



PLANNING COMMISSION

June 2, 2015

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.

II. ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were: Chair Judi Roland, Commissioner Mason, Commissioner Baggett, Commissioner Lee, and Commissioner Smith. Vice-Chair Copple is excused.

Staff present included: Assistant City Attorney Doug Ruth, Assistant Director of Community Development Jeff Tate, Assistant Director of Engineering/City Engineer Ingrid Gaub, Utilities Engineering Manager Lisa Tobin, Storm Utility Engineer Tim Carlaw, Planning Services Manager Jeff Dixon, and Community Development Secretary Tina Kriss.

Members of the public present: Andrew Garcia, Dominique Erickson, and Kirsten Johnson.

III. APPROVAL OF MINUTES

A. May 5, 2015

Commissioner Mason moved and Commissioner Lee seconded to approve the minutes from the May 5, 2015 meeting as written.

MOTION CARRIED UNANIMOUSLY 5-0

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

Assistant Director Tate reported that City Council has taken action on the city code changes related to the regulating and licensing of Communal Residences on May 18, 2015; some minor changes were made.

On May 28th the City held the ground breaking for the construction of Merrill Gardens Senior Living project located downtown.

The Commission and staff discussed the educational portion of code enforcement work and our new Code Enforcement Officer, Tami Kapule. Tami will be working primarily to provide public education to increase awareness and reduce or avoid code enforcement cases.

VI. PUBLIC HEARING

A. 2015 Comprehensive Storm Drainage Plan

Chair Roland opened the public hearing on the 2015 Comprehensive Storm Drainage Plan at 6:05 p.m.

Storm Utility Engineer, Tim Carlaw, explained that staff brought forward the 2015 Comprehensive Storm Drainage Plan at the Council Study Session on April 27th, 2015. The Determination of Non-Significance was issued on May 7, 2015 and there were no public comments received from the public comment period which ended on May 22, 2015. The appeal period ends June 5, 2015. Staff does not anticipate that there will be any appeals.

The Commission and staff discussed a proposed composting plan as proposed within the new plan. There was a discussion that this primarily referred to management of vegetation and sediments removed as part of the maintenance of storm drainage facilities by city crews and is not intended to be open to the public. The purpose is to reduce the expense associated with disposal of these materials. Commissioner Smith recommended using the term "processing facility" verses the term "Composting".

Chair Roland invited anyone for or against the proposed code amendments regarding the 2015 Comprehensive Storm Drainage Plan to come forward for testimony.

With no public present for public comment on the 2015 Comprehensive Storm Drainage Plan, Chair Roland closed the Public Hearing at 7:23 p.m. The Commission deliberated.

Commissioner Baggett moved and Commissioner Mason seconded to recommend moving the 2015 Comprehensive Storm Drainage Plan forward to City Council for approval.

Commissioner Smith expressed his concern that the full costs for construction of a proposed composting facility, noted in Table 8.1 of the Annual Project Cost Summary for the 6-Year Capitol Improvement Program (CIP), have not been carefully weighed. He expressed a desire to explore the actual costs savings if the city went forward with the facility and the total costs to design and construct the facility. He also suggested looking into and developing a marketable item as a byproduct of the composting which would be a true recycling program.

Commissioner Smith moved and Commissioner Lee seconded to amend the motion the motion on the floor to recommend moving forward the 2015 Comprehensive Storm Drainage Plan to Council for approval and add "if the City Council has both received the real cost estimates for the composting facility project contained in the plan and holds a discussion regarding those real costs".

Chair Roland took a vote on the amendment to the motion.

Motion to amend approved. 4-0 (Chair Roland abstained from voting.)
Chair Roland asked for a vote on the motion as amended, the recommendation to move the 2015 Comprehensive Storm Drainage Plan to Council for approval with the recommendation that City Council receives additional real cost estimates for the composting facility project contained in the plan and holds a discussion regarding those real costs.

Amended motion approved. 4-0 (Chair Roland abstained from voting.)

VII. OTHER BUSINESS

A. Recreational Vehicles as Dwelling Units

Assistant Director Tate provided background information on Auburn City Code (ACC) Chapters 18.07.20 and 18.46A.070 relating to Recreational Vehicles (RVs) and Temporary Use Permits associated with Recreational Vehicles and wanting to avoid their use as a dwelling unit.

A discussion was held regarding the current status of city regulations and the history of code enforcement cases arising from long term use of an RV as a dwelling unit. The discussion also included use of an RV on private property for the prevention of homelessness and the how the neighbors may perceive RV living and that it may degrade their property values and increase other undesirable activity. Staff also described that there may be reasons to temporarily allow living in an RV, such as when someone is extensively remodeling their home.

The Commission and staff also discussed requiring a permit for the placement of an RV on a residential lot which would require an inspection focused on making sure that the occupants are living within a safe and healthy environment instead of focusing on the impact to the surrounding residential neighbors. Staff explained that there are currently no standards to utilize in this type of inspection since RVs are not regulated under the International Building Code which sets rules that govern occupancy limits, utility connections, structural integrity, and other health and life safety standards.

The Commission asked a question about whether the city's zoning allowed recreational vehicles and were any recreational vehicle parks. Staff answered that there are recreational vehicle areas as a component of other uses but no stand alone recreational vehicle parks. Staff explained that there are locations within certain zoning districts where the City's zoning code allows a RV park, but none has ever been developed. The Commission expressed their concern on being sensitive to private property rights of residents in reviewing this code.

B. Comprehensive Plan Update Schedule

Assistant Director Tate discussed the updated schedule for the Comprehensive Plan update review by the Planning Commission and Council, he provided the process of outreach staff will be conducting to engage the public in the process and noted the outreach would take place in July.

The next Planning Commission review of the Comprehensive Plan update will be in August. Staff expects to come back July 7th with the Recreational Vehicle code discussion after bringing it forward for a Council Study Session for discussion. It is anticipated that the tentative second meeting slated for July 21st will not be held.

VIII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:33 p.m.