



REGULAR MEETING

I. CALL TO ORDER

Vice-Chair Copple called the meeting to order at 7:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn.

Staff reported that there is an agenda modification that removes from Item IV.B. 15 and 16, Nexus Youth & Families Comprehensive Plan Map Amendment CPA17-0002. This item was duplicated and already listed as Item IV.A.1.

An agenda modification replaces Pages 29 and 30 of the Agenda Bill Staff Report for CPA17-0001 dated October 19, 2017 related to Comprehensive Plan Map amendment (CPM) #15 (Pages 28 and 31 are also included to keep the double-sided pages in sequence).

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present: Vice-Chair Copple, Commissioner Lee, Commissioner Stephens, Commissioner Shin, Commissioner Moutzouris and Commissioner Mason. Chair Roland, and Commissioner Smith were excused.

After the vote on Policy/Text Amendment (P/T) #1, Auburn School District Capital Facilities Plan, Commissioner Mason was excused from the meeting; a quorum of five was still present.

Staff present: Assistant City Attorney Doug Ruth, Planning Services Manager Jeff Dixon, Senior Planner Thaniel Gouk, and Administrative Assistant Tina Kriss.

Members of the public present: Bob Kenworthy, Asst. Director of Capital Projects at Auburn School District, Alan and Kathleen Clayton, Douglas Happe, Richard and Barbara Nault, Sylvia Fuerstenberg, Greg Dobbs, Francisco Martinez, Elijah Steward, Michelle Harkinson, and Michael Jackson.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. October 18, 2017 Special Work Session Minutes

Commissioner Shin moved and Commissioner Moutzouris seconded to approve the October 18, 2017 Special Work Session minutes as written.

MOTION CARRIED UNANIMOUSLY. 6-0

B. October 18, 2017 Regular Meeting Minutes

Commissioner Shin moved and Commissioner Moutzouris seconded to approve the October 18, 2017 Regular Meeting minutes as written.

MOTION CARRIED UNANIMOUSLY. 6-0

Commissioner Mason arrived after the Approval of Minutes.

III. PUBLIC COMMENT

There were no comments from the public.

IV. PUBLIC HEARING**2017 Comprehensive Plan Amendments**

Item IV.B.1. will go before item IV.A. and items IV.B. 2 through 15 will follow IV.A.

Planning Services Manager Jeff Dixon briefed the Commission on the authority of the Comprehensive Plan of the City of Auburn. The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then the Auburn Comprehensive Plan has been amended annually and in 2015 the City of Auburn adopted a substantially revised Comprehensive Plan (including map amendments) in response to periodic updates required by the GMA.

A. Annual Comprehensive Plan Map Amendments (CPA17-0002 – Privately Initiated)

Vice-Chair Copple opened the public hearing on CPA17-0002, Nexus Youth & Families at 7:09 p.m.

Senior Planner Thaniel Gouk explained that an application by Nexus Youth & Families to change the mapped land use designation of 3 parcels from "Single Family" with a "Residential Transition Overlay" to "Light Commercial" and change the zoning designation from "R-7, Residential" to "C-1, Light Commercial" was received by the City of Auburn.

The property, totaling 0.72 acres are owned or proposed for purchase by Nexus Youth & Families (NY&F) and located between Auburn Way S. and 'H' St. SE, approximately 120 ft. south of 9th St. SE. The addresses are 911 'H' St. SE, 915 'H' St. SE, and 921 'H' St. SE. Staff explained NY&F provides services and counseling for homeless youth and families and the community as a whole. Staff reviewed the map depicting the location of the properties.

The Commission and staff discussed current services provided and the plan to expand facilities and services in the future upon an approval of the proposed amendments. Staff explained the city is currently working with the applicant on permitting replacement of an existing building elsewhere on their campus and that a conceptual design or master plan for these properties continues to be under development.

Vice-Chair Copple invited the public forward for testimony.

Sylvia Fuerstenberg, Executive Director of Nexus Youth & Families, Auburn Ms. Fuerstenberg, on behalf of Nexus Youth & Families, thanked the Commission for considering their amendment. She reported NY&F staff is in support of the amendment and hopes the amendment is approved so aging buildings can be replaced and they can move forward with plans to expand. With approval of the proposed amendments the non-profit organization is planning upgrades for a more modern, possible multi-story facility that will provide more comprehensive services to include shelter, housing, and counseling combined. The Arcadia house will provide similar services.

Ms. Fuerstenberg stated NY&F surrounds people with services that include mental health and chemical dependency counseling. Outreach and housing services, food, and shelter are provided to young person or families in need of support. Multiple buildings on campus provide these services. The amendment would allow Nexus Youth & Families to tie in more closely to the Auburn community and allow expansion of facilities and services more comprehensively.

Elijah J. Stewart, Arcadia Supportive Housing resident of Auburn

Elijah Stewart explained that prior to going to Arcadia he was living on the streets. At 20 years old, while trying to make it on his own, he was homeless and needed assistance. He stated, after riding the bus to keep warm for a month, Catholic Community Services referred him to Nexus Youth & Families/Arcadia. He expressed his gratitude for the services at NY&F and stated without the assistance he believe he would be sleeping in the cold dealing with the harsh realities of the homeless. He emphasized the services of NY&F are preparing him to be part of the working class society in the future. The support has provided him with a spirit of hope and change for the future.

Doug Happy, Nexus Youth & Families Board Member

Mr. Happy clarified the expansion plans and building improvements discussed in testimony by Executive Director Fuestenberg are fully funded and designed (Arcadia House). Future operating costs to sustain and retain services are in place with grants and budgets. The last step to move forward is the approval of the amendment. Mr. Happy explained the approval of the amendment for Nexus Youth & Families will allow them to move forward with their expansion plans.

Greg Dobbs, President of the Board of Nexus Youth & Families

Mr. Dobbs thanked the Commission for their consideration of the amendment. Nexus Youth & Families is hopeful the amendment will be approved and allow them to operate at their current location and expand services to continuing to focus on the solution to a problem of homelessness in Auburn. NY&F is working as hard as they can, focusing on individuals at the youth level but also providing services at the adult level to influence the challenges of homelessness.

Francisco Martinez, Arcadia Nexus Youth & Families resident

Mr. Martinez stated that he was homeless for almost 2 years. He lost his father when he was 15 years old and without a good role model had no one to motivate or assist him with making good decisions. Arcadia has provided him with the opportunity to go to school, keep him off the streets, and away from the "wrong" activities. His hope of getting a job and possibly joining the military is due to the support and encouragement of NY&F. He expressed his hope that the amendment will move forward which will ultimately provide more services and volunteers for those in need.

The Commission asked what the current and future capacity projects are for Nexus Youth & Families.

Michelle Harkinson, Director of Homeless Services at Nexus Youth & Families

Ms. Harkinson stated NY&F is currently at 130% capacity, normally at 12 youth but currently servicing 17 youth a night for the last 2 months. The built in capacity projections would be for residential services for 15 youth with a capacity of 20 within the shelter.

With no other testimony, Vice-Chair closed the public hearing on CPA17-0002, Nexus Youth and Families privately initiated map amendment at 7:27 p.m. and the Commission deliberated.

Commissioner Stephens moved and Commissioner Lee seconded to recommend inclusion of CPA17-0002 and REZ17-0001, Nexus Youth & Families Comprehensive Plan Land Use Map amendment for three parcels from "Single Family Residential" with a "Residential Transition Overlay" to "Light Commercial"; and a rezone from "R-7, Residential" to "C-1, Light Commercial" into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 5-0

B. Annual Comprehensive Plan Text Amendments (Case No. CPA17-0001, unless indicated)**1. P/T #1 – Auburn School District 2017-2023 Capital Facilities Plan**

Vice-Chair Copple stated that at the October 18, 2017 Planning Commission meeting a Public Hearing was opened on P/T #1, Auburn School District 2017-2023 Capital Facilities Plan. The hearing was continued to November 1, 2017, as the Commission did not have a quorum present due to one Commissioner requesting to be recused as his employer represents the applicant.

Vice-Chair Copple re-opened the continued hearing at 7:07 p.m. Planning Services Manager Dixon provided a brief overview of the Auburn School District 2017-2023 Capital Facilities Plan. Staff reminded the Commission that Bob Kenworthy, Asst. Director of Capital Projects at Auburn School District testified for the record at the October 18th, 2017 public hearing, supporting an affirmative recommendation by the Planning Commission.

Vice-Chair Copple invited the public forward for testimony. With no public present for testimony, Vice-Chair Copple closed the public hearing on CPA17-0001, P/T #1, Auburn School District 2017-2023 Capital Facilities Plan at 7:07 p.m. and the Commission deliberated. Commissioner Shin recused himself from the vote.

Commissioner Moutzouris moved and Commissioner Lee seconded to recommend inclusion of P/T #1, CPA17-0001, Auburn School District Capital Facilities Plan 2017 - 2023, into the City's Comprehensive Plan.

MOTION APPROVED UNANIMOUSLY. 5-0

Commissioner Shin recused himself from the vote as his employer represents the applicant.

After the vote on P/T #1, Auburn School District Capital Facilities Plan, Commissioner Mason was excused from the meeting; a quorum of 5 Commissioners remained.

CPA17-0001, CPM #4, through CPM #17 were brought forward for public hearing together.

- 2. CPM #4 - Change the mapped land use designation of south part of 2.15-acre, privately-owned developed parcel from "Residential Transition" to "Heavy Commercial".**
- 3. CPM #5 - Change the mapped land use designation of 3 parcels (2 privately owned and 1 city-owned) from the "Open Space" to "Downtown Urban Center" land use designation.**
- 4. CPM #6 - Change the mapped land use designation (and zoning district) of the following 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation.**
- 5. CPM #7 - Change the mapped land use designation of 3 Tribal jurisdiction parcels from the "Open Space" to the "Institutional" Land Use designation.**
- 6. CPM #8 - Change the mapped land use designation of 2 parcels from "Single Family Residential" to "Light Commercial".**
- 7. CPM #9 - Change the mapped land use designation of 2 privately owned vacant**

parcels from "Multiple Family Residential: to "Light Commercial".

8. CPM #10 - Change the mapped land use designation of a privately owned 0.91-acre parcel containing a single family house from "Multiple Family Residential" to "Single Family Residential".
9. CPM #11 - Change the mapped land use designation of a privately-owned, 13.84-acre parcel developed with a warehouse from "Heavy Industrial" to "Light Industrial".
10. CPM #12 - Change the mapped land use designation of 7.2-acre private developed parcel from "Single Family Residential" to "Multiple Family Residential".
11. CPM #13 - Change the mapped land use designation of a group of 10 parcels from "Single Family Residential" to "Multiple Family Residential".
12. CPM #14 - Change the mapped land use designation of 23 parcels from "Institutional" to "Downtown Urban Center". Some are City-owned; others are privately owned.
13. CPM #15 - Change the mapped land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential" and "Multiple Family Residential".
14. CPM #16 - Change the mapped land use designation of 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" to agree with rest of the plat.
15. CPM #17 - Change the mapped land use designation of a 0.71-acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family".

Vice-Chair Copple opened the public hearing on CPA17-0001, CPM #4 Through CPM #17 at 7:28 p.m. and called for public testimony.

Planning Services Manager Dixon provided an overview of the CPM #4 through CPM #17 explained the city-initiated changes are all map amendments.

The Commission and staff discussed CPM #5, changing the mapped land use designation from "OS, Open Space" to "DUC, Downtown Urban Center" for the three parcels. Staff pointed out that with the adoption of the 2015 Comprehensive Plan update the designation of the properties changed to "OS, Open Space". This amendment will remedy the change back to the "Downtown Urban Center" land use designation. The Commission asked if the property owner was supportive of the changes and staff confirmed that the private property owner is supportive of the change in designation.

Staff pointed out that CPM #6 changes the mapped land use designation of 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation. The zoning designation would also change from "OS, Open Space" to "I, institutional" to agree. Maps 6A-6G were reviewed with the Commission showing the zoning changes and locations of the properties. Staff pointed out three of the parcels are already zoned "I, Institutional" and do not need a zoning map amendment.

Staff continued to review the items CPM #7 through CPM #17. With no other testimony, Vice-Chair Copple closed the public hearing on CPA17-0001, CPM #4 through CPM #17 at 7:48 p.m. and the Commission deliberated.

Commissioner Moutzouris moved and Commissioner Lee seconded to recommend to City Council inclusion of the City-Initiated Comprehensive Plan Map Amendments CPM #4 through CPM #17 and for the related rezone (zoning map amendments) associated with CPM #6, 7, and 8 into the City's Comprehensive Plan.

MOTION APPROVED. 5-0

V. OTHER BUSINESS

There was no other business.

VI. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Jeff Dixon reported that a Certificate of Occupancy has been recently issued for Euro Food & Deli. The location is at the NW corner of 49th Street NW and Auburn Way North. The Commission asked about and staff discussed the timeframe for opening of the new restaurant; Dave and Busters.

Staff distributed the 2018 Planning Commission Meeting Calendar for the Commission. The next meeting will be held January 3rd, 2018.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Vice-Chair Copple adjourned the meeting at 7:55 p.m.