSION**

At the October 20, 2020 Planning Commission meeting, staff would like to briefly review and discuss the **second group of docket items** consisting of:

#### **Group #2 - Private Initiated Comprehensive Plan Text Amendments (CPA20-0003)**

- **P/T #10 – Volume 1: Land Use Element.** The Auburn Adventist Academy is making multiple updates to their Adopted Area documents to better address their current needs and long-term direction. Some changes to maps as part of the special area plan cannot be ruled out, and may be needed. No application to amend any maps have been received.

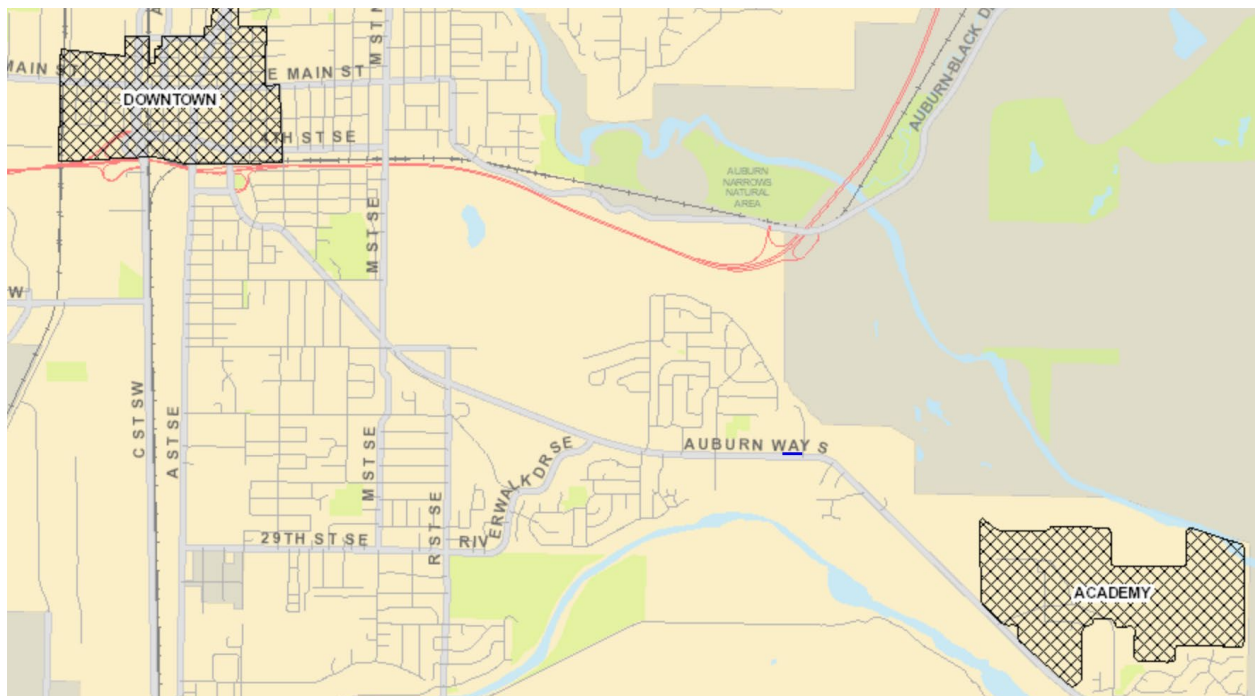
A number of documents, listed in detail below, are provided to complete and evaluate the application and are presented into the record. The staff report (Exhibit 1) references these documents in finding of fact and analysis of the application.

#### **EXHIBIT LIST**

Exhibit 1      Staff Report

Exhibit 2	Completed Comprehensive Plan Amendment Application Form
Exhibit 3	Applicant's Narrative Statement
Exhibit 4	SEPA Environmental Checklist
Exhibit 5	Critical Areas Assessment, Habitat Technologies
Exhibit 6	Traffic Impact Analysis (Scoping Document), Heath & Associates
Exhibit 7	Illustrative Site Plan
Exhibit 8	Combined Notice of Application and Determination of Non-Significance SEP20-0012

## Proposal Location



*Proposal location labeled "Academy"*

## Comprehensive Plan Map Amendments

### Private-Initiated Map Amendments:

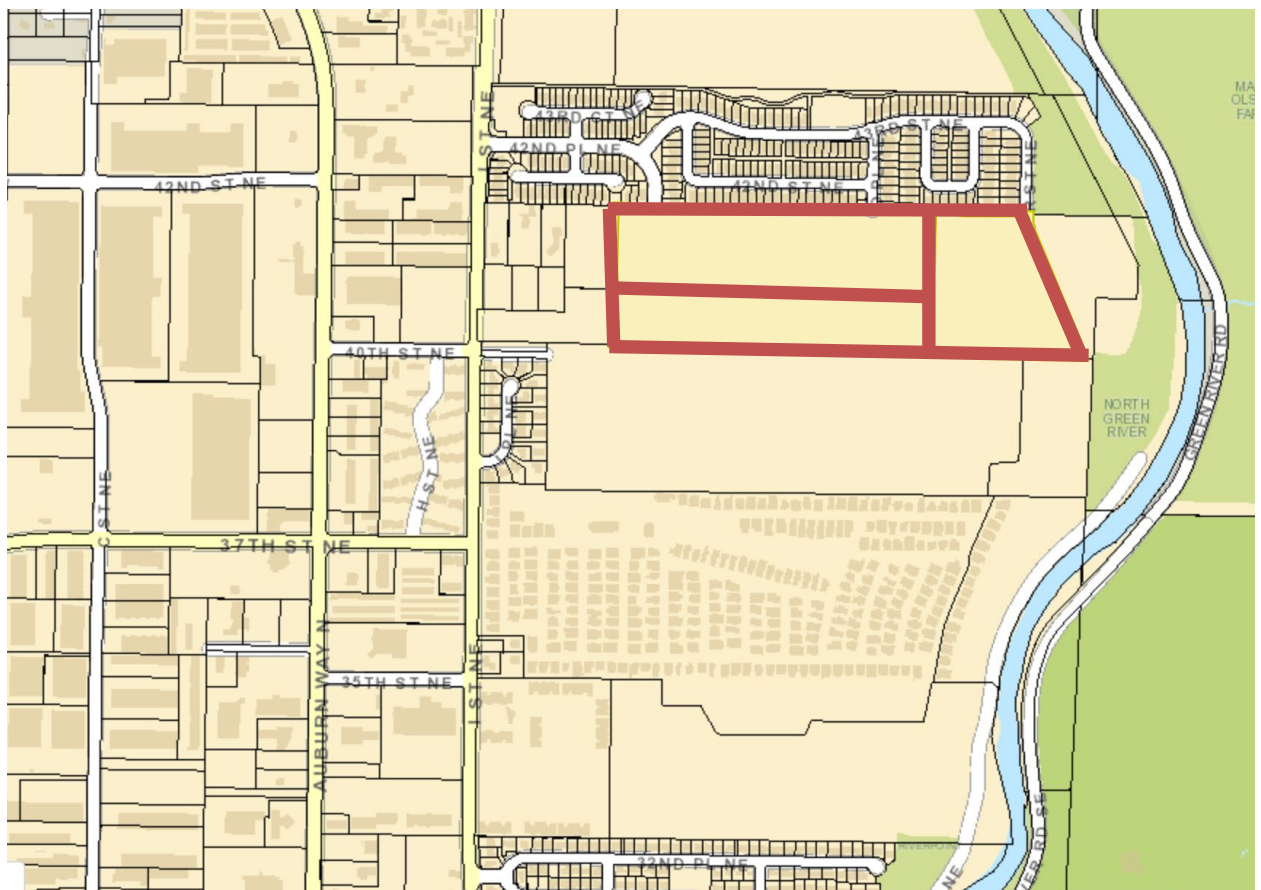
- CPM#3** – CPA20-0002: Request by Request by Westport Capital Investments to change the designation of King County Parcel numbers 0004200024, 0004200022, and 0004200003 totaling approximately 32.4 acres and located approximately 650 feet east of the intersection of I Street and 40<sup>th</sup> Street NE, from "Single Family Residential" to "Multiple-Family Residential" and an associated rezone from "R-7, Residential 7 dwelling units per acre" to "R-16, Residential". The requested changes are not directly related to a project, however, if approved it would allow any use permitted in the R-16 Residential

zone. This includes uses such as apartments, assisted living facilities, mixed-use buildings, and single family houses.

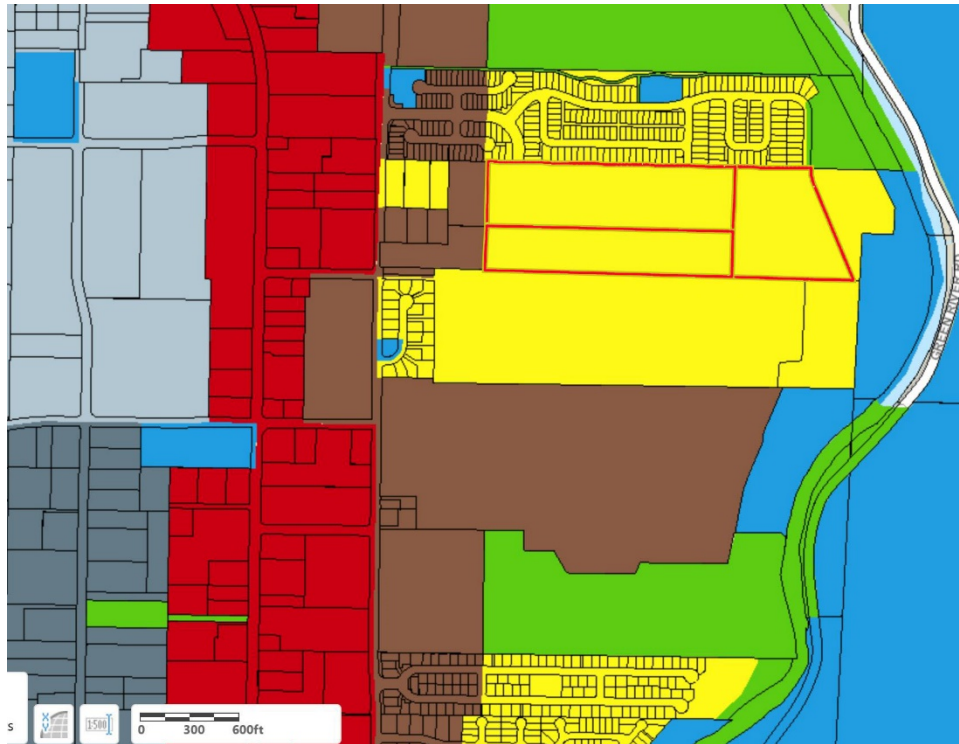
#### EXHIBIT LIST

Exhibit 1	Staff Report – Additional analysis being conducted; staff report not included at this time.
Exhibit 2	Completed Comprehensive Plan Amendment Application Form
Exhibit 3	Applicant's Narrative and Proof of Ownership
Exhibit 4	Applicant's Application Revision
Exhibit 5	Comprehensive Plan Amendment Criteria and Response
Exhibit 6	Re-Zone Criteria and Response
Exhibit 7	Traffic Impact Analysis (Scoping Document), Gibson Traffic Consultants, Inc.
Exhibit 8	SEPA Checklist

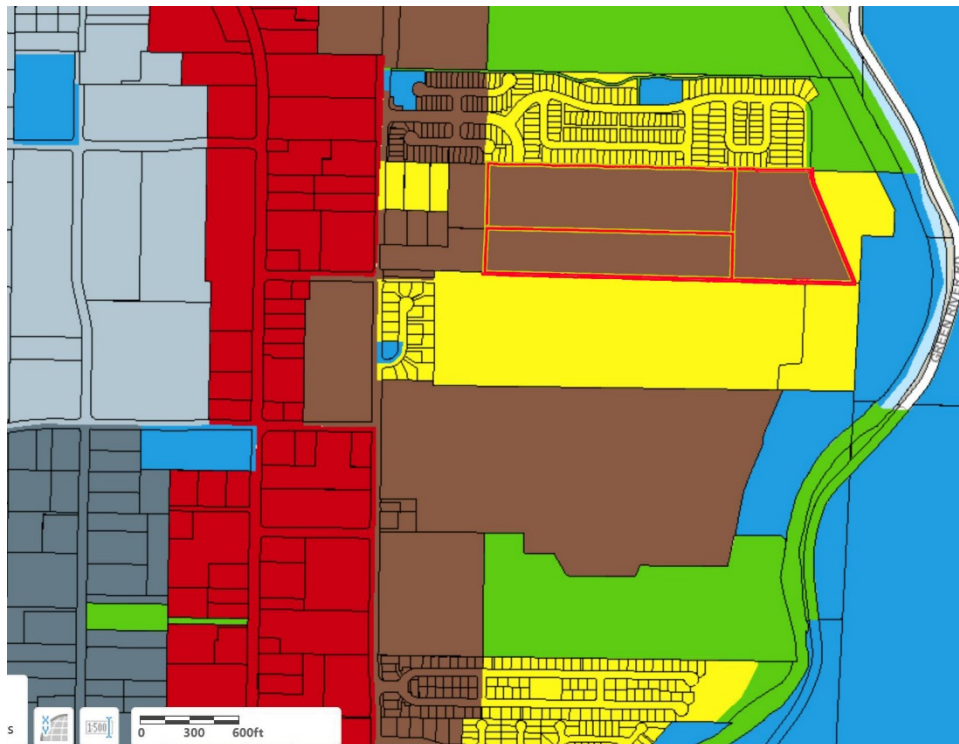
### Proposal Location



## Existing Land Use Designation



## Proposed Land Use Designation



Feel free to contact either Anthony Avery, Senior Long Range Planner at [aavery@auburnwa.gov](mailto:aavery@auburnwa.gov) or 253-804-5058 or Jeff Dixon, Planning Services Manager, at [jdixon@auburnwa.gov](mailto:jdixon@auburnwa.gov) or 253-804-5033, with any questions.