



**FINAL
PLANNING COMMISSION**

**September 4, 2019
MINUTES**

I. CALL TO ORDER

Chair Judi Rolland 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 Roland, Commissioner Stephens, Commissioner Khanal, and Commissioner Moutzouris, Commissioner Mason. Vice Chair Lee was excused.

Staff present included: Planning Services Manager Jeff Dixon, Senior Planner Dustin Lawrence; Senior Planner Anthony Avery, Business License Coordinator Tina Kriss, and Office Assistant Tammy Gallier.

Members of the public present: None

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. August 7, 2019

Chair Roland asked that we postpone the approval of minutes, Item III. A. August 7, 2019.

Commissioner Stephens moved and Commissioner Moutzouris seconded to postpone the approval of minutes for August 7, 2019 to the next meeting, October 8, 2019.

Motion Carried 5-0

III. OTHER BUSINESS

A. Critical Areas Code Update- Aquifer Recharge Areas

Senior Planner Dustin Lawrence provided a PowerPoint presentation to provide an overview of the proposed regulations for aquifer recharge areas as part of the critical areas code (CAO) update and part of the Shoreline Master Program (SMP) update.

Senior Planner Lawrence reiterated that the reason for the proposed code changes is a result of guidance from the Washington State Department of Health. The changes to address Dept. of Health, would provide equal protections within aquifer recharge areas associated with private well sites as currently contained in City code

for the aquifer recharge areas associated with municipally-owned well sites.

Staff indicated that at the last meeting the Commission requested additional information in a few subject areas. In response, staff showed a slide and provided information from neighboring jurisdictions to show how they regulate the installation of new septic systems when located within aquifer recharge areas.

At the last meeting, the Commission also asked about how many properties could be affected by the prohibition on septic systems within aquifer recharge areas. Staff indicated that they had assembled some rough information to answer. To begin staff reviewed all vacant properties, per King County records, located within the 10-year, 5-year, 1-year, and 6-month time of travel areas for community owned well sites. Eighty-two properties were found within these areas, 57 of which are estimated to unlikely obtain sewer. Of these 57 sites, only 2 are located within the 6-month time of travel area and 13 are located within the 1-year time of travel area.

Staff showed a map of the location of the identified properties. After reviewing the map showing that most of the sites were located in NE and SE Auburn staff explained that the code had been re-drafted since the last meeting to follow a similar regulatory approach by prohibiting new septic systems within 6-month and 1-year time of travel areas similar to the regulations of the cities of Federal Way and Sumner. The 6-month and the 1-year are the two travel time areas closest to the well sites. This redrafted code was provided in the Commission's packet. This would treat properties that are served from community well sites different than properties served by Auburn well sites. ; however it would be comparable to regulations of some nearby jurisdictions.

Staff explained; in the event that there is a property that would be affected by the proposed prohibition on new septic systems located within the 6-month and 1-year time of travel aquifer recharge area regulations, such proposals would still have the opportunity to seek a critical areas variance in accordance with the existing provisions in ACC 16.10.160 so that a septic system could be allowed.

The Commission and staff discussed the public hearing process that would be necessary for the applicant submitting a critical areas variance in order to review requests for septic systems. The Commission also asked about a potential alternative to the variance process by demonstrating implementation of alternative technologies for septic systems to demonstrate that the septic system does not have the potential to pollute the aquifer recharge area, similar in part, to the regulations of unincorporated king county.

The Commission generally indicated that they would like to include both approaches within the redrafting of the code. They requested that the critical areas variance option be cross-referenced within this section.

Staff explained that because the public hearing on the updates to the SMP and COA are scheduled for October 8, 2019, staff is seeking guidance from the Commission to move forward with the current Aquifer Recharge COA code changes as long as staff provides modifications to the proposed amendments as requested tonight.

The Commission expressed they are generally comfortable for staff to schedule the public hearing to bring forward the proposed amendments with the changes as requested by the Commission.

B. Discussion of schedule for Items docketed for consideration as Comprehensive Plan 2019 Annual Amendments

Senior Planner Anthony Avery provided the staff report on item IV. B. Discussion of Comprehensive Plan 2019 Annual Amendments. Referring to the document titled "docket" he provided a brief overview to the Commission on the elements that had previously been brought forward for review and discussion with the Commission.

Staff reviewed the Comprehensive Plan Text Amendments, P/T #1 to P/T #5 consisting of the capital facilities plans for the school districts and for the City. P/T #6 consists of updating the City's Comprehensive Transportation Plan, which is incorporated by reference. P/T #7 would change the title of the "M ST SE" boundary from M ST SE to M ST SE/NE related to Map 1.3 "Designated Areas" of the Land Use Element, and change the corresponding references in the text to agree. These text changes affect the listing of economic development strategy areas and in Policy LU-133 to change M ST SE to M ST SE/NE.

Senior Planner Avery referred to the draft schedule document provided to the Commission and reviewed the timeline staff would like to bring forward the 2019 annual amendments for review and public hearing.

Senior Planner Avery pointed out that the docket no longer lists the potential map amendment of the potential annexation area (PAA) related to the Bridges development located in the City of Kent. There are some technical difficulties with the application that was submitted City of Kent and Auburn attorneys as well as applicant's attorney are involved with ongoing discussions on how to proceed with the processing. Staff and the Commission discussed how to update the Comp Plan in relation to the timing of annexing the Oakpointe Community. As best as staff can determine at this time, the Oakpointe amendment is not going to be part of the Comp Plan Amendments. A Commissioner offered that if it returns as an amendment, a separate hearing from the other subjects may be appropriate.

IV. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Jeff Dixon provided an update of the Legacy Apartments (senior housing) development in the downtown area. He indicated that a temporary construction fence has been installed around the site but that this may be for some grading associated with some site soil clean up to start. Building permits for the ultimate development are still being reviewed. City staff have approved the architectural & Site design review for consistency with the Downtown standards but the Applicant is continuing to refine their concept for the proposal.

Also in the downtown, staff pointed out the development of the Divine Court project (the former Heritage Building site that was destroyed by fire) is ongoing. The applicant has

recently proposed to add an additional story and dwelling units. Currently, the applicant is working with the City to submit their revised building permit proposal for the site next week.

Staff reported that City Council acted last night to lease property on Auburn Way North, at one of the retail center properties and specifically the space formally occupied by the 'Sports Page' Bar. This is going to a "one stop center" for social services shared by the city and other service providers. It is a possibly location for the Food Bank and other non-profits. This location could potentially provide a day-shelter as well as a nighttime shelter for the homeless. The goal is to create a resource for community members that have multiple needs where they can have access to a one-stop location to have those multiple needs met. The city is still working out the fine details of changes to the building and the allocation of the space and more information will come.

The Commission inquired about any updates on the King County Metro Bus Barn and the two locations in Auburn that are being looked at for a new facility. Staff reported that there has not been an update on it at this time. However, more than likely the County is taking this time to conduct their research and due diligence on the site locations in Auburn and in Kent.

V. ADJOURNMENT

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