



PLANNING COMMISSION

July 17, 2018

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in Council Chambers, first floor at 25 West Main Street, Auburn, WA.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice-Chair Lee, Commissioner Mason, Commissioner Moutzouris, and Commissioner Stephens. Commissioner Shin was excused.

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

Members of the public present: Shelly Pricco and Michael Jackson of Nexus Youth and Families.

b.) PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

A. June 5 – Regular Meeting Minutes

Commissioner Stephens moved and Commissioner Lee seconded to approve the minutes from the June 5, 2018 meeting as written.

MOTION CARRIED UNANIMOUSLY. 5-0

III. PUBLIC HEARING

No items were scheduled for public hearing.

IV. OTHER BUSINESS

A. Proposed Zoning Code Text Amendments to Add New Land Use Definition

Senior Planner Thaniel Gouk provided an overview of the Planning Commission discussion from the June 5, 2018 meeting on the proposed definition for "community support facilities" developed in response to the application by Nexus Youth and Families, formerly known as Auburn Youth Resources ("AYR").

At the June 5, 2018 meeting, the Commission requested information for further discussion. The requested information was provided in the packet distributed in advance and includes information to address security at Nexus, zoning information for Valley Cities Counseling and Lakeside-Milam Recovery Center and statistics on the number of clients. A map was provided to show the location of Nexus facilities and the proposed future expansion.

Staff explained that language was added to the proposed definition to prohibit parole/probation programs as was previously requested by the Commission. A summary of the court decision was also provided on the case: City of Edmonds, WA v. Oxford House which was discussed with City Attorney Heid at the June meeting. Staff reviewed the information that was provided to the Commission.

Senior Planner Gouk explained that in order to avoid the written structure of having standards contained within a definition, the City Attorney Steve Gross suggested a portion of the definition be moved to the "Standards for Specific Land Uses" of the zoning code without changing the actual text. A hard copy of the proposed modification was distributed to the Commission for review.

A vicinity map showing the current Nexus campus and its surroundings and the future site plan with the location of the Arcadia House was also distributed.

A further discussion was held regarding the definition of "Community Support Facility" and the ages of the youth and families served. A representative of Nexus, Shelly Pricco, provided clarification that the future Arcadia House will service young adults, ages 18-24. She stated that the transitional housing that consists of five, three-bedroom units, would service ages 18-21.

The Commission asked about the statistics on number of clients. Ms. Pricco stated the Nexus statistics within the HUD Annual Performance Report for 2017 include a combination of drop-in, shelter, and transitional housing services. The statistics within the report are provided from the HMIS database and data from Nexus Youth and Families. Clarification was provided that of the 288 served in 2017 they did not include behavior, health, and substance use disorder services.

Commissioner Lee asked why more 18 or over vs. 18 and under aged youth were served. Ms. Pricco stated that the South King Youth Shelter (SKYS) – serving ages 12-17 was closed in 2017 and reopened in 2018. Nexus also began working with the office of homeless youth in 2018 and increased outreach to those under 18. The 2018 statistics will show an increase to youth under 18.

The Commission and staff discussed noticing requirements for Nexus' Arcadia House project. Staff explained that the approval of the demolition permit does not require public noticing but during the earlier comprehensive plan amendment and rezone of the site public notice was provided and no comments were received from the surrounding property owners.

The Commission and staff discussed the next steps in the process and staff stated the item could be scheduled for a public hearing after providing public notice if the Commission concurs. The Commission acknowledged, they are comfortable with bringing this item forward for a public hearing.

A discussion was held regarding adequate parking for the site. Staff reported that due to the unique land use, Nexus has hired a traffic consultant to review the parking generation while working with the City to determine the number of spaces required. With no comparable facilities in the area and no comparable requirements specifically listed in the zoning code parking table, the city's traffic engineer will be working with Nexus to obtain the correct number of spaces to suit their needs. Staff reported that overflow parking is currently available on the site.

Staff will provide notice to the WA Department of Commerce, which requires a 30-day comment period, and complete the public noticing requirements before bringing the item back before the Commission.

In answer to the question if Valley Cities Counseling would be included under the new definitions, staff clarified that Valley Cities would not be included under the new definition because their existing facilities are not located in the C-1 zoning district and the new land use definition is proposed to only be allowed in the C1 zone.

B. Introductory Discussion of Items Docketed for Consideration as Comprehensive Plan 2018 Annual Amendments

Planning Manager Jeff Dixon explained the City amends its Comprehensive Plan annually. These are "annual amendments" that the City considers routinely each year as distinguished from the "major update" of the Comprehensive Plan that was adopted at the end of year 2015.

Private applicants are afforded an opportunity to submit either Map or Text amendments, which were accepted through June 8, 2018. City initiated amendments have also been brought forward as part of the annual amendment.

Staff presented the following items docketed for consideration as Comprehensive Plan 2018 Annual Amendments:

Comprehensive Plan Text Amendments

- P/T #1 – Auburn School District Capital Facilities Plan
- P/T #2 – Dieringer School District Capital Facilities Plan
- P/T #3 – Federal Way School District Capital Facilities Plan
- P/T #4 – Kent School District Capital Facilities Plan
- P/T #5 – City of Auburn (COA) Capital Facilities Plan
- P/T #6 – Change Volume 1, Land Use, to clarify and distinguish the discussion of the various subcategories of "Special Plan Areas".
- P/T #7 – Change Volume 6, Economic Development, to reflect preparation of the COA Ten-Year Economic Development Strategic Plan.
- P/T #8 – Change Volume 1, Land Use, to re-incorporate Historic/Cultural Resource policies.
- P/T #9 – Change Volume 1, Land Use, to revise approach to the 2015 map designation of "Residential Transition Overlay".

Comprehensive Plan Map Amendments

- CPM #1 - City-initiated request Comprehensive Plan Land Use Map No. 1.1 in Vol. 1, Land Use Element to remove the mapped designation of "Residential Transition Overlay".

Privately-Initiated Amendments

- CPM #2 - Request by Labrador Ventures LLC to change the designation of three undeveloped parcels totaling 1.89 acres NE of 40th and I ST NE from the "Residential Transition Overlay" to "Multiple Family Residential" and associated rezone from "R-7, Residential 7 dwelling units per acre" to "R-20, 20 Dwelling Units Per Acre".
- CPM #3 - Request by Auburn School District to change the designation of two developed parcels located west of Pioneer Elementary from "Single Family Residential" to "Institutional" and associated rezone from "R-7, 7 dwelling units per acre" to "I, Institutional" or "P-1, Public Use".
- CPM#4 - Request by Auburn School District to change the designation of four parcels (3 developed) located west of Kersey WY SE from "Residential Conservancy" to "Institutional" and the associated rezone from "RC, Residential Conservancy" to "I, Institutional" or "P-1, Public Use".

After reviewing the docketed items, staff discussed the tentative schedule for considering the 2018 annual Comprehensive Plan amendments. Staff highlighted the steps involving the Planning Commission and explained that the goal would be to hold meetings at the regularly scheduled 1st meeting; with the 2nd meeting of the month held for further discussion, if needed.

The Commission expressed a desire to not hold meetings during the Thanksgiving Holiday week. Planning Services Manager Dixon stated the schedule provides room for adjustments and he is hopeful the work before the Commission will be completed by that holiday.

C. Introductory Discussion of Process for Amendment of City's 2009 Shoreline Master Plan

Senior Planner Thaniel Gouk explained that the city's 2009 Shoreline Master Plan (SMP) is being updated based on a mandate by the State of Washington Department of Ecology for a periodic update. The last update for the City of Auburn was in 2008/2009. The state requires the next update to be completed by June 30, 2019, with recent new requirements every 8 years, thereafter.

Staff provided a brief overview a 2018-2019 schedule to bring forward the amendments of the city's 2009 Shoreline Master Plan (SMP) for review before the Commission. The Department of Ecology will provide the final approval of the document. Planning Services Manager Jeff Dixon stated that the city's shoreline

program is a shared program for the city to administer along with the State of Washington Department of Ecology.

Staff reported that the City received a \$25,000.00 grant to assist them with their update from the Department of Ecology. The grant money will be used to hire a consultant to provide assistance on the update and feedback on any changes that should be made based on other experience they have with other jurisdictions. The information will be provided to the Commission and City Council for their recommendations.

D. Planning Commission Rules of Procedure

Chair Roland confirmed that at the June 5, 2018 Planning Commission meeting the Commission voted and approved updates to the Planning Commission Rules of Procedure. Chair Roland stated the June 5th, 2018 approved version is included in the distributed packet materials and encouraged the Commissioners to familiarize themselves with the updated version.

V. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Dixon reported that steps have been taken to bring forward a new Planning Commission member. Screening and interviewing is currently taking place and staff is hopeful City Council may confirm the appointment of a new Planning Commissioner soon.

Staff reported that demolition work to the Heritage building would begin soon. The owner has been waiting for approval from Puget Sound Energy (PSE) to receive power on site and approval was just granted by PSE. The next steps are for PSE to inspect the site before allowing the contractor to begin work on Monday, July 23.

A SEPA and design review application has already been submitted on the development south of City Hall and west of Merrill Gardens. The City is expecting a Building permit to be submitted by August for the seven-story building containing market-rate apartments. The site also includes a portion of ground-floor retail space.

Staff reported that the next regularly scheduled Planning Commission meeting is August 7, 2018 the same evening as "National Night Out". After discussing the schedule, the Commission asked staff to reschedule the August 7th meeting to August 21 to allow time for noticing for a public hearing.

VI. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:34 p.m.