Planning Commission Minutes

December 20, 2023

6:00 P.M.

**CALL TO ORDER**

1. Approval of Agenda: After a motion duly made and seconded, the Planning Commission voted unanimously to approve the agenda.

# NEW BUSINESS

Case RZ23-00004 Applicant: Blue River Development (c/o Alliance Engineering & Planning) Address: 0 6th Street, AU11 066 & AU11 152 The applicant has submitted an application for a modification to the conceptual master development plan (17.90.206) for the Auburn Municipal Development (Ordinance 20-014). The applicant seeks modify the conceptual master plan to develop 169 unit attached & detached single family residential units on the subject parcels.

Staff presented the application: Sarah McQuade.

The Applicant’s representative, Geoffrey Reid, spoke on behalf Blue River Development

1. Lot width changes - Based on the feedback for some master down floorplans, we widened the lots on the rear exterior front entry detached lots to accommodate a floor plan with single story living components.  We lost some units when we made this change and added some additional townhome units around the amenity so that our unit count was similar to previously submitted.  We are now at 170 lots up from our previous submittal of 169 lots.
   1. Front entry detached lots changed from 34’ wide lots to 40’ lots; unit count changed from 51 to 43
   2. Rear entry detached lots changed from 34’ wide lots to 45’ wide lots; unit count changed from 67 to 31
   3. Rear entry attached lots remained the same at 20’ wide; unit count changed from 51 to 96
2. Variance requests – As discussed, we left in the mention of possible needed variances but that they would be approved via separate process if and when needed.

Opposition: Silvia Barber, Sabrina Watson, Dwayne Elliott, Susan Long spoke in opposition of the Approval of the Concept Plan for Blue River.

1. Geoffery Reid spoke again in Rebuttal explaining further about the design, traffic study, privacy fence on adjacent Carl Property & also Landscape buffer.

All Commission Members addressed the applicant, applicant responded back with the Concept Design is in keeping with the CCD guidelines.

Chairwoman Skriba read the code for the CCD so that everyone understood: 17.90.201 Intent and Purpose of the CCD and advised that at this time the vote is only for a concept design.

Chairwoman asked for recommendations: Less townhomes, high upscale homes, environmental study, restaurants, fence and owner ag buffer as well as documentation.

Chairwoman asked for a motion to approve with recommendations, Camon voted to approve, no second.

Motion to Deny by Bland based on existing conditions and plans, seconded by Wilson.

All in favor, motion to deny based on current plans.

City Attorney spoke to advise the City Council Hearing is January 24, 2024.

Motion to adjourn, motion, all in favor.