



PLANNING COMMISSION

February 7, 2017

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.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were: Chair Judi Roland, Commissioner Lee, Commissioner Stephens, and Commissioner Moutzouris, and Commissioner Smith, Vice-Chair Copple and Commissioner Shin. Commissioner Mason arrived after the Approval of Minutes.

Staff present included: City Attorney Dan Heid, Assistant Director of Community Development Jeff Tate, and Planning Administrative Assistant Tina Kriss.

Members of the public present: Jeff Oliphant.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. January 4, 2017

Commissioner Stephens moved and Commissioner Lee seconded to approve the minutes from the January 4, 2017 meeting as written.

MOTION CARRIED UNANIMOUSLY. 7-0

III. PUBLIC COMMENT

There was no public present for comments.

IV. PUBLIC HEARING

A. Citizen Initiated Proposed Code Amendment – DUC Map Amendment

Assistant Director Tate presented the staff report on the proposed DUC Map Amendment to amend the "Pedestrian Street" map that is incorporated into the City of Auburn Design Standards for the Downtown Urban Center zone. On November 8, 2016 an applicant submitted a request to change a portion of the west side of Auburn Avenue between Main Street and 1st Street NE from a Pedestrian I classification to a Pedestrian II classification. Staff informed the Commission that since transmitting the original materials for the meeting, which included conditions, the applicant and staff met to work through and refine the conditions for the mutual benefit of the applicant and city. The updated modified staff conditions were distributed to the Commission.

Assistant Director Tate explained that if approved, the vacant former Key Bank building at 15 Auburn Avenue NE would change from a Pedestrian I to Pedestrian II classification. The effect of this change focuses on what the allowed ground floor uses are in a building. Pedestrian I classification allows ground-floor uses that are retail, restaurant, and personal services. A Pedestrian II classification allows for the same uses but also allows for office and residential use to be located on a ground floor. The amendment would allow the vacant building to be utilized for office uses and particular medical types uses.

Assistant Director Tate stated that the building has been vacant for some time despite efforts to lease the building. Staff explained that they do not believe this request conflicts with adopted downtown urban center policies or objectives and the range of allowable uses will continue to ensure a harmonious transition from Main Street to the regional hospital facility. A discussion was held with the Commission on the Pedestrian I and II classification and parking challenges.

Chair Roland opened the public hearing at 7:13 p.m. on ZOA16-0008, DUC Map amendment.

Jeff Oliphant, PO Box 1294, Auburn

Mr. Oliphant thanked the Commission for their time and explained that the vacant old Key Bank building/property was originally purchased just before construction began at Auburn Professional Plaza and was not incorporated into the overall plan at Auburn Professional Plaza because it was purchased later.

Mr. Oliphant stated he has been involved in retail development in the Washington and California area for years and finding retail tenants for the ground floor retail space at Auburn Professional Plaza has been difficult, until Multicare leased space the building sat vacant for 7 years. He stated that prospective tenants felt the lack of projected retail revenue and staff overhead costs deterred them from leasing unless the landlord paid for improvements and supplemented the tenants cost. Recently Gosanko's Chocolate leased ground floor space, the tenant improvements paid by the landlord with the cost equal to 10 years of rent. Mr. Oliphant stated he believes there is not a great demand for retail space in the downtown urban center which has made it difficult for occupancy at One Main Professional Plaza. He stated the same would be true for the vacant, old Key Bank building.

Mr. Oliphant explained that the old Key Bank building is off a commuter street which has heavy traffic, less pedestrian traffic and minimal parking. These conditions are not beneficial for leasing or using retail space. If a Pedestrian

II classification were allowed it would provide for medical uses. Recently Wound Care & Hyperbaric Services occupied space at One Professional Plaza, the lease was possible because it met the requirement of having a doctor within 250' at the emergency room in Multicare Hospital.

In working to lease the space out at the vacant Key Bank building discussions have been held with folks interested in medical space but these conversations halted because the space is retail and limits medical use. In an effort to resume these discussions a Pedestrian II classification is needed to allow medical uses.

The Commission asked if the property could be developed as a multi-story building with ground floor parking. Staff explained that the current parking around the surface of the building can be utilized and does not believe it would benefit the developer to utilize the space with ground floor parking and such a small footprint. Mr. Oliphant explained that he is unsure if the building will be improved and used or taken down and rebuilt, as his team considered options for developing the property a multi-story approach with ground floor parking was considered along with other options but none of them were beneficial or cost effective.

The Commission and staff discussed the access points of the property and if the access points would change, staff explained that the access points would not be changed.

The Commission and staff discussed the Pedestrian I and II designations and if there were any other designations proposed for the DUC. Staff explained there is only a Pedestrian I and II designation and no other designations. Staff discussed other options instead of a third designation.

With no other questions from the Commission, Chair Roland closed the public hearing on ZOA16-0008, DUC Map amendment at 7:40 p.m. and the Commission deliberated.

Commissioner Copple moved and Commissioner Moutzouris seconded to approve ZOA16-0006, Citizen Initiated Proposed Code Amendment – DUC Map Amendment with the updated modified conditions provided by staff on February 7, 2017.

MOTION CARRIED UNANIMOUSLY. 8-0

V. OTHER BUSINESS

A. Election of Officers

Chair Roland called for nominations for the Election of Chairperson for the City of Auburn 2017 Planning Commission.

Commissioner Copple and Commissioner Lee nominated Commissioner Roland as the Chairperson. No other Commissioners were nominated.

By majority vote of Commissioners, 8-0, Commissioner Roland was elected as the Auburn Planning Commission Chairperson for 2017.

Chair Roland called for nominations for the Election of Vice-Chairperson of the 2017 Auburn Planning Commission.

Commissioner Mason and Commissioner Smith nominated Commissioner Copple as the Vice-Chairperson. No other Commissioners were nominated.

By majority vote of Commissioners, 8-0, Commissioner Copple was elected as the Auburn Planning Commission Vice-Chairperson for 2017.

B. Modification of Rules and Procedures

Assistant Director Tate provided background information on the Planning Commission Rules and Procedures; last revised March 8, 2016. He explained that each year the Planning Commission has an opportunity to review and revise the Rules and Procedures.

Staff introduced information that was distributed to the Commissioners to provide examples of language from other jurisdictions regarding conduct at Planning Commission meetings.

Mr. Tate explained that previously a discussion held with the Commission regarding circumstances where there may be a disruptive situation or audience member at future meetings and how best to control the decorum. The Commission and staff discussed different options to provide orderly conduct at meetings and the Commission thought that it would be beneficial to maintain continuity between the Council and Planning Commission rules.

The Commission will review the materials and staff will bring this item back for further discussion.

Items C-F below:

Assistant Director Tate explained that due to the weather conditions staff would like to continue items C-F to a future meeting. He stated that staff would also like to hold the tentative second meeting in February 22nd, 2017 to discuss Regulations of Marijuana related Businesses and Cooperatives. He reminded the Planning Commission that the city currently has a moratorium on marijuana. Chair Roland requested that staff provide police presence at future meetings on the discussion regarding Regulations of Marijuana related Businesses and Cooperatives. Staff confirmed those arrangements would be made.

Chair Roland continued items C-F below to a future meeting.

C. Discussion of C1, Light Commercial Code Changes

C. Temporary Uses, Mobile Vendors and Food Trucks – Draft Code Changes

D. Discussion of Open Space Zone

E. Discussion of Mixed Use Zone

VI. COMMUNITY DEVELOPMENT REPORT

Staff reviewed the scheduled meetings moving forward and asked if the Commission was open to hold a public meeting at its tentative meeting March 21st, 2017 over the discussion item being held February 22, 2017 on Regulations of Marijuana related Businesses and Cooperatives after discussing.

The Commission confirmed the meeting schedule for the February and.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:08 p.m.