



December 10, 2007

MINUTES

I. CALL TO ORDER – 5:00 PM, COUNCIL CHAMBERS

Chair Lynn Norman called the meeting to order at 5:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA. Committee members present were: Chair Lynn Norman and Member Wagner. Also present were Planning, Building and Community Department Director Cindy Baker, Development Services Coordinator Steve Pilcher, Senior Planner Jeff Dixon, Senior Planner Elizabeth Chamberlain, Director of Parks, Planner Stacey Borland, Arts & Recreation Daryl Faber, Assistant City Engineer Ingrid Gaub, Economic Development Manager Dave Baron, Mayor Pete Lewis and Planning Secretary Kirsten Reynolds.

Committee members absent: Member Backus

Audience Members included: Karen Brawley, John deChadenedes, Nicole Petrion-Salter, Mike Newman, Mubeen Ahmad, John Knutson, Julie Venn, Don and Ginny Anderson

II. APPROVAL OF MINUTES
November 26, 2007

Member Wagner moved to approve the minutes from the November 26, 2007 meeting as submitted, seconded by Chair Norman.

Minutes approved unanimously 2-0.

III. ACTION

Ordinance No. 6134 - School Impact Fees

Senior Planner Jeff Dixon reviewed the Ordinance which annually sets the school impact fees. He indicated it was previously discussed by PCD at their meeting on 11/13/07 and by the Finance Committee on 12/3/07. Staff reported there was no changes from the Finance Committee and asked PCD to recommend to the City Council approval of Ordinance No. 6134.

Mike Newman Associate Superintendent for the Auburn School District, 915 4th Street NE in Auburn was invited to speak. Mr. Newman thanked the Committee and staff for their support. There were no questions from the Committee for Mr. Newman.

Member Wagner moved to recommend City Council approve Ordinance No. 6134; seconded by Chair Norman.

Motion was approved unanimously 2-0.

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C. Ordinance No. 6140 - Zoning Code Amendments (Amending Auburn City Code Chapter 18.04 and Section 18.52.020) relating to off-street parking requirements for senior living facilities

Planner Stacey Borland reviewed the process this Ordinance has gone through; PCD reviewed at their meeting on 11/26/07 and asked for some changes; staff made the recommended changes and took them for review before the Public Works Committee (PW), PW did not have any additional changes or comments. Ms. Borland asked PCD to recommend to the City Council approval of Ordinance No. 6140.

Member Wagner asked if the changes to the supportive housing parking amendments had been incorporated. Staff replied that supportive housing parking requirements were separate from this Ordinance. There was discussion between the Committee and staff about the differences between assisted living facilities and supportive housing.

Member Wagner moved to recommend City Council approve Ordinance No. 6140; seconded by Chair Norman.

Motion was approved unanimously 2-0.

C. Ordinance No. 6141 - Zoning Code Amendments (Amending Auburn City Code Chapter 18.60) revising development standards for home occupations

Planner Stacey Borland reviewed the process this Ordinance has gone through; PCD reviewed at their meeting on 11/26/07 and asked for some changes; staff made the recommended changes and took them for review before the Public Works (PW) Committee, PW did have some recommended changes. Staff stated one correction to the agenda bill, the third bullet from the bottom on page two regarding limiting customer visits to a home occupation was removed.

The PW recommendations included the following:

- On page three of the Ordinance under item J several modifications were made to the hours of operation; for employees it would be OK to arrive at 8 a.m. and customers at 9 a.m. Monday – Friday. The business visits would need to conclude at 6 p.m. Saturdays were suggested to be kept as proposed. Sundays and federal holidays were suggested to be removed; still allowing the business to operate but employee and customer visits would not be allowed.

- On page two under item A in the requirements section, allowing one non-resident employee, it was suggested to remove the word “equivalent”. Staff’s suggestion was if the word “equivalent” is removed then the language “on site at any one time” should also be removed.

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Member Wagner moved to recommend City Council approve Ordinance No. 6141 with changes suggested to items from section 18.60 A and J; seconded by Chair Norman.

Motion was approved unanimously 2-0.

- Chair Norman asked staff to e-mail Councilmember Backus because she was interested in the outcome of this particular issue. Ms. Borland was also asked to follow up with Councilmember Backus on her concerns about specific language regarding the overlapping times.

D. Ordinance No. 6142 - Lea Hill Zoning

Senior Planner Elizabeth Chamberlain reviewed what was in the Committee Member's packets and suggested the focus around the final map being recommended.

- The commercial was removed from the SE 304 124th intersection; this is now back to LHR-1.
- East near SE 304th 132nd intersection, there are five parcels with Light Commercial
- SE 312th there are six parcels designated as Light Commercial – staff has talked with property owners and they have expressed they are OK with Light Commercial designation. Nicole Pettrion-Salter lives at 31021 132nd Way SE. Ms. Pettrion-Salter expressed she was in support of staff's recommendation of Light Commercial as opposed to the LHR-1 zoning.
- The two manufactured home parks were kept as Manufactured Home Parks; they could individually apply for site specific rezones later.

Member Wagner asked staff what the difference was between R-2 lot sizes. Staff explained that the Lea Hill zoning recognizes the King County setbacks and lot sizes range between 6,000 to 8,000 sq. ft. These standards only apply to plats that have already been approved by King County.

Member Wagner moved to recommend City Council approve Ordinance No. 6142; seconded by Chair Norman.

Motion was approved unanimously 2-0.

D. Ordinance No. 6143 - West Hill Zoning

Senior Planner Elizabeth Chamberlain explained there have not been any changes made to the West Hill Zoning. The area is predominantly residential R-1 with some industrial in the north.

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Member Wagner discussed the grandfathering of farm animals on ½ acres. There were concerns that ½ an acre may not be enough.

Member Wagner moved to recommend City Council approve Ordinance No. 6143; seconded by Chair Norman.

Motion was approved unanimously 2-0.

E. Ordinance No. 6148 - Amendment to Chapter 18.45 Lea Hill District

Senior Planner Elizabeth Chamberlain reviewed the lot clustering and subdivision guidelines of King County with in the Urban Separator. This amendment is to require lot averaging and 50 percent open space for subdivisions in the Urban Separator. This is part of Auburn's Inter-Local Agreement with King County.

Member Wagner asked to have some specific language added to ensure this Ordinance would work for short plats. Staff was asked to have the word "non-buildable" language rephrased. Staff was asked to make sure that open space would not be the responsibility of the City; it should read that the open space is the responsibility of the home owners.

Set backs and open space was discussed; the purpose of the clustering is to make sure open space is left undeveloped. The open space is intended for creating open corridors for wild life, not to be used for pasture.

Member Wagner moved to recommend City Council approve Ordinance No. 6148; seconded by Chair Norman.

Motion was approved unanimously 2-0.

Staff was asked to answer any questions that Councilmember Backus may have regarding this topic.

There was an audience member that had concerns about the LHR-2 zoning on Lea Hill. The current proposal was for LHR-1. The audience member asked if the City is planning to give compensation to the landowners for down zoning their property. Chair Norman stated that the City has no intention to give compensation for down zoning property. Once the annexation officially passes individual property owners can apply for a rezone on an individual basis.

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F. Ordinance No. 6138 – 2007 Comprehensive Plan Amendments

Senior Planner Elizabeth Chamberlain asked for any questions PCD may have had on the Comprehensive Plan. Revised recommendations for the Lea Hill land use was already reflected under the Lea Hill zoning. The Committee was pleased and did not have any further questions.

Member Wagner moved to recommend City Council approve Ordinance No. 6138; seconded by Chair Norman.

Motion was approved unanimously 2-0.

IV. DISCUSSION

A. JRC Housing Finance Program –

Planning Director Cindy Baker introduced Karen Brawley and John deChadenedes, King County Housing Finance Representatives who were invited to discuss King County housing financing programs.

For the record Mr. deChadenedes lives on Bainbridge Island and Ms. Brawley lives in Renton. They gave a brief overview of the King County Housing Finance Program. The program administers a variety of special needs housing grants through State and Federal funding. This housing helps individuals that include, but are not limited to homeless and mentally ill residents. The County works with developers interested in building this type of housing. Geographic distribution was discussed; Regional Affordable Housing Programs are assigned percentages of locations around the County. The program tries to make sure that the services are located in areas where they are needed but trying to make sure that one areas isn't oversaturated.

Kirkland and Bellevue areas were discussed. A chart was distributed that represented different needs areas over a 13 year period, such as: Family housing, senior housing, homeless/transitional housing and special needs housing. The funding sources are typically site specific instead of King County telling developers where they should be building. Down Payment Assistance funds were discussed, Mr. deChadenedes said that the Housing Finance Commission decides where and how these funds are spent.

The King Counties funding ranges from \$10-12 million a year that went to programs for housing. K. C. utilizes ARCH funds, General funds and CDBG funds. The County Executive delegates the spending amounts and Council votes on it.

Mr. deChadenedes gave a report on projects funded in Auburn and projects funded in Bellevue. Mr. deChadenedes recommended if there is already a need in a particular community to start talking with the King County office to help in recommending developers

Mr. deChadenedes talked about a very controversial project, known as 18-11 East Lake. The project houses Chronically homeless and inebriates; Mr. deChadenedes stated this was a very controversial project that has proven to be successful; other high end

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development projects are occurring in the same area.

B. Supportive Housing –

Development Services Coordinator Steve Pilcher reported that the Valley Cities did not make their funding goal for the year. Mr. Pilcher did some research; the best definition was found from Federal Way's zoning code definition. The approval of a supportive housing project is an administrative approval process; it is mandatory to be located near public transportation and services. Mr. Pilcher reported on the City of Tacoma's definition, they require a pre-application community meeting.

Mr. Pilcher talked about the new definition that was handed out. Member Wagner stated that the definition was a bit broad and should have off site services near the location. It was stated that this definition is more like development standards not an actual definition.

Karen Brawley, K. C. staff, stated that treatment facilities are not fundable because they are not in the permanent supportive housing category. There can not be requirements that residents living on site must participate in the program to qualify for funding. Services can be required to have on site but are not required for residents to participate. Fair housing and Landlord Tenant Acts were discussed. The K. C. representatives spoke to the group regarding their arrival at their definitions and offered to share their information from the consultant services that took place.

Mr. Pilcher continued to review the draft definition. There was discussion regarding the single/individual occupancy and population density verses the size of the unit. Member Wagner would like to see this go forward to the whole Council as a package. Staff will continue to work on this and ensure that Member Backus gets a copy and come back in January.

C. Ordinance No. 6146 - Code Revisions to ACC15.74 related to Land Clearing, Grading and Filling –

Assistant City Engineer Ingrid Gaub reported that a significant change was under the financial guarantee. The fee structure was discussed with the Committee. There were three options presented 1: Full Cost Recovery, 2: Average Fee Collection and 3: Weighted Fee Collection. There were concerns with the costs for smaller projects.

D. M.O.U. with Valley Cities on trails –

Director of Parks, Arts & Recreation Daryl Faber talked about the work he has been doing with the Mayor and Valley Cities. The goal is to finish the section of the Interurban Trail. Director Faber discussed the potential partnership between cities to complete the Interurban Trail. The goal is to get the surrounding cities to sign on this MOU that would help get funding to accomplish the completion of the trail. The focus is a type two trail that is separate from the roadway with an emphasis of commuting. One goal is to put together a master plan and seek funding to complete this major project. This MOU is currently being routed for staff comments. Member Wagner suggested adding "and other non-motorized users" language for users of the trail. This MOU will not come to Full Council, just to PCD.

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Chair Norman stated that this project is great to be focusing on right now, healthy communities. This will go back to Valley Cities then the Mayor will sign off on it.

E. Urban Center Neighborhood Preservation –

Chair Norman talked about the need to balance and preserve the neighborhoods in the core of the downtown area. Urban Center residential district zoning was discussed and how to best preserve these neighborhoods.

Mr. Pilcher reviewed the PSRC Urban Center boundary; there were concerns that the single family character needs to be protected. Mayor Lewis commented that boundaries need to be charted out with reasons why the single family neighborhoods should be protected. Reasoning would need to be given to PSRC since this is within the Urban Center.

Chair Norman asked about dispersal requirements and allowing a limitation of multi housing. Historic value and character of a place needs to be identified as unique and be preserved. Chair Norman would like to save the single family neighborhoods and make sure that multi family developments are reflecting good quality. Senior Planner Elizabeth Chamberlain spoke about the village concepts and alternative types of development as part of the zoning code updates. Increasing densities with strict stipulations and development standards. Chair Norman wants the Council to be aware of the issues that could come about and start conversations with the rest of Council. Staff will get some pictures of village type development for Committee.

V. INFORMATION

- A. Request for qualifications for youth sports facility
Mayor Lewis talked about doing an RFQ to have an indoor soccer field in the downtown area. This type of Public Facilities district would bring people in to the downtown area. Indoor soccer leagues have proven to bring people in to the areas all throughout the day.
- B. Wayfinding – briefly discussed the timeline.
- C. December 24, 2007 – this meeting was officially canceled. The next meeting is 1/14/08.
- D. PCDC Status Matrix – the Committee discuss the Top 10 idea for the February Council retreat and having just the Committee Chairs. The Chairs will get their lists to the Mayor. The matrix was reviewed generally for updating purposes and getting things rolling for January.

VII. ADJOURNMENT

There being no further business to come before the Planning and Community Development Committee, Chair Norman adjourned the meeting at 7:40 p.m.

APPROVED THE _____ DAY OF _____.

Lynn Norman, Chair

Kirsten Reynolds, Secretary