



PLANNING COMMISSION

September 9, 2015

MINUTES

I. CALL TO ORDER

Chair Judi Roland 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, WA.

II. ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were Chair Judi Roland, Vice-Chair Copple, Commissioner Mason, Commissioner Baggett, Commissioner Lee, and Commissioner Smith.

Staff present included: Assistant Director of Community Development Jeff Tate, City Attorney Dan Heid, and Community Development Secretary Tina Kriss.

Members of the public present. No Members of the Public were present.

III. APPROVAL OF MINUTES

A. July 7, 2015

Commissioner Copple moved and Commissioner Lee seconded to approve the minutes from the July 7, 2015 meeting minutes as written.

MOTION CARRIED UNANIMOUSLY 6-0

IV. PUBLIC COMMENT

There were no public comments on any item not listed on the agenda for discussion or public hearing.

V. PLANNING DEPARTMENT REPORT

Assistant Director Tate reported that last year the City Council approved a 10 year Economic Development Strategy line item for \$250,000 00. A Request for Proposal went out nationally last month to obtain a consultant to begin assisting the City with an Economic Development strategy, the consultant has been selected. Staff will be providing various updates on the progress of this process as an Economic Development strategy is formed.

A Façade Improvement Program for the 2015-2016 years, in the amount of \$100,000 00 per year, was also approved last year by City Council. This is a pilot program that allows business and property owners to apply to the City for grant funds to make improvements to their properties. Four (4) businesses have been awarded the following grants:

- Approximately \$6,000 00 was awarded to Nelson's Jewelry to restore their marquee sign.

- The Auburn Masonic Temple, located at 10 Auburn Way South, received \$22,000 00 to restore the masonry and first floor of their building.
- The owner of the property at 230/240 Auburn Way South was granted \$30,500 00 to redesign their façade to modernize the look.
- Hello Gorgeous Boutique & Café was awarded approximately \$5,000 00 to update their sign and lighting

In addition to the businesses above, other area businesses would like to begin the process to apply for grant money for updates and restoration to their property when it is more prudent for them to go forward.

Staff is also consulting with various businesses on ideas for improvements and how best to use their space or property

VI. PUBLIC HEARINGS

A. Code Amendment for Recreational Vehicles as Dwelling Units* (Tate)

Chair Roland opened the public hearing on the Code Amendments for Recreational Vehicles as Dwelling Units at 7.26 p.m.

Assistant Director Tate provided background information on discussions that have gone before the Planning Commission and Council Study Sessions regarding Recreational Vehicles as Dwelling Units.

The Commission and staff reviewed the draft code amendments in proposed Ordinance No. 6565 which include a new provision allowing a Recreational Vehicle (RV) to be placed on a property, and lived in, for duration not to exceed 90 days, provided that the property owner registers the RV with the City at no cost.

The Commission pointed out that on Page 1 of 16 of proposed Ordinance No. 6565, the June 2, 2015 date under paragraph 5 should be noted as September 9, 2015 as the date of the Public Hearing before the Planning Commission

The Commission and staff discussed section H on Page 7 of 16, the language "not more than ninety (90) calendar days in any calendar year" The Commission raised concerns of having a strict period of 90 days with no extensions. They discussed times where an individual needs a longer period for alternative housing rather than being homeless

A discussion was held regarding homeowner association covenants and restrictions and issues with regard to Recreational Vehicles as Dwelling Units and how in some cases it is viewed as having the potential to deteriorate the neighborhood. City Attorney Heid pointed out that the covenants and restricts of homeowner associations would be enforced by the association regardless of Auburn City code.

With no further discussion from the Planning Commission, Chair Roland invited anyone for or against the proposed code amendment regarding Recreational Vehicles as Dwelling Units to come forward for testimony

With no public present for testimony, Chair Roland closed the Public Hearing on Recreational Vehicles as Dwelling Units at 7 42 p m

The Planning Commission deliberated.

Commissioner Smith moved and Commissioner Copple seconded to recommend moving Ordinance No. 6565, amending sections 18.04.330, 18.07.020, 18.46A.050, and 18.46A.070 of the Auburn City Code relating to Recreational Vehicles as Dwelling Units, forward to City Council for approval as written.

Commissioner Smith expressed his concern that a total of 90 days would not be sufficient for a folks who may be living in their Recreational Vehicle

Commissioner Smith moved and Commissioner Lee seconded to amend the motion on the floor and remove the language under Section H. of page 7, Ordinance No 6565, "not more than ninety (90) calendar days in any calendar year" to one hundred-eighty (180) calendar days with the ability to have one (1) extension of one hundred-eighty (180) calendar days in any calendar year

The Commission deliberated on the motion to amend and a vote was taken.

MOTION TO AMEND WAS DENIED 3-3 (Because of a tie vote there was no majority and the motion was denied.)

Commissioner Smith moved and Commissioner Lee seconded to amend the motion on the floor and add language under Section H. of page 7, Ordinance No. 6565, to include an extension of ninety (90) calendar days for a total of 180 in any one calendar year

The Commission deliberated on the 2nd motion to amend.

MOTION TO AMEND CARRIED UNANIMOUSLY 6-0

Chair Roland called for a vote of the amended motion.

AMENDED MOTION CARRIED UNANIMOUSLY 6-0

VII. OTHER BUSINESS

There were no business items for discussion.

Staff informed the Commission that the October 2nd, 2015 meeting would be rescheduled to October 20th at 7:00 p.m.

VIII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8 02 p m.