



AGENDA BILL APPROVAL FORM

Agenda Subject: Gazhenko Conditional Use Permit (CUP07-0003)		Date: December 11, 2007
Department: Planning, Building, and Community	Attachments: None	Budget Impact: N/A

Administrative Recommendation: City Council to hold a closed record hearing on the Gazhenko Conditional Use Permit on a date to be determined.

Background Summary:

On October 17, 2007 the Hearing Examiner held a public hearing on the request of Leonard Gazhenko to allow a triplex in the R2 (Single Family Residential) zone at 504 H Street NE.

On December 6, 2007, the Hearing Examiner issued a decision recommending to City Council approval of the conditional use permit request subject to two (2) conditions of approval as follows,

1. Prior to the issuance of a building permit, the developer shall submit to the City for review and approval a landscaping plan for the installation of a five-foot wide Type III landscaping along the eastern and northern property lines that includes vegetation that will grow to at least six feet in height. The substitution of the required shrub and groundcover layers of the Type III landscaping of the sod lawn served by an automatic irrigation system per ACC 18.50.060(E) will not be allowed. Prior to final inspection of the triplex, the landscaping shall be completed. Any fencing subsequently added to the property shall require an amendment to this conditional use permit.
2. The design of the proposal shall substantially conform to the site plan introduced into the record as Exhibit No. 2. Trees shall also be retained as indicated in the site plan.

In accordance with ACC 18.66.170, the City Council upon its review of the record, may:

1. Affirm the Hearing Examiner recommendation;
2. Remand the recommendation to the Hearing Examiner; or
3. Schedule a closed record public hearing before the City Council.

Staff is recommending the Council schedule a closed record hearing before the City Council.

O3.10.1 CUP07-0003

Reviewed by Council & Committees: <input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input checked="" type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input type="checkbox"/> Planning Comm. COUNCIL COMMITTEES: <input type="checkbox"/> Finance <input type="checkbox"/> Municipal Serv. <input type="checkbox"/> Planning & CD <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____	Reviewed by Departments & Divisions: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Cemetery <input type="checkbox"/> Finance <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Information Services <input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources
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Action:

Committee Approval: Yes No

Council Approval: Yes No Call for Public Hearing ___/___/___

Referred to _____ Until ___/___/___

Tabled _____ Until ___/___/___

Councilmember: Norman	Staff: Baker
Meeting Date: December 17, 2007	Item Number: VII.A

December 13, 2007

DEC 13 2007
CITY OF AUBURN
CITY CLERK'S OFFICE

To: City Clerk
City of Auburn
25 West Main Street
Auburn, WA 98001

Subject: Request for Closed Record Hearing Before The Auburn City Council Regarding Hearing Examiner's Recommendation on Application No. CUP07-0003 dated December 6, 2007.

Dear City Clerk:

The undersigned hereby requests that the above referenced matter be discussed by the Auburn City Council in a closed record hearing pursuant to ACC 18.66.170.

Very Truly Yours,



Donald W. Anderson Sr
635 H St NE
Auburn, WA 98002
(253) 939-6428