



PLANNING COMMISSION

September 5, 2018

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.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

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

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

Members of the public present: Michael Jackson, Development Director of Nexus Youth and Families.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. July 17, 2018

Commissioner Mason moved and Commissioner Stevens seconded to approve the minutes from the July 17, 2018 meeting as written.

MOTION CARRIED. 6-0

Commissioner Khanal did not vote, this was his first meeting as a newly appointed Commissioner.

A. REZ17-0006 – New Zoning Code Definition requested by Nexus Youth & Families

Senior Planner Thaniel Gouk provided the staff report for REZ17-0006. Staff explained that Nexus Youth & Families has applied for a Zoning Code Text Amendment for a new definition that encompasses their current and future planned land uses. The new definition is proposed to be a Permitted Use in the C-1, Light Commercial zoning district.

Nexus Youth & Families campus is located between Auburn Way S and "H" Street SE; approximately 115 ft south of 9th Street SE. The proposed new definition, however, would apply to City-wide properties zoned C-1.

Senior Planner Gouk stated, staff recommends that the Planning Commission recommends approval of the ordinance with the new definition to City Council.

Chair Roland opened the public hearing on REZ17-0006 – new Zoning Code Definition request by Nexus Youth & Families at 7:06 p.m.

Chair Roland invited the public forward for public testimony on REZ17-0006, Nexus Youth & Families new Zoning Code Definition.

Michael Jackson, Development Director, Nexus Youth & Families provided testimony. Mr. Jackson expressed his gratitude for city staff and the Commission reviewing and bringing this item forward. He stated it reminds us of how important this community is to all parties and the partnership that Nexus Youth & Families has with the City of Auburn.

Mr. Jackson emphasized that staff have been very helpful with the process bringing Nexus Youth & Families to this point which will enable Nexus to provide services to the community and those in need. Mr. Jackson emphasized, he is hopeful that the decision of the Commission is reflective of providing an opportunity for Nexus to assist folks of the community who are in need and provide an opportunity to live a life worth living.

Chair Roland thanked staff for the work they have done and asked Mr. Jackson if there was additional information he wanted to share. Mr. Jackson stated it is the goal of Nexus Youth and Families to work themselves out of a job and end all of the suffering of those in the Community.

In response to a question from the Commission, the Commission and Mr. Jackson discussed security on site. Mr. Jackson reported, with the shelter open at night and transitional housing services most of the day, the facility will be a 24-hour staffed operation. In the past, Nexus has contracted with a private security company; there will be security on site Mr. Jackson stated. The City of Auburn Police department and Nexus also have a good working relationship; the city has been responsive, if needed.

A discussion was held regarding the different ages served at Nexus. Mr. Jackson explained that the 13 to 17 year old program serves six with the capacity to serve a total of 10 and the Arcadia serves the 18 to 24 year old youth. A Commissioner asked if both programs are located on the same site and Mr. Jackson stated they are on separate sites for security purposes.

The Commission and staff discussed the parking needs of Nexus Youth & Families. Mr. Jackson reviewed the parking at each site; 932, 934, 936, and 1000 Auburn Way South. Each building has parking located on site, some of the parking will be removed during the construction period but more will be added after expansion and completion. Mr. Jackson believes that the parking needs will be satisfied and stated that most of the youth served do not own cars.

With no other public testimony, Chair Roland closed the public hearing on REZ17-0006 - New Zoning Code Definition request by Nexus Youth & Families at 7:14 p.m. The Commission deliberated.

Commissioner Lee stated he believes Nexus is a very good resource for the community and that the rezone and expansion will benefit youth in crisis.

Commissioner Lee moved and Commissioner Moutzouris seconded to recommend moving REZ17-0006, New Zoning Code Definition forward to full City Council for approval.

MOTION CARRIED. 6-0

Newly appointed Commissioner Khanal did not participate in the vote, this was his first meeting.

III. OTHER BUSINESS

A. Introduction to State-Mandated Shoreline Master Program

Staff distributed a memorandum and 2018 Shoreline Master Program periodic update review schedule to the Commission.

Senior Planner Gouk provided a PowerPoint presentation to the Commission to introduce and provide background information on the Shoreline Management Plan (SMP) periodic update.

The Shoreline Management Act was passed by the WA State Legislature in 1972 and adopted by voters in 1972 which required each jurisdiction to follow the Shoreline Management Act (SMA).

The City of Auburn Shoreline Master Program (SMP) was adopted in 1974 in response to the SMA. The last major update was in 2009. Staff explained that the current update will require city council review and approval and review periods with the State Department of Ecology before the mandated due date for completion, June 30, 2019.

The City of Auburn and WA State Department of Ecology (DOE) share responsibility for permitting and approval within the Shoreline Jurisdiction. Regulation and administration of the SMP is shared.

Staff continued the presentation providing an overview of the sample area of shoreline designations, types of permits, and specific requirement updates provided by the Department of Ecology-provided checklist.

Staff explained other updates city staff would like to implement. The Commission and staff discussed the update timeline and how staff would bring forward draft amendments for review.

Commissioner Shin asked staff how many total miles of SMP does the City of Auburn have in its jurisdiction. Staff is unsure of the total number but will provide that information at the next meeting.

B. Open Public Meetings Act (OPMA) & Public Records Act (PRA)

City Attorney Steve Gross provided an overview of the Open Public Meetings Act (OPMA) and Public Records Act (PRA) and discussed what constitutes public records the responsibility of the Commission members. A discussion was also held regarding what constitutes a public meeting, quorum rules, and discussions held outside an official meeting or official business.

City Attorney Gross invited the Commission to review addition information regarding the OPMA and PRA located at the following link:

- <https://www.atq.wa.gov/open-governments-training>

IV. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Dixon reported the demolition of the Heritage has begun. Upon completion of the demolition, the sidewalk and parking area will be reopened to pedestrians. Staff explained that it is uncertain if the owner will redevelop the site in the immediate future, they are exploring their options.

A discussion was held with the Commission on the improvements to the old Parker Paint location where Geaux Brewing is located at 425 East Main Street.

Staff reported, Sound Transit is continuing their process for a 2nd parking garage to support the transit center. They are currently performing soil testing and studies at the proposed and preferred development site, the old Mel's Lumberyard lot. Upon completion of their studies, they will undergo the environmental review process for that project with a public comment period included before proceeding to permitting.

V. AJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:14 p.m.