

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

CITY COUNCIL STUDY SESSION

JOSH STEINER, AICP – SENIOR
PLANNER

NOVEMBER 8, 2021

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

AUBURN
VALUES

S E R V I C E

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C H A R A C T E R

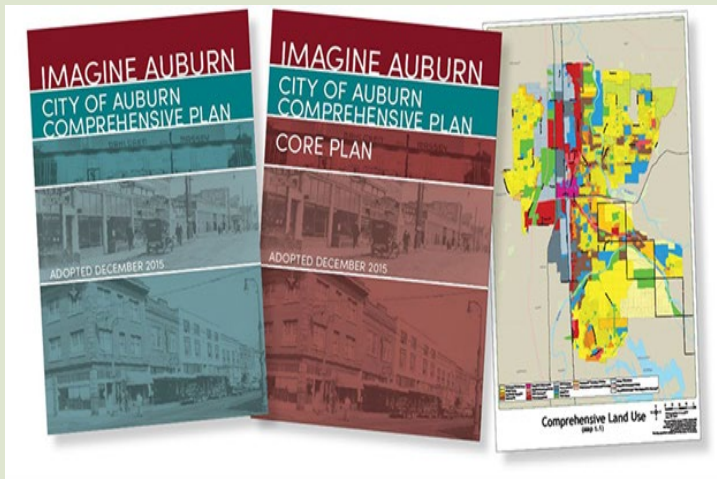
S U S T A I N A B I L I T Y

W E L L N E S S

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2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Auburn adopted a growth management compliant Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended.



The City adopted a substantially revised Comprehensive Plan in Dec. 2015 by Ordinance #6584

The Comprehensive Plan has been amended annually each year since.

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Purpose of Comprehensive Plan & Amendments

The City's Comprehensive Plan document provides the policy basis for the future development regulations to ensure that they are consistent as required by City code:

“ACC 14.22.050 Conformance and consistency.

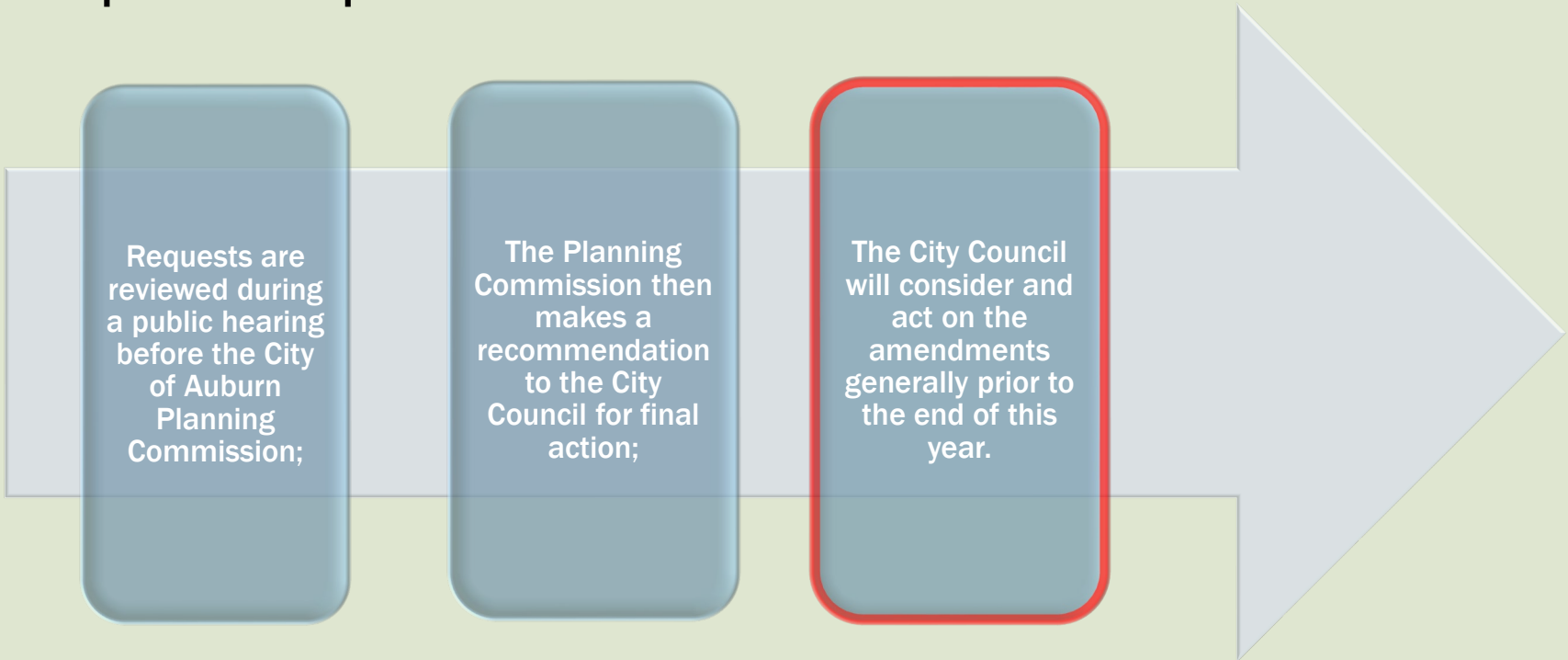
The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the Comprehensive Plan. Capital budget decisions shall be made in conformity with the Comprehensive Plan.”

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- Annually, the City amends its Comprehensive Plan. These routine amendments are distinguished from the “periodic update” completed on 8-year cycles, as required by the state.
- There are two sources of these amendments:
 - **“city – initiated amendments”** in response to items that are “docketed” (text or map).
 - **“private–initiated amendments”** in response to applications that are submitted (text or map).
- Private-initiated Comprehensive Plan amendment applications (text or map) were publicly advertised in advance and accepted until Friday, June 7, 2021, this year.

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Auburn City Code (ACC) Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of comprehensive plan amendments as follows:



2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

This Year's docket: **9 Policy/Text (P/T) & 1 Map (CPM) Amendments**

■ **Text Changes (9): CPA21-0001 (City-initiated)**

- P/T #1-5 – Incorporate School District & City Capital Facilities Plans
- P/T #6 – Vol. #3 Capital Facilities Element – Incorporate referenced Comprehensive Water Plan, anticipated to be update in 2024.
- P/T #7 – Vol. #5 Transportation Element – Add one project from the Comprehensive Plan to the TIP and three Main Street TOD projects
- P/T #8 – Vol. #2 Housing Element – Add language referencing Housing Action Plan and update policy H-24 to address minimizing displacement impacts.
- P/T #9 – Vol. #1 Land Use Element – Update policy LU-39 to include affordable housing as an approved supplemental amenity that allows for deviations in height, density, or intensity.

■ **Map Changes (1): CPA21-0001 (City-initiated)**

- CPM #1 – Several maps throughout Volume 5 (Transportation Element) have been updated to reflect current condition, address formatting, and combine redundant maps.

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- **P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District**
- **P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District**
- **P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way Public Schools**
- **P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District**

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

■ P/T #5 – City of Auburn Capital Facilities Plan Update

2020 CFP Total

Type of Facility	2021 - 2026
Transportation - Arterial (102)	\$ 42,717,401
Transportation - Local (103)	10,600,000
Transportation - Street (105)	15,545,652
Water	45,799,698
Sanitary Sewer	15,936,000
Storm Drainage	21,305,100
Parks, Arts & Recreation	13,583,850
General Municipal Buildings	7,661,320
Community Improvements	8,470,810
Airport	16,491,360
Cemetery	395,000
Total	\$ 198,506,191

2021 CFP Total

Type of Facility	2022 - 2027
Transportation - Arterial (102)	\$ 46,926,823
Transportation - Local (103)	11,660,000
Transportation - Street (105)	15,169,650
Water	50,318,838
Sanitary Sewer	16,129,879
Storm Drainage	22,733,259
Parks, Arts & Recreation	15,903,850
General Municipal Buildings	5,509,510
Community Improvements	7,713,200
Airport	14,708,966
Cemetery	395,000
Total	\$ 207,168,975

Source: City of Auburn Financial Analyst

+\$8.67 million increase between 2021-2020

City of Auburn Draft Capital Facilities Plan



CAPITAL FACILITIES PLAN (2022 – 2027)

Adopted by Ordinance No. xxxx, December x, 2021 as part of the City of Auburn Comprehensive Plan

City of Auburn
25 West Main
Auburn, WA 98001
(253) 931-3000
www.auburnwa.gov

P/T #6 – COMPREHENSIVE PLAN VOLUME 3, CAPITAL FACILITIES ELEMENT

- **P/T #6 – Comprehensive Plan Volume 3, Capital Facilities Element, Update**
 - Water Services is requesting a 4-year extension of the Comprehensive Water Plan (CWP), due to be updated in 2022, through the Department of Health
 - The City Council approved of the adoption process for this Extension Request at its August 2, 2021 meeting.
 - Allows for a full update in 2024 on same timeline as Periodic Update
 - The current plan analysis period is through 2026.
 - Capital projects, water demand, and growth projections are still valid and accurate.
 - Only minor text and map changes in the Comprehensive Water Plan are expected

P/T #7 – COMPREHENSIVE PLAN VOLUME 5, TRANSPORTATION ELEMENT

- P/T #7 – Comprehensive Plan Volume 5, Transportation Element, Update
 - Add one project from the Comprehensive Plan to the TIP and add Main Street TOD projects.
- New Projects added:
 - Main Street TOD

		road		project.
<u>Comp-26</u>	<u>Main Street TOD Infrastructure Improvements – Central Main Street</u>	<u>East Main Street, Auburn Avenue to Auburn Way North – replace roadway, parking, sidewalks, and utilities.</u>	<u>Improvements support revitalization of Auburn’s downtown core to support transit oriented development</u>	<u>\$9.0M</u>
<u>Comp-27</u>	<u>Main Street TOD Infrastructure Improvements – Western Main Street</u>	<u>West Main Street, B Street NW/SW to Division Street, replace roadway, parking, sidewalks, and utilities.</u>	<u>Improvements support revitalization of Auburn’s downtown core to support transit oriented development</u>	<u>\$6.0M</u>
<u>Comp-28</u>	<u>Main Street TOD Infrastructure Improvements – Eastern Main Street</u>	<u>East Main Street, Auburn Way to F Street SE/NE, replace roadway, parking, sidewalks, and utilities.</u>	<u>Improvements support revitalization of Auburn’s downtown core to support transit oriented development</u>	<u>\$7.0M</u>

P/T #8 – COMPREHENSIVE PLAN VOLUME 2, HOUSING ELEMENT

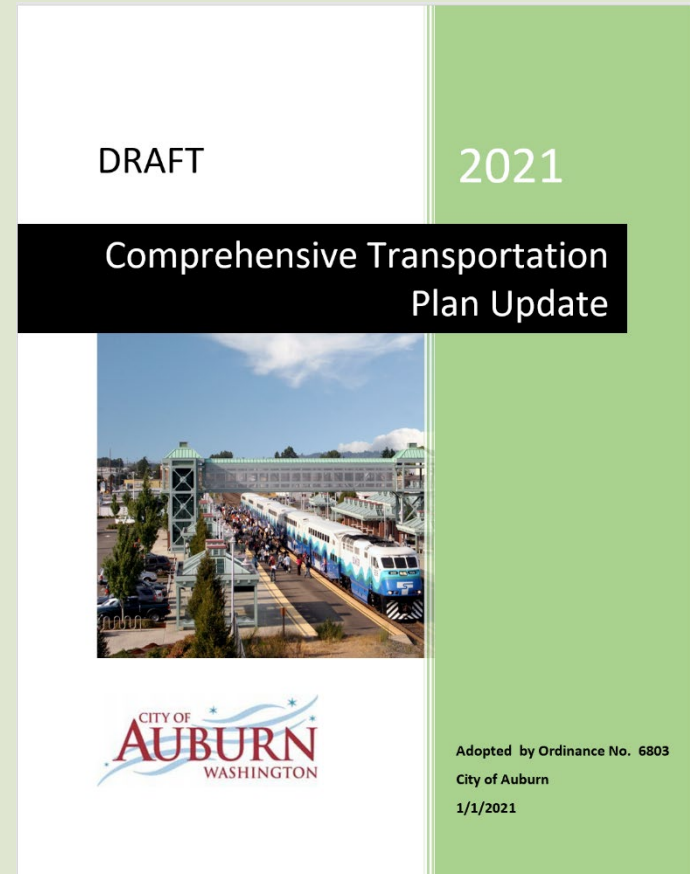
- P/T #8 – Comprehensive Plan Volume 2, Housing Element Update
 - Staff wants to begin incorporating Housing Action Plan (HAP) into the Comprehensive Plan
 - Updates set the foundation for staff to develop regulations to support policies. Comprehensive Plan policies are guiding principles.
 - HAP Presentations were provided at City Council Study Sessions on February 22, 2021 and May 24, 2021. Council approved HAP in July 2021.
 - Adds language referencing Housing Action Plan (HAP) adoption
 - Update policy H-24 to reflect HAP recommendation of including minimizing displacement impacts to address community need for low- and moderate-income housing by preserving existing affordable housing (see page XX in packet for more information).
 - This policy is consistent with PSRC Vision 2050 policy (MPP-H-11) which policy supports identifying potential physical, economic, and cultural displacement and mitigating to the extent feasible.

P/T #9 – COMPREHENSIVE PLAN VOLUME 1, LAND USE ELEMENT

- P/T #9 – Comprehensive Plan Volume 1, Land Use Element, Update
 - This policy supports a Recommendation in the HAP.
 - Update policy LU-39 to include affordable housing as an approved supplemental amenity that would allow deviations in height, density, or intensity limitations.
 - This update sets the foundation for staff to development regulations to support this policy.
 - Other examples supplemental amenities currently allowed include *use of low-impact development, use of sustainable site and building techniques, public space and art, transit-oriented development, landscaping and lighting, and bike shelters* (see page XX in packet for more information).
 - This policy is intended to encourage the development of affordable housing by providing building incentives.

CPM #1 – COMPREHENSIVE PLAN VOLUME 5, TRANSPORTATION ELEMENT

- CPM #1 – Several maps found throughout Volume 5 (Transportation Element) have been updated to reflect current conditions, address formatting, and combine redundant maps.
- These changes were discussed during the 9-8-21 Planning Commission meeting by Transportation



2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Recommendation *(in summary)*

Planning Commission recommends to City Council **approval** of the Comprehensive Plan Amendments P/T #1-9, and CPM #1

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Any questions?

(end)

2022 SCHOOL IMPACT FEES

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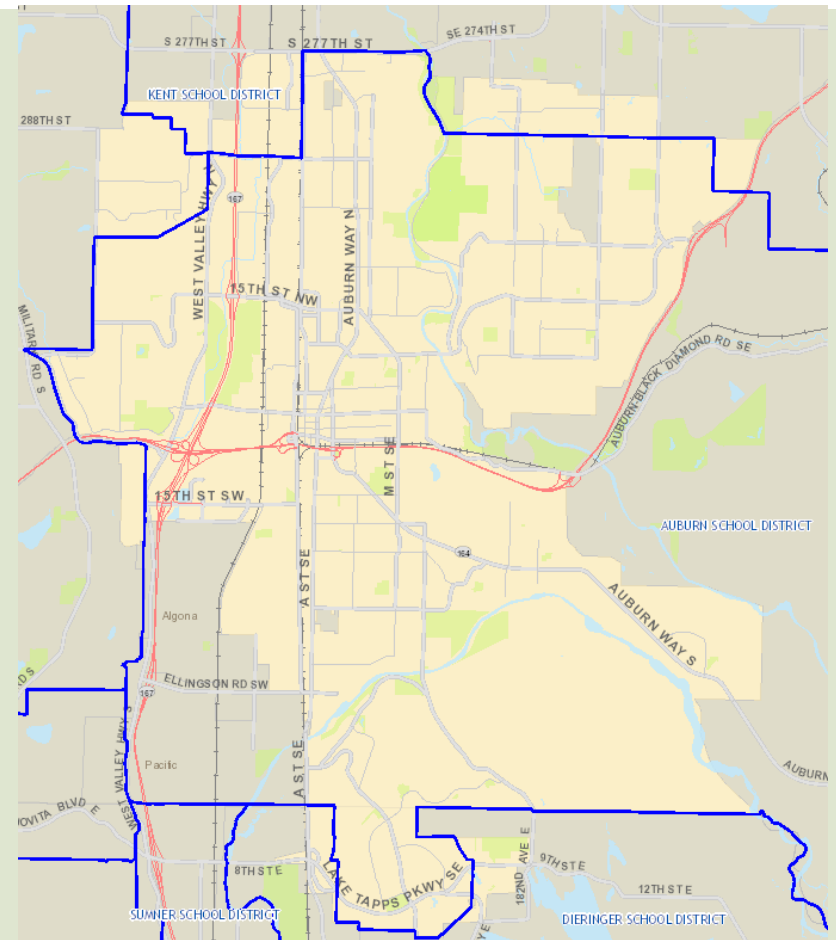
W E L L N E S S

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2022 SCHOOL IMPACT FEES

Within city limits are four school districts:

- Auburn School District
- Dieringer School District
- Federal Way Public Schools
- Kent School District

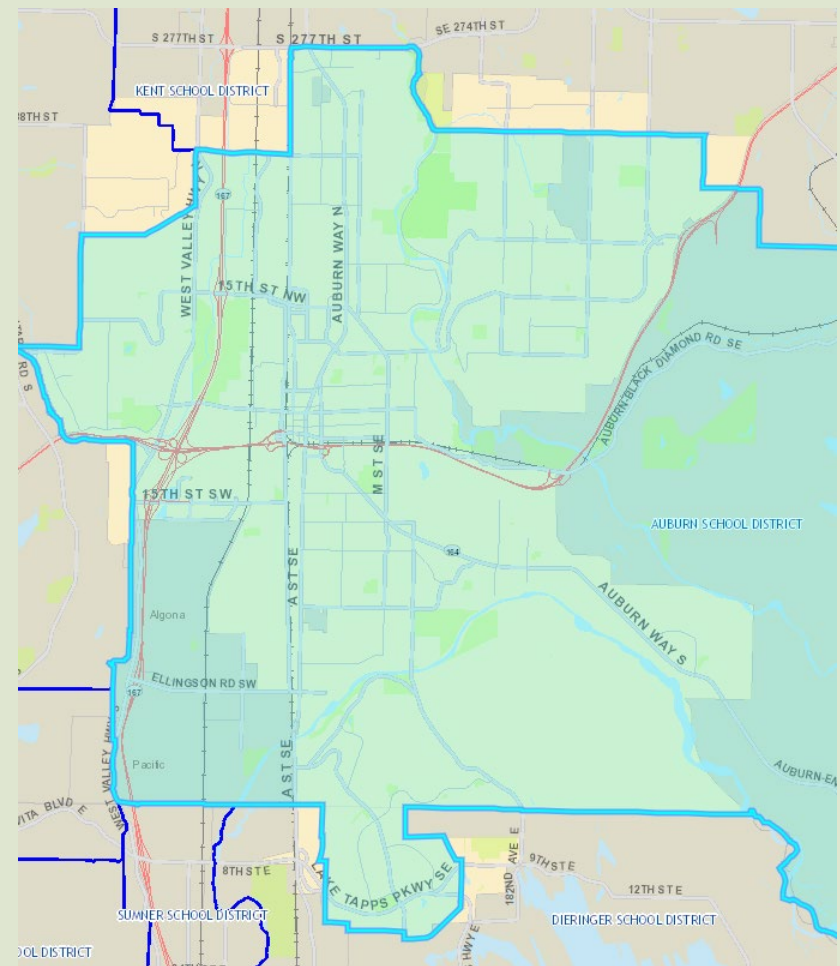


2022 SCHOOL IMPACT FEES

Auburn School District

- Single Family Fee: \$3,652.19
 - Down from \$6,456.31
- Multifamily Fee: \$8,938.23
 - Decrease/Increase
 - \$-7,387.57 to +\$2,612.43

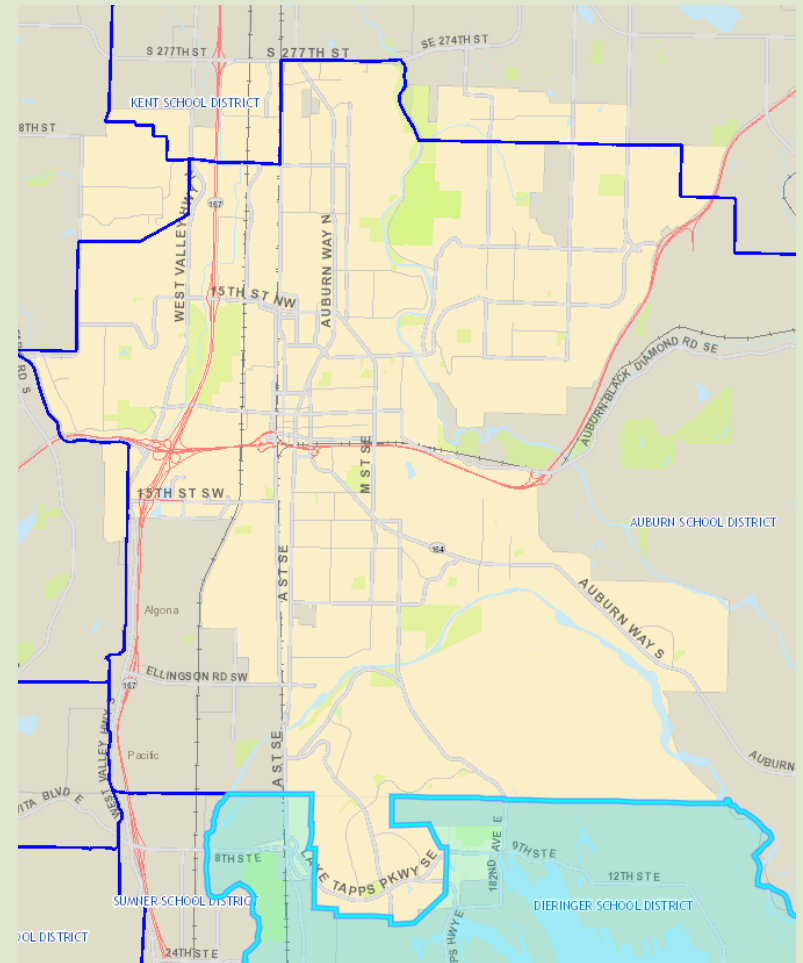
School district is requesting a shift away from the tiered multi-family fee structure used since 2019.



2021 SCHOOL IMPACT FEES

Dieringer School District

- CFP Identified Fees
 - Single Family: \$6,247.00
 - Multifamily: \$1,903.00
- Pierce County Maximum Fee Obligation
 - Single Family: \$4,176.00
 - Multifamily: \$789.00

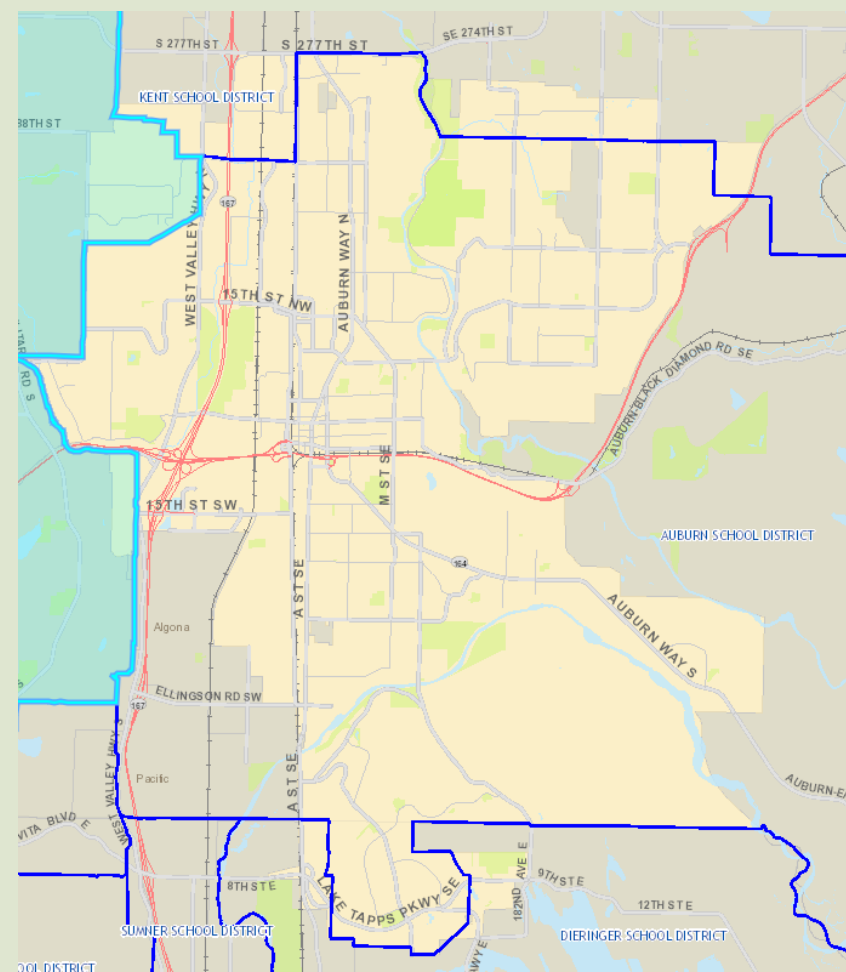


2021 SCHOOL IMPACT FEES

Federal Way School District

- CFP Identified Fees and Staff Recommendation

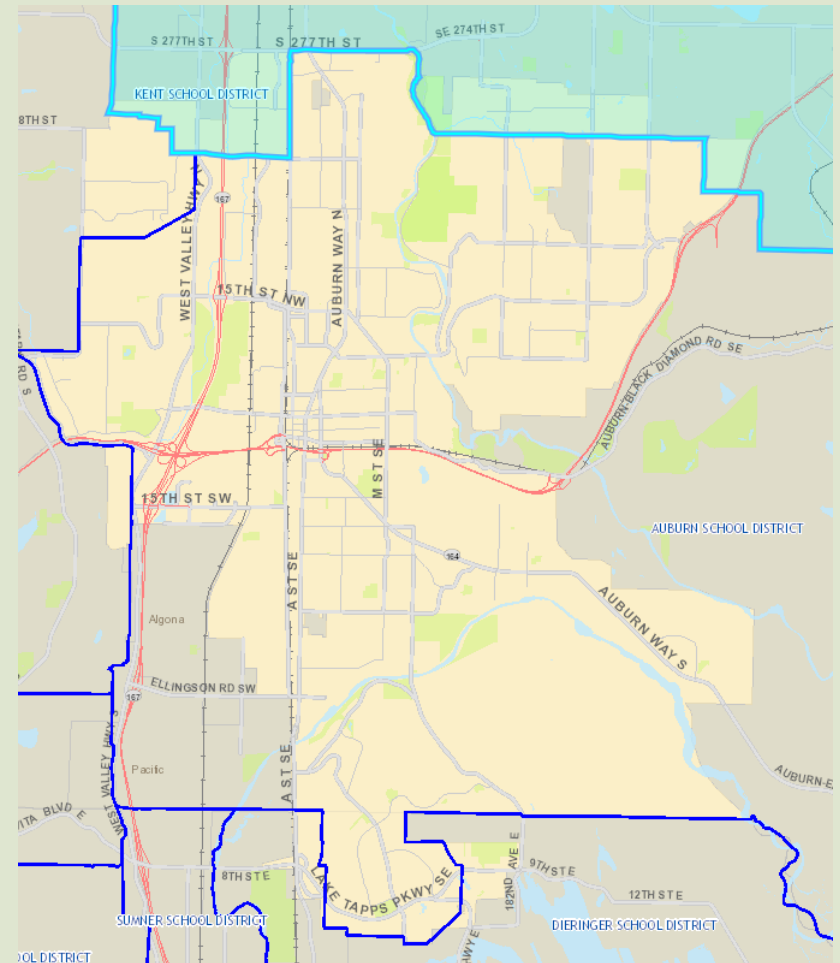
- Single Family: \$1,845.00
 - Last Year \$3,243.00
- Multifamily: \$15,073.00
 - Last Year: \$16,003.00



2022 SCHOOL IMPACT FEES

Kent School District

- CFP Identified Fees and Staff Recommendation
 - Single Family: \$5,818.09
 - Last Year \$5,692.85
 - Multifamily: \$2,457.53
 - Last Year: \$2,403.63



2022 SCHOOL IMPACT FEES

Highlights:

- Pierce County rate used for Dieringer School District
- Single Multifamily fee for Auburn School District
- School district identified fees for Federal Way and Kent

School District	Multiple Family				Single Family			
	Past 2020 fee, Per ACC 19.02	CFP says:	Requested Amount	Change?	Past 2020 fee, Per ACC 19.02	CFP says:	Requested Amount	Change?
Auburn	Studio - \$6,325.80 1 BD - \$8,325.80 2 BD - \$11,325.80 3 BD - \$14,325.80 4+ BD - \$16,325.80	\$8,938.23 Page 39	\$8,938.23	Decrease/increase -7,387.57 to +\$2,612.43	\$6,456.31	\$3,652.19 Page 39	\$3,652.19	Decrease of \$2,804.12
Dieringer	\$789.00	\$1,903.00 Page 15	\$2,230.00	Increase of \$1,441.00	\$3,890.00	\$6,247.00 Page 15	\$4,200.00	Increase of \$310.00
Federal Way	\$16,003.00	\$15,073.00 Page 29	\$15,073.00	Decrease of \$930	\$3,243.00	\$1,845.00 Page 29	\$1,845.00	Decrease of \$1,398
Kent	\$2,403.63	\$2,457.53 Page 35	\$2,457.53	Increase of \$53.90	\$5,692.85	\$5,818.09 Page 35	\$5,818.09	Increase of \$125.24

2021 SCHOOL IMPACT FEES

Any questions?

(end)