



PLANNING COMMISSION

August 16, 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 at 1 East Main Street, Auburn, Washington.

In response to the Chair's question if there are announcements or agenda modifications, staff reported the following agenda modification: Item V.A., Proposed Ordinance No. 6600, Setbacks for Chicken Coops, Runs, Etc., under OTHER BUSINESS is being moved to IV.B. under PUBLIC HEARING. Staff explained this item has been noticed for this evening as a public hearing.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

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

Staff present included: City Attorney Dan Heid, Assistant Director of Community Development Jeff Tate, Planning Services Manager Jeff Dixon, Senior Planner Thaniel Gouk, Utilities Engineering Manager Lisa Tobin, Utilities Civil Engineer Shannon Howard, and Planning Administrative Assistant Tina Kriss.

Members of the public present: Shirley Chittenden

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. July 19, 2016

Commissioner Copple moved and Commissioner Stephens seconded to approve the July 19, 2016 minutes as written.

MOTION CARRIED UNANIMOUSLY. 6-0

III. PUBLIC COMMENT

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

IV. PUBLIC HEARING

A. Stormwater Low Impact Development Code Update (ACC Title 12, 13, 15, 17, and 18)

Assistant Director of Community Development Tate provided letters from the King/Snohomish Master Builders Association and the Pierce County Master Builders Association that were received today. Staff provided time for the Commission Members to read through the letters.

Utilities Civil Engineer Shannon Howard reviewed the additional code amendments to Chapters 15.74.010, "Intent" and 15.74.020 "Scope". Staff pointed out that on Page A-34 a small addition was added to Chapter 15.74.050, "Exemptions", in order to clarify that certain actions may be exempt from the requirements of Chapter 15.74.050 (pointing out that other sections of Auburn City Code may apply).

The Commission and staff discussed the public comments received during the public hearings July 19th and August 16th and the responses provided in the memorandum regarding the Stormwater LID draft code amendments. Staff believes the City, through the LID draft code amendments will have satisfied the requirements.

A discussion was held regarding storm drains and maintenance. Staff explained the City is responsible for maintaining storm drain ponds within the right-of-way.

Chair Roland opened the public hearing on Stormwater Low Impact Development Code Updates (ACC Titles 12, 13, 15, 17, and 18) at 7:03 p.m.

Staff reviewed the compliance process and the policy approaches by the City to implement the proposed LID requirements and regulations for developers. Staff explained that it will be important that the review process is thorough and staff reviews for LID feasibility.

The Commission and staff discussed ground water disturbances due to geological changes. Staff explained that the city is working on a LID infeasibility map to identify where stormwater LID techniques are not likely to be able to be feasible based on site characteristics or would require greater scrutiny for review. Staff emphasized that a key evaluation that needs to be performed for the projects is a geotechnical assessment by a licensed geotechnical engineer which will provide information for potential off-site impacts.

Chair Roland invited the public to come forward for public testimony on the Low Impact Development Code Updates (ACC Titles 12, 13, 15, 17, and 18).

With no public present for comment for the proposed Low Impact Development Code Updates, Chair Roland closed the public hearing at 7:33 p.m. With no further questions from the Commission, the Commission deliberated.

Commissioner Copple moved, Moutzouris seconded to move forward the Low Impact Development Code Updates, ACC Titles 12, 13, 15, 17, and 18, to City Council for approval.

MOTION APPROVED. 6-0

B. Proposed Ordinance No. 6600, Setbacks for Chicken Coops, Runs, Etc.

Senior Planner Thaniel Gouk provided background information on Ordinance No. 6600, and various regulatory options for setbacks. He reviewed a diagram of several setback options. The Commission and staff discussed the city's current setbacks which are the same as for detached "accessory structures" and the setbacks of other jurisdictions.

Chair Roland opened the public hearing at 7:43 p.m. on proposed Ordinance No. 6600, revisions pertaining to setbacks for chicken coops, runs, etc.

Shirley Chittenden, 1440 22nd Street South, Auburn.

Audience member Chittenden expressed her appreciation for the 5-foot setback proposed in Ordinance No. 6600 that went before Council. She stated that this has been a grueling and frustrating process to go through for something that doesn't seem like it should take a year to go through. She explained that citizens rely on the City to help maintain the dignity of neighborhoods that are older and do not have Homeowners Associations.

Audience Member Chittenden stated she believes the proposed setback option of 10 feet is a standard setback for other jurisdictions which allows folks to have the chickens and also prevents the neighbor from feeling their living conditions have been impacted. She also emphasized that her living conditions are deteriorating because her neighbors do not maintain their chicken coop. She asked the Commission to consider the requirement of a 10-foot setbacks.

With no other public present for testimony, Chair Roland closed the public hearing on Proposed Ordinance No. 6600 at 7:46 p.m.

The Commission and staff discussed if the setback prevents fowl from running free within the setback and limits them to a defined area. Staff clarified, the setback would limit the fowl to the specific area minus the setback. City Attorney Heid pointed out that the language is specific to the structures and areas for domestic fowl. Senior Planner Gouk provided a review of the definition.

Commissioner Smith moved and Commissioner Copple seconded moving forward proposed Ordinance No. 6600, with a 10-foot setback, to City Council for approval.

MOTION APPROVED. 4-2

V. OTHER BUSINESS

No Other Business items were brought forward for discussion.

VI. COMMUNITY DEVELOPMENT REPORT

Assistant Director Tate reviewed the Planning Commission meeting schedule, the next meeting will be held October 4, 2016. The November 8th meeting will be moved over to November 9, 2016 due to the date conflict with the general election.

Staff reported that City Council approved Ordinance No. 6615, relating to the property maintenance and Nuisance Abatement code, on August 15, 2016. Ordinance No. 6611, amending Section 17.14.005 (relating to Civil Plan Preparation, Submittal and Approval) and Ordinance No. 6612, amending Section 14.22.020 (relating to requirements for updating the Comprehensive Plan) were approved by Council August 15th, 2016.

At 8:26 p.m. Commission Members toured the lobby area of the Permit Center with Assistant Director Tate and City Attorney Heid. Historical photos highlighting Auburn's social, ethnic, economic, and cultural diversity of folks who have lived, worked, and played in Auburn have been placed within the Lobby. Two wall coverings were also placed in the Permit Center which integrated the value statements contained in the recently adopted City of Auburn 2015 Comprehensive Plan.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:40 p.m.