



## PLANNING COMMISSION

October 4, 2016

## MINUTES

---

### I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in Annex Conference Room 2, located on the second floor at 1 East Main Street, Auburn City Hall, 25 West Main Street, Auburn, WA.

#### a.) ROLL CALL/ESTABLISHMENT OF QUORUM

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

Staff present included: Assistant City Attorney Doug Ruth, Planning Services Manager Jeff Dixon, Senior Planner Thaniel Gouk and Office Assistant Jennifer Oliver.

Members of the public present: No audience members were present in the audience.

b. As there was no US flag present in the room, the pledge was not conducted.

### II. APPROVAL OF MINUTES

#### A. August 16, 2016

Vice-Chair Copple moved and Commissioner Smith seconded to approve the minutes from the August 16, 2016 meeting as written.

MOTION CARRIED UNANIMOUSLY. 8-0

### III. PUBLIC COMMENT

There was no public present for comments.

### IV. OTHER BUSINESS

#### A. Proposed Code Amendment – Amending the Allowed Residential Uses within the C-1, Light Commercial Zoning District

Senior Planner Thaniel Gouk provided an overview of the proposed code amendments regarding the allowed residential uses within the C-1, Light Commercial Zoning District. He described the history of the moratorium enacted by the City Council in December of 2015 (Resolution No. 5187) prohibiting residential uses in the City's C1, Light commercial zoning district. He explained the purpose of the code change is to reduce the amount of residential uses allowed in the C1 zone and eliminate the moratorium. There was discussion about recent residential development projects in the C1 zone and that they are vested.

Staff reviewed the proposed revisions to the table of allowed uses and specifically the current uses and the proposed residential uses with the Commission. The Commission and staff discussed "Live/work" and "work/live" units and the definitions of each and relationship to "caretakers quarters".. The Commission recommended

separating the work/live and live/work uses and allowing the work/live use within the C-1 zone and prohibiting the live/work use.

Staff reviewed the schedule for the public hearing to move forward the proposed code amendments. A public hearing is proposed to be held November 9, 2016.

**B. 2016 Comprehensive Plan Amendments**

Planning Services Manager Jeff Dixon provided background information for the 2016 Annual Comprehensive Plan Amendments. He described that the comprehensive plan amendment process as provided for in city code. A review of the private-initiated amendments and the city-initiated amendments was provided. He described the text amendments and the map amendments. No private-initiated text or map amendments for 2016 were received but three applications for map amendments were received in 2015 which were carried over to 2016 to provide additional time for the applicant to complete their environmental review application process (SEPA). The state law limits amendments to once a year.

Staff reviewed CPM#1 amending the map designation of 4 parcels under the same ownership totaling approximately 5.9 acres from the current designation of "Light Commercial" and "Heavy Commercial" to "Light Industrial"; CPM#2, amending the map designation of a 2.27-acre parcel from the current designation of "Single Family Residential" to "Commercial"; CPM#3 amending the map designation of an 8-acre parcel from the current designation of "Single Family Residential" to "Moderate Density Residential". He explained that the Planning Commission had already conducted a public hearing on CPM#1 so this would not come back before the Planning Commission and that CPM#3 had been withdrawn by the Applicant.

CPM#4 is seeking to change the Comprehensive Plan Land Use designation from "Light Industrial" to "Heavy Commercial" to facilitate higher and better uses than the current "designation and allow future zoning of "C3" of up to approximately 135 acres of land owned by the United States Government and managed by the General Services Administration along with two adjacent parcels owned by the City; an approximate 8.04 acre parcel containing a fire station and an approximate 1.56 acre vacant parcel that provided vehicle access to C ST SW for the city parcel.

The annual Comprehensive Plan Text Amendments to be considered on the docket include:

- **P/T #1** – Auburn School District 2016-2022 Capital Facilities Plan
- **P/T #2** – Dieringer School District Capital Facilities Plan 2017-2022
- **P/T #3** – Federal Way School District 2017 Capital Facilities Plan
- **P/T #4** – Kent School District 2016/2017 – 2021/2022 Capital Facilities Plan
- **P/T #5** – City of Auburn 2017-2022 Capital Facilities Plan

The Commission and staff discussed the schedule for the docket moving forward and after discussed determined they would like to hold the public hearing on November 9<sup>th</sup> at 7:00 p.m. with a work session at 6:00 p.m.

**V. COMMUNITY DEVELOPMENT REPORT**

Planning Services Manager Jeff Dixon reported that staff has been working to fill the two open vacancies within the planning services division, the Planner II and Senior Planner positions will soon be filled.

The City of Auburn is providing a Civics Academy with a number of workshops for the public to participate in to see how city government runs, all city departments are participating with presentations. The Commission asked if they could participate in the workshop and staff will check in with those coordinating the academy and get back with the Commission.

**VI. ADJOURNMENT**

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:36 p.m.