



PLANNING COMMISSION

July 19, 2016

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:01 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, Vice-Chair Copple, Commissioner Mason, Commissioner Lee, Commissioner Stephens, Commissioner Shin, Commissioner Moutzouris, and Commissioner Smith.

Staff present included: City Attorney Dan Heid, Assistant Director of Community Development Jeff Tate, Utilities Engineering Manager Lisa Tobin, Storm Drainage Engineer Tim Carlaw, Utility Civil Engineer Shannon Howard, Planning Services Manager Jeff Dixon, and Community Development Administrative Assistant Tina Kriss.

Members of the public present: Shirley Chittenden; Kimberly Wells, Legal Fellow, Representing Puget Soundkeeper.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. June 21, 2016

Commissioner Copple moved and Commissioner Smith seconded to approve the minutes from the June 21, 2016 meeting as written.

MOTION CARRIED UNANIMOUSLY. 8-0

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. Low Impact Development Code Update

Assistant City Attorney Jeff Tate introduced staff presenting the Public Hearing on Low Impact Development Code Update, ACC Title 13, 17, and 18.

Staff provided a PowerPoint presentation highlighting the proposed amendments to Auburn City Code Title 12.04 Public Works Construction; Title 13.41 Utility Systems Development Charge, Chapter 13.48 Storm Drainage Utility; Title 17.02 General Provisions, Chapter 17.09 Short Subdivisions, Chapter 17.10 Preliminary Subdivisions, Chapter 17.12 Final Subdivisions, Chapter 17.26 Cluster Subdivisions; and Title 18.50 Landscaping and Screening.

The Commission and staff discussed the definition of Low Impact Development as noted in Chapter 13.48.010. A discussion was held regarding inspections and compliance as required for storm drainage under Chapter 13.48.180 and civil infractions and penalties for failure to comply with Auburn City Code. Assistant Director Tate reviewed the Code Enforcement process for violations.

Assistant Director Tate explained the city received a letter from Puget Soundkeeper dated July 19, 2016. Mr. Tate explained that staff would like to have a follow-up conversation over the concerns noted within the letter but has not had sufficient time to review the comments provided by Puget Soundkeeper.

The Commission and staff discussed the language noted in the amendment "LID will be the preferred method" and how that relates to the NPDES permit and the state requirements. Utilities Engineer Manager Lisa Tobin explained it is not possible for LID to be the preferred method in all cases because in some cases the location does not provide infiltration as there are occasional limitations based on the conditions. In those cases, city staff makes a determination if LID is feasible with LID being the first consideration per the stormwater manual requirements.

Chair Roland opened the public hearing on the proposed amendments to the Low Impact Development Code Update under ACC Title 13, 17, and 18 at 7:49 p.m.

Kimberly Wells, 130 Nickerson Street, Suite 107, Seattle, WA 98109.

Ms. Wells stated she represents Puget Soundkeepers with their main office in Seattle with members in Auburn and throughout the Puget Sound Watershed. She expressed that many folks care about water quality and the LID Code Updates but have not voiced concerns as she feels the city has not been transparent in the public process. She stated she has made a request for records from the city but does not feel the request was satisfied.

She stated that there are two distinct requirements related to LID; Special Condition S5.C.4.a and Special Condition S5.C.4.f. Condition S5.C.4.f is a separate requirement to the municipal stormwater permit which requires the city to review and revise its code to make LID the preferred and commonly used approach to development.

Ms. Wells stated Puget Soundkeepers is deeply concerned that these updates do not satisfy the requirements of S5.C.4.f. Puget Soundkeepers does not oppose the amendments that the city is proposing but feels only one of the two requirements is satisfied. She stated that Puget Soundkeepers believes Auburn is not on track to comply with the permit requirement to revise their development-related codes and other related enforceable documents by December 31, 2016 because the amendments being presented do not minimize impervious surfaces, native vegetation loss, and stormwater runoff. The updates only implement the stormwater manual and make the necessary updates to be consistent with the stormwater manual.

To protect water quality and comply with condition S5.C.4.F Puget Soundkeeper urges Auburn to review and revise their municipal code and enforceable documents

to make low impact development the preferred and commonly used approach to development.

With no other public present for testimony, Chair Roland left open the public record for the August 16th, 2016 Public Hearing on the Low Impact Development Code Updates under ACC Title 13, 17, and 18. The next meeting for this public hearing is August 16, 2016.

V. OTHER BUSINESS

A. Domestic Animals in Residential Zones

Assistant Director Tate provided an overview of the Title 18 Auburn City Code amendments that went before City Council as Ordinance No. 6600. A review of the Planning Commission process of meetings, transmittal materials and discussions pertaining to domestic fowl was provided.

The Commission and staff discussed the request by City Council remanding the setbacks for domestic fowl for chicken coops, chicken runs and those types of activities. Staff explained that the Planning Commission can evaluate their recommendation and reaffirm the Planning Commission recommendation and request that staff bring the proposal back to City Council as is or to request that staff develop a new series of alternative setback options with the intent for a staff presentation, hearing, and deliberation during the August 16, 2016 Planning Commission meeting.

Staff provided Table 18.07.030 Residential Development Standards and a table providing a jurisdictional comparison on fowl and their regulations along with Table 18.07.030, Section F, which outlines all of the setbacks for different residential designations within the city.

The Commission and staff discussed the current regulations. Commissioner Lee and Commissioner Mason felt the Planning Commission provided due diligence in their review of the setbacks but Commissioner Lee also pointed out that three new Planning Commission members were not involved in the discussion and review so it may be helpful to get more information and options from staff.

Commissioner Lee moved and Commissioner Copple seconded to bring back Proposed Ordinance No. 6600 relating to setback options for Chicken coops, chicken runs and those types of activities for a staff presentation and a public hearing for the Planning Commission to deliberate.

MOTION CARRIED. 5-3

VI. COMMUNITY DEVELOPMENT REPORT

Assistant Director Tate provided mid-year overview of where the city is on development activity. The reports are from January 1, 2016 to June 30, 2016 with a similar time frame in 2015 for comparison. The summary shows strong permitting activity for 2016 with much higher construction valuation in 2016. The building permits issued are for new construction, these numbers are very strong. Forty-Three new construction permits were issued for construction throughout the city, a strong number mid-way through the year with a construction valuation of 20 million.

The Commission and staff discussed development status activity within the city. The next Planning Commission meeting will be held August 16, 2016.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:39 p.m.