



**Planning Commission Meeting
January 4, 2023 - 7:00 PM
City Hall Council Chambers
MINUTES**

I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting was held in person and virtually.

II. CALL TO ORDER

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

A. ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice Chair Phillip Stephens, Julie Berry, Dimitri Moutzouris, and Kent Sprague. Commissioner Hanan Amer was excused.

Joan Mason resigned her role as Commissioner effective 12/5/2022.

Staff members present: Senior Planner Josh Steiner, Planning Services Manager Jeff Dixon, Senior City Staff Attorney Doug Ruth, and Deputy City Clerk Rebecca Wood-Pollock.

B. PLEDGE OF ALLEGIANCE

Chair Roland led those in attendance in the Pledge of Allegiance.

III. PUBLIC COMMENT

There was no public comment.

IV. APPROVAL OF MINUTES

A. December 6, 2022 Minutes from the Regular Planning Commission Meeting

Commissioner Sprague moved and Commissioner Moutzouris seconded to approve the December 6, 2022 minutes.

MOTION CARRIED UNANIMOUSLY. 5-0

V. OTHER BUSINESS

A. Housing Action Plan Implementation Project Status Update (Steiner)

City Staff and Tyler Bump from ECONorthwest consultant team will provide a status update on the project and present draft results for consideration.

Senior Planner Steiner introduced ECONorthwest Principal Tyler Bump who presented the Commission with the Housing Action Plan Implementation Project Status Update. His presentation included an overview of middle housing, development feasibility, R-5 and R-7 zones, infrastructure availability, analysis structure, RLV (Residual Land Value) methods, and conversion of existing housing types. Mr. Bump also discussed the physical and parcel summaries of different development prototypes, including their feasibility and affordability in the City of Auburn. He also shared the next steps in the process, including rezoning, alignment of different options with existing zones, potential middle housing allowances within the Downtown Plan, parking, and transit.

Project Manager Lee Ann Ryan with ECONorthwest presented the Commission with preliminary recommendations, including current and recommended dimensional and density standards for R-5 and R-7 zones, parking, location, transit gaps, and middle housing transportation demands.

Principal Jeff Arango with Framework presented the Commission with different images of housing prototypes and their feasibility, as well as projections for density, parking, and landscaping.

Senior Planner Steiner explained the timeline for the process and how they will be included in the Comprehensive Plan.

The Commission discussed cottage cluster housing, condominiums and easements, definitions for R-5 and R-7 zones, ADA access requirements, middle housing and the City of Portland's Middle Housing Code, availability of builders, school districts, utility districts and infrastructure, housing demand, potential parking and commute issues, street size, transit routes, subterranean parking costs, multifamily housing, upcoming changes in legislature, bringing new businesses into downtown Auburn, and the City's progress on the process.

B. Annual Review of Planning Commission Rules of Procedure (Dixon)

See attached Memorandum

Planning Services Manager Jeff Dixon presented the Commission with the existing Planning Commission Rules of Procedure and provided an opportunity for the Commission to recommend any changes. He added that staff had not proposed any changes but would reassess prior to the next meeting.

The Commission discussed the existing Rules of Procedure, recent

changes in legislation, attendance among the Commissioners, and the Commissioners' diligence in remaining neutral.

C. Annual Election of Officers (Dixon)

Commissioner Moutzouris moved and Commissioner Sprague seconded to appoint Chair Roland and Vice Chair Stephens as the 2023 Chair and Vice Chair of the Planning Commission.

MOTION CARRIED UNANIMOUSLY. 5-0

VI. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager Dixon informed the Commission that the King County Supportive Housing Project invited business and property owners to a meeting to discuss how they will address any issues that may arise and their other sites have been successful.

The Commission discussed who is intended to be housed by the King County Supportive Housing Project, the Bridges Home Owners Association meeting on Annexation into the City of Auburn and the vote of interest in continuing with the annexation process, existing open spaces and wetlands areas within the Bridges Project, and the Lakeland Hills Home Owners Association.

Jeff Dixon discussed how the Housing Action Plan will affect the Comprehensive Plan and upcoming deadlines that the Planning Department anticipates for the coming year.

Jeff Dixon shared that the next Planning Commission meeting is scheduled for February 7th, 2023.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:27 p.m.

APPROVED this 7th day of March, 2023.



JUDI ROLAND, CHAIR Rebecca Wood-Pollock, Deputy City Clerk

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of

recommendations to the city council which must ultimately make the final decision.