



PLANNING COMMISSION

September 3, 2014

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 Couture, Commissioner Mason, Commissioner Baggett, and Commissioner Pondelick, and Commissioner Smith.

Staff present included: Planning and Design Services Manager Elizabeth Chamberlain, Assistant City Attorney Doug Ruth, and Community Development Secretary Tina Kriss.

III. APPROVAL OF MINUTES

A. August 6, 2014

Commissioner Copple and Commissioner Baggett seconded to approve the minutes from the August 6, 2014 meeting 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

Planning and Design Services Manager reported that Senior Planner David Jones will be leaving the City for a position with Convergent Technologies, LLC

Ordinance No 6525, Option 2, regarding I-502 recreational marijuana, was adopted by City Council at the September 3, 2014 City Council meeting with a vote of 5-2.

Since the annual comprehensive plan updates are not as extensive as in years past, staff will wait until October to bring them forward for review

The Commission and staff discussed the Trek Apartment and Merrill Gardens development project status.

VI. OTHER BUSINESS

A. Proposed Code Amendments to Chapter 17.09 Related to Short Plats

Planning and Design Services Manager Elizabeth Chamberlain presented the staff report regarding the proposed code amendments to Chapter 17.09 related to Short Plats.

In 2002 the State Legislature modified the definition of short subdivision to allow City's planning under the State Growth Management Act to increase the short subdivision threshold from 4 or fewer lots to 9 or fewer lots. While state law allows for this modification of the threshold, the City of Auburn has not amended City Code. At this time, the City has determined that they would propose increasing the threshold from 4 to 9 or fewer lots with the proposed amendment.

Staff reviewed the primary differences in cost between a short subdivision and a subdivision. A discussion was held on the lot sizes on the increase to 9 or fewer lots and the amount of time it takes to process both a short subdivision and a subdivision.

The Planning Commission expressed support of the amendments and asked staff to prepare the draft amendments for public hearing at the Commission's next meeting.

Staff will bring forward the proposed amendments at the regular meeting in October.

B. Proposed Code Amendment to Chapter 18.29, Downtown urban Center

Planning and Design Services Manager Elizabeth Chamberlain provided background information on the proposed Code Amendment to Chapter 18.29, Downtown Urban Center.

The Downtown Urban Center Zone was adopted by the City Council February 2007. The Planning and Community Development Committee has requested that staff explore with the Planning Commission an amendment to the floor area ratio (FAR) section of the Downtown Urban Center Zone.

FAR is the cumulative amount of floor area within a building as a multiple of the lot area. Staff reviewed the proposed amendments that would not have a difference being on the north side of Main Street or the south side of Main Street but one FAR standard. After discussing the proposed amendments, the Planning Commission expressed their support of the proposed amendments and requested that staff prepare the draft code amendment to bring before the Commission for public hearing.

Staff will present the proposed code amendment at the Planning Commission public hearing in October.

VII. ADJOURNMENT

Chair Roland announced that Commissioner Couture will be resigning from the Planning Commission. This meeting will be his last; he is moving to Redondo, Washington and will no longer be able to serve as a Commissioner. The Commission and staff thanked him for his service.

The next Planning Commission meeting will be held October 7, 2014. Staff discussed having their semi-annual joint meeting with the Planning and Community Development Committee. The next meeting will be schedule for the later part of September or October.

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 7.28 p.m.