



PLANNING COMMISSION

February 4, 2014

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.

II. ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were: Chair Judi Roland, Vice-Chair Copple, Commissioner Couture, Commissioner Mason, Commissioner Baggett, Commissioner Pondelick, and Commissioner Smith.

Staff present included: City Attorney Dan Heid, Planning Services Manager Elizabeth Chamberlain, Principal Planner Jeff Dixon, and Planning Secretary Tina Kriss.

Members of the public present were: Kahn Tran, Coni Orvis, Del Goad, and Senior Project Engineer Jacob Sweeting.

APPROVAL OF MINUTES

A. January 22, 2014

Staff pointed out two scrivener's errors that have been corrected in the January 22, 2014 minutes. Commissioner Pondelick was added to Roll Call and the word "a" has been removed from the second line of the last paragraph, page 2.

Commissioner Copple moved and Commissioner Mason seconded to approve the minutes from the January 22, 2014 meeting as corrected.

Motion carried unanimously. 7-0

III. PUBLIC COMMENT

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

IV. PLANNING DEPARTMENT REPORT

Planning Services Manager Elizabeth Chamberlain provided the following updates:

Green River Community College has begun their Student Life Project. As part of the project, 5 buildings will be demolished and a student life building will be constructed. The pre-construction meeting will be held Wednesday, February 5, 2014, with construction starting within two weeks.

Ms. Chamberlain reviewed the new webpage for the "Imagine Auburn" visioning work that has begun as part of the Comprehensive Plan update. The logo, "Imagine Auburn, Dream today, Shape tomorrow" will be used on all the materials published for the update. The webpage can be found at www.auburnwa.gov/imaaineauburn, a dedicated page where a community questionnaire will be posted in the next several days. An

invitation has also been sent out to the City's GovDelivery list serve about neighborhoods hosting workshops or having the city staff visit Homeowners Association meetings in February and March if requested. A dedicated email has also been established at imagineauburn@auburnwa.gov

The foundation, or pier supports for the Trek building are completed, they will begin constructing the next phase of the project.

V. PUBLIC HEARING

A. City-Initiated Rezone (Zoning Code map Amendment, Auburn Way S and Hemlock ST SE)

Principal Planner Jeff Dixon explained that the City identified the Comprehensive Plan Map Amendment and associated step of rezoning these two parcels as part of the items for consideration for the annual Comprehensive Plan amendments. This City-initiated proposal consists of changing the designation of the following two contiguous properties:

- 3210 Auburn Way S, Parcel # 2815000010, 0.51 acres owned by Coni Orvis
- 3216 Auburn Way S, parcel # 2121059073, 1.06 acres owned by Khanh Tran

The combined land area of the two subject parcels is approximately 1.56 acres. The requested rezone change, is from the "R5, Residential" to "C1, Light Commercial" zone.

Principal Planner Dixon reviewed the related comprehensive plan amendment and rezone process and a staff analysis of the City-Initiated Rezone with the criteria. On December 2, 2013, the City Council approved Ordinance No. 6489 changing the Comprehensive Plan designation of the subject properties to "Light Commercial".

Rezoning the subject property from "R5, Residential" to "C1, Light Commercial" will align the zoning district to the already changed Comprehensive Plan designation. The zoning change will assist in implementing these goals benefitting the community and general welfare to meet community and growth management goals as noted in Chapter 3, "Land Use", and Chapter 14, "The Comprehensive Plan Map".

Based upon the application, Findings of Fact, and Conclusions of the staff report, Principal Planner Dixon stated staff recommends that the Planning Commission recommend to the City Council approval of the rezone without conditions.

The Commission and staff discussed the Tippin's property, next to the properties subject to the rezone proposal, and the zoning of the Tippin's property.

Chair Roland opened the public hearing on the City-Initiated Rezone, REZ13-0004, at 7:29 p.m.

Coni Orvis, 3210 Auburn Way S, Auburn

Ms. Orvis stated she supported the change in zone for the future sale of her property. She asked the question, if she was occupying her property as residential

but the zoning change went through as commercial, would her property taxes be impacted. Staff explained that taxation is set by the county and the City is not involved in those assessments. If a change is made, there is a process to appeal tax assessments through the county.

Ms. Orvis stated she is thankful for the Planning Commission's time and would appreciate the zoning change to commercial.

With no other comments from the public Chair Roland closed the public hearing on the City-Initiated Rezone, REZ13-0004 at 7:29 p.m.

Commissioner Copple moved and Commissioner Smith seconded moving the City-Initiated Rezone, REZ13-0004, to full Council for approval.

Commissioner Couture asked if the Tippin's property could be included in the rezone. City Attorney Heid explained that the Planning Commission could include the Tippin's property within the recommendation but it would not be necessary given the property is currently compatible with any use needed by the City, should the City obtain the property.

Motion approved. 6-1

Commissioner Couture voted no.

The next Planning Commission meeting will be held March 4, 2014.

VI. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 7:41 p.m.