

City Council Meeting
December 5, 2016 - 7:00 PM
Auburn Community and Event Center
AGENDA

[Watch the meeting LIVE!](#)

[Watch the meeting video](#)

Meeting videos are not available until 72 hours after the meeting has concluded.

I. CALL TO ORDER

- A. **Pledge of Allegiance**
- B. **Roll Call**

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

III. APPOINTMENTS

IV. AGENDA MODIFICATIONS

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. Public Hearings

1. Public Hearing - Moratorium Extension* (Heid)

City Council to conduct a public hearing on the proposed six-month extension of the moratorium established by Resolution No. 5187 on residential land uses in the Light Commercial (C-1) zoning designation.

(For further action on this item, see Resolution No. 5258.)

B. Audience Participation

This is the place on the agenda where the public is invited to speak to the City Council on any issue. Those wishing to speak are reminded to sign in on the form provided.

C. Correspondence

There is no correspondence for Council review.

VI. COUNCIL AD HOC COMMITTEE REPORTS

Council Ad Hoc Committee Chairs may report on the status of their ad hoc Council Committees' progress on assigned tasks and may give their recommendation to the City Council, if any.

VII. CONSENT AGENDA

All matters listed on the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion in the form listed.

A. Minutes of the November 21, 2016 City Council Meeting*

B. **Claims Vouchers (Coleman)**

Claims voucher numbers 441597 through 441769 in the amount of \$2,851,341.36 and five wire transfers in the amount of \$599,938.00 and dated December 5, 2016.

C. **Payroll Vouchers (Coleman)**

Payroll check numbers 536878 through 536964 in the amount of \$806,080.91 and electronic deposit transmissions in the amount of \$1,512,763.93 for a grand total of \$2,318,844.84 for the period covering November 17, 2016 to November 30, 2016.

(RECOMMENDED ACTION: City Council approve the Consent Agenda.)

VIII. **UNFINISHED BUSINESS**

IX. **NEW BUSINESS**

X. **ORDINANCES**

A. **Ordinance No. 6627* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington amending Sections 19.02.115, 19.02.120, 19.02.130 and 19.02.140 of the Auburn City Code relating to School Impact Fees

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6627.)

B. **Ordinance No. 6630* (Coleman)**

An Ordinance of the City Council of the City of Auburn, Washington, amending Section 13.06.360 of the Auburn City Code relating to utility rates

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6630.)

C. **Ordinance No. 6632* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, adopting 2016 Annual Comprehensive Plan Map and Text Amendments pursuant to the provisions of RCW Chapter 36.70A

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6632.)

D. **Ordinance No. 6633* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, amending Sections 9.90.020 and 10.36.190 of the Auburn City Code, creating a permit for truck parking on city streets and restricting the movement of large vehicles in the downtown urban center

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6633.)

XI. **RESOLUTIONS**

A. **Resolution No. 5255* (Heid)**

A Resolution of the City Council of the City of Auburn, Washington, amending the City of Auburn Fee Schedule to adjust for 2017 fees

(RECOMMENDED ACTION: City Council adopt Resolution No. 5255.)

B. Resolution No. 5258* (Heid)

A Resolution of the City Council of the City of Auburn, Washington, amending and extending, for an additional six months, the moratorium established by Resolution No. 5187 on acceptance or processing of applications and other licenses, permits and approvals for residential uses in property within the C-1, Light Commercial Zone

(RECOMMENDED ACTION: City Council adopt Resolution No. 5258.)

XII. MAYOR AND COUNCILMEMBER REPORTS

At this time the Mayor and City Council may report on their significant City-related activities since the last regular Council meeting.

A. From the Council

B. From the Mayor

XIII. ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office, on the City website (<http://www.auburnwa.gov>), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.

*Denotes attachments included in the agenda packet.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Hearing - Moratorium Extension

Date:

November 30, 2016

Department:

City Attorney

Attachments:

[Resolution No. 5187](#)

[Resolution No. 5258](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council conduct the public hearing. For further action on this item, see Resolution No. 5258.

Background Summary:

The Auburn City Council adopted Resolution No. 5187 on December 7, 2015 which established a moratorium on residential uses within the Light Commercial (C-1) zoning designation. The term of the moratorium is one year and is set to expire on December 6, 2016. The purpose of Resolution No. 5258 is to extend the moratorium for an additional 6 months.

The purpose of the extension is to allow the City to complete its work plan as it relates to updating the C-1 zone and its consideration of the appropriateness of residential uses within said zone. Thus far, staff has developed draft code amendments that have been considered by the Planning Commission who has also conducted a public hearing on the matter. Additionally, City staff is currently considering a privately initiated code amendment regarding mixed uses that are allowed within the C-1 zone. The extension of time will allow the Planning Commission to reach a final recommendation on the initial draft amendments and to incorporate any further modifications into their recommendation as it pertains to the privately initiated code amendment pertaining to allowed mixed uses.

Staff does not anticipate needing the full 6 months to complete this process but is requesting this timeframe in order to minimize the likelihood of City Council needing to consider additional extensions.

Resolution No. 5258 includes one modification to the previously adopted Resolution No. 5187. Supportive Housing is a term that is defined in the Auburn City Code as one form of multi-family residential. Supportive Housing is characterized as housing that is owned or sponsored by a nonprofit corporation or government entity and that is

designed for occupancy by individual adults that are either homeless/at risk of homelessness, are experiencing a disability that presents barriers to employment and housing stability, or that generally requires structured supportive services to be successful in the community. It is housing that is intended to provide long term, rather than transitional housing. Resolution 5258 specifically exempts from the moratorium existing legally established Supportive Housing located in the C-1 zone from their ability to expand, redevelop, or alter their existing use provided that any applications submitted for expansion, redevelopment or alteration must also be accompanied by a Development Agreement.

Reviewed by Council Committees:

Councilmember:

Staff: Heid

Meeting Date: December 5, 2016

Item Number: PH.1

RESOLUTION NO. 5 1 8 7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
AUBURN, WASHINGTON, ESTABLISHING A MORATORIUM
ON ACCEPTANCE OR PROCESSING OF APPLICATIONS
AND OTHER LICENSES, PERMITS AND APPROVALS FOR
RESIDENTIAL USES IN PROPERTY WITHIN THE C-1, LIGHT
COMMERCIAL ZONE

WHEREAS, the current provisions of the Auburn City Code (ACC) provide for a
C-1, Light Commercial Zone; and

WHEREAS, the C-1, Light Commercial Zone provisions, Paragraph C of Section
18.23.020, ACC, identify its intent as follows:

The C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians;

and

WHEREAS, the current provisions of the Auburn City Code, ACC 18.23.030,
identify a number of permitted uses for the C-1 zoning district, including:

Storage – Personal household storage facility (mini-storage); Commercial recreation facility, indoor; Meeting facility, public or private; Movie theater, except drive-in; Religious institutions, lot size less than one acre; Religious institutions, lot size more than one acre; Studio – Art, dance, martial arts, music, etc.; Caretaker apartment; Live/work or work/live unit; Multi-family dwellings as part of a mixed-use development; Nursing home, assisted living facility; Groceries, specialty food stores; Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category); Restaurant, café, coffee shop; Community retail establishment; Neighborhood retail establishment; Tasting room; Tavern; Wine production facility, small craft distillery, small craft brewery; and all sales and services (excluding kennels and veterinary clinics); Banking and related financial institutions, excluding drive-through facilities; Catering services; Day care, including me day care, day care center, preschools

or nursery schools; Dry cleaning and laundry services (personal); Hospitals; Lodging-hotel or motel; Medical-dental clinic; Mortuary, funeral home, crematorium; Personal service shops; Pharmacies; Print and copy shop; Professional offices; Veterinary clinic, animal hospital; Broadcasting studio; Parking facilities, public or commercial, surface; Parking facilities, public or commercial, structured; Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character for the uses permitted. See ACC 18.02.120 (C)(6), unclassified uses;

and

WHEREAS, the current provisions of the Auburn City Code, ACC 18.23.030, identify a number of administratively permitted uses for the C-1 zoning district, including:

Library, museum; Private school-specialized education/training (for profit); Senior housing; Convenience store; Drive-through espresso stands; Drive-through facilities including banks and restaurants; Entertainment, commercial; Animal day care (excluding kennels and animal boarding); Government facilities, this excludes offices and related uses that are permitted outright; Printing and publishing (books, newspapers and other printed matter); Repair services-equipment, appliances; Utility transmission or distribution line or substation; Automobile washes (automatic, full or self-service); Auto parts sales with installation services; Auto/vehicle sales and rental; Fueling station; Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 am to 10:0 pm or Monday-Saturday 7:00 am to 10:00 pm;

and

WHEREAS, questions have surfaced in terms of how residential uses fit within the intended commercial transitional uses of the C-1 zone and what residential uses should be permitted outright, conditionally permitted or permitted administratively in the C-1 zone, as well as how this may affect what areas of the City should be designated as C-1 zone properties; and

WHEREAS, in order to give the City adequate time to fully consider all the options and alternatives for appropriate regulations, and to fully investigate and review

all of the factors involved with residential uses in the C-1 zone and with designating which areas of the City should be located within the C-1 zone, the City needs to impose a moratorium on accepting and processing applications for any residential uses in the current C-1 zone, until its review of needed regulations and its adoption and implementation of needed regulations can be completed; and

WHEREAS, RCW Sections 35A.63.220 and 36.70A.390 authorize cities to adopt moratoria; and

WHEREAS, consistent with the provisions of RCW 35A.63.220, it is appropriate for the City Council to hold public hearings and to authorize the holding of public hearings and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement a work plan for review of the issues related to residential land uses in the C-1 light commercial zone and related to the designation of areas of the City to be located in the C-1 light commercial zone, in the development of and/or amendment to the City's business and land use regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. Moratorium Established. Pursuant to RCW 35A.63.220, a moratorium is hereby imposed prohibiting the City from receiving and/or processing any applications for any residential uses in any C-1 zoning districts in the City of Auburn.

Section 2. Term of Moratorium. The moratorium imposed by this resolution shall become effective on the date hereof, and shall continue in effect for an initial period of one year, unless repealed, extended or modified by the City Council after subsequent public hearing(s) and entry of appropriate findings of fact pursuant to RCW

35A.63.220, provided that the moratorium shall automatically expire upon the effective date of business licensing, zoning and land use regulations adopted by the City Council to address residential uses in the C-1 zone and C-1 land uses in the City of Auburn.

Section 3. Preliminary Findings. The following preliminary findings of fact are hereby adopted:

A. That current permitted C-1 land uses include residential uses, including caretaker apartments, live/work and work/live units, multi-family dwellings as part of a mixed-use development, standalone multiple-family dwellings, nursing home and assisted living facilities, and senior housing, which residential uses raise the question of consistency with the intended purposes of the C-1 zoning district, which residential uses have the potential for significant impacts on abutting commercial properties and adjacent properties in the community.

B. That current designation of C-1 zoned properties, likewise, has the potential for significant impacts on commercial and residential neighborhoods and the community, depending on allowed and permitted uses.

C. That because of the potential impacts of these uses and designations, there is a need to fairly and reasonably evaluate, consider options and develop appropriate legislation that satisfactorily addresses the C-1 residential use concerns and related impacts on the City.

D. It is appropriate for City staff to collect and compile documentation, information, testimony and statements of concerned citizens of the City and of other persons interested in or familiar with the issues of C-1 residential uses, and consider their impacts in order to fully explore ways to protect the City and its citizens from the adverse impacts of such uses.

Section 4. Conclusion. Based on the above Findings of Fact, the City Council concludes that the City has the authority to establish a moratorium, and that it is appropriate and necessary to establish a moratorium to evaluate impacts, consider options and decide how best to identify permitted C-1 residential uses and identification of properties to be designated as being within the C-1 zoning district, as a stop-gap measure in order to 1) provide the City with an opportunity to study the pertinent issues

and alternatives; and 2) protect the health, safety and welfare of the citizens of Auburn by ameliorating the adverse impacts of C-1 related residential uses.

Section 5. Work Plan. The following work plan is adopted to address the issues involving C-1 light commercial zone designation and residential land use and related regulations:

A. That the City of Auburn Planning Commission is authorized and directed to hold public hearings and public meetings to fully receive and consider statements, testimony, positions and other documentation or evidence related to the issues of permitted residential land uses of the C-1 and designation of properties in the C-1 zoning district.

B. That the Planning Commission and City staff are authorized and directed to review the experiences of other jurisdictions, the status of legal cases, and statistical data, information, studies and other evidence compiled by other municipalities, of the implications and options for light commercial zone related uses and businesses as identified in the Auburn City Code, and to review State and Federal law and any other information that is pertinent to consideration thereof.

C. That the City of Auburn Planning Commission shall work with City staff and the citizenry of the City to develop proposals for C-1 zoning district permitted uses, and related considerations, to be forwarded in their recommendations to the City Council for inclusion in ordinances and ultimate adoption as a part of the City Codes of the City of Auburn.

D. That the Mayor, in consultation with the City Attorney, the Director of Community Development and Public Works and other staff, shall periodically advise and report to the City Council as to the status of hearings, meetings and information development regarding activities of the Planning Commission and City staff relative to the evaluation, consideration and development of regulations, and options, related to properties and land uses in a light commercial zoning district, with such reports to be scheduled approximately every six (6) months or as appropriate throughout the period of the moratorium and any extensions thereof, until adoption of comprehensive ordinance and regulations are developed, adopted and implemented, relating to C-1 property designations and related land uses and businesses becoming effective in conjunction with the termination of the moratorium referred to in this Resolution.

Section 6. Public Hearing. A public hearing shall be scheduled for 7:00 p.m. or as soon thereafter as the matter may be heard, on the 19th day of January,

2016, in City Council Chambers, 25 West Main Street, Auburn, Washington 98001, to hear and consider the comments and testimony of those wishing to speak at such public hearing regarding the moratorium.

Section 7. Severability. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not effect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution or its application to any other person, property or circumstance.

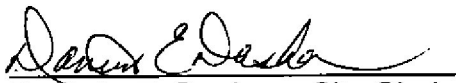
Section 8. Effective Date. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this 7th day of December, 2015.

CITY OF AUBURN


NANCY BACKUS, MAYOR

ATTEST:


Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:


Daniel B. Heid, City Attorney

RESOLUTION NO. 5 2 5 8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING AND EXTENDING, FOR AN ADDITIONAL SIX MONTHS, THE MORATORIUM ESTABLISHED BY RESOLUTION NO. 5187 ON ACCEPTANCE OR PROCESSING OF APPLICATIONS AND OTHER LICENSES, PERMITS AND APPROVALS FOR RESIDENTIAL USES IN PROPERTY WITHIN THE C-1, LIGHT COMMERCIAL ZONE

WHEREAS, Section 35A.63.220 of the Revised Code of Washington (RCW) authorizes the City Council to establish a moratorium for an initial period of one year if the moratorium is adopted with a work plan, subject to subsequent extensions of up to six months approved by separate council action; and

WHEREAS, on December 7, 2015, the Auburn City Council passed and approved City of Auburn Resolution No. 5187, establishing a moratorium, with a work plan, on acceptance or processing of applications and other licenses, permits and approvals for residential uses in property within the C-1, Light Commercial Zone, a copy of which Resolution is attached hereto, marked as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, pending completion of the C-1 zone review, it is appropriate that this moratorium be amended so that it would not apply to the expansion, redevelopment or alteration of legally established existing uses in the C-1 zone that meet the City of Auburn Title 18 definition of Supportive Housing provided that any application that proposes to expand, redevelop, or alter an existing building or site must also accompanied by an application for a Development Agreement; and

WHEREAS, although the Planning Commission and Community Development and Public Works Department staff have been working to address the issues related to the moratorium, additional questions have surfaced in terms of options for residential uses within the commercial transitional uses of the C-1 zone; and

WHEREAS, in order to give the City, and the Planning Commission and Community Development and Public Works Department staff, adequate time to fully consider all the options and alternatives for appropriate regulations, it is appropriate to extend the moratorium on accepting and processing applications for any residential uses in the current C-1 zone as established through Resolution No. 5187.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. Moratorium Amended. The moratorium established by Resolution No. 5187, prohibiting the City from receiving and/or processing any applications for any residential uses in any C-1 zoning districts in the City of Auburn is hereby amended so that it would not apply to the expansion, redevelopment or alteration of legally established existing uses in the C-1 zone that meet the City of Auburn Title 18 definition of Supportive Housing provided that any application that proposes to expand, redevelop, or alter an existing building or site must also accompanied by an application for a Development Agreement

Section 2. Moratorium Extended. Pursuant to RCW 35A.63.220 and the Public Hearing held in advance hereof, the moratorium established by Resolution No. 5187, prohibiting the City from receiving and/or processing any applications for any

residential uses in any C-1 zoning districts in the City of Auburn is hereby extended for an additional six months.

Section 3. Effective Date. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this _____ day of _____, 2016.

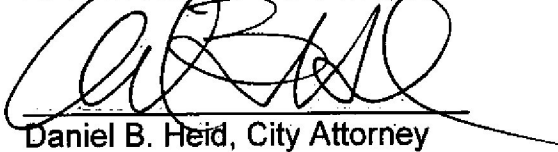
CITY OF AUBURN

ATTEST:

NANCY BACKUS, MAYOR

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney



AGENDA BILL APPROVAL FORM

Agenda Subject:

Minutes of the November 21, 2016 City Council Meeting

Date:

November 30, 2016

Department:

Administration

Attachments:

[Minutes](#)

Budget Impact:

\$0

Administrative Recommendation:**Background Summary:**

Due to technical difficulties with the agenda and minutes software, the minutes of the November 21st City Council meeting are presented in their "preview" form rather than their final form. The content is the same; the format is the only change.

Reviewed by Council Committees:**Councilmember:****Staff:**

Meeting Date: December 5, 2016

Item Number: CA.A

MINUTES	SUMMARY	PREVIEW		CLOSE WINDOW
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**City Council Meeting
November 21, 2016 - 7:00 PM
Auburn Community and Event Center
MINUTES**

I. CALL TO ORDER

A. Pledge of Allegiance

Mayor Nancy Backus called the meeting to order at 7:00 p.m. in the Auburn Community and Event Center located at 910 9th Street SE in Auburn. Mayor Backus led those in attendance in the Pledge of Allegiance.

B. Roll Call

City Councilmembers present: Deputy Mayor Wales, Bob Baggett, Claude DaCorsi, John Holman, Bill Peloza, Yolanda Trout-Manuel and Rich Wagner.

Mayor Nancy Backus was in attendance, and the following department directors and staff members were present: Finance Director Shelley Coleman, Community Development and Public Works Director Kevin Snyder, Innovation and Technology Director Paul Haugan, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, City Attorney Daniel B. Heid, Director of Administration Dana Hinman, Police Chief Bob Lee, Economic Development Manager Doug Lein, and Deputy City Clerk Shawn Campbell.

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

There was no announcement, proclamation or presentation.

III. APPOINTMENTS

A. Appointments to Parks & Recreation Board

City Council to confirm the appointments of three new Parks & Recreation Board Members as follows:

Appointment to a new three year term to expire December 31, 2019:

- Lisa Russell
- Bailey Stober

Appointment to fill an unexpired term to expire December 31, 2018:

- Wayne Osborne

Deputy Mayor Wales moved and Councilmember Trout-Manuel seconded to appoint Lisa Russell, Bailey Stober and Wayne Osborne to the Parks & Recreation Board.

MOTION CARRIED UNANIMOUSLY. 7-0.

IV. AGENDA MODIFICATIONS

Updated information for Consent Agenda item "D" Public Works Project No. CP0765 was provided to Council prior to the meeting.

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. Public Hearings

1. Public Hearing on 2017-2018 Preliminary Biennial Budget (Coleman)
City Council to conduct a final public hearing to receive public comments, proposals and suggestions on the 2017-2018 Preliminary Biennial Budget

At 7:03 p.m., Mayor Backus opened the public hearing on Ordinance No. 6621 the 2017-2018 Biennial Budget. There was no public comment, and the hearing was closed.

B. Audience Participation

This is the place on the agenda where the public is invited to speak to the City Council on any issue. Those wishing to speak are reminded to sign in on the form provided.

No one in the audience requested to address the Council.

C. Correspondence

There was no correspondence for Council to review.

VI. COUNCIL AD HOC COMMITTEE REPORTS

Council Ad Hoc Committee Chairs may report on the status of their ad hoc Council Committees' progress on assigned tasks and may give their recommendations to the City Council, if any.

Councilmember Baggett reported on behalf of the Finance ad hoc committee that reviews claims and payroll vouchers. Councilmember Baggett reported he and Councilmember Wagner reviewed the claims and payroll vouchers as presented and

described on this evening's agenda and recommend City Council approval of the expenses.

Councilmember Wagner reported on behalf of the Access Tracts ad hoc committee. Councilmember Wagner reported he and Councilmember DaCorsi met and discussed the design standards for Access Tracts and how the permitting process can work with current challenges around permitting new Access Tracts. The committee will meet again and report back to the full Council.

VII. **CONSENT AGENDA**

All matters listed on the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion in the form listed.

- A. Minutes of the November 7, 2016 City Council Meeting
- B. Claims Vouchers (Coleman)
Claims voucher numbers 441395 through 441596 in the amount of \$4,624,426.93 and three wire transfers in the amount of \$395,136.41 and dated November 21, 2016.
- C. Payroll Vouchers (Coleman)
Payroll check numbers 536845 through 536877 in the amount of \$575,481.48 and electronic deposit transmissions in the amount of \$1,450,093.51 for a grand total of \$2,025,574.99 for the period covering November 3, 2016 to November 16, 2016.
- D. Public Works Project No. CP0765 (Snyder)
City Council approve Final Pay Estimate No. 9 to Contract No. 15-04 in the amount of \$5,747.50 and unilaterally accept construction of Project No. CP0765, Lakeland Hills Reservoir 5 Improvements
- E. Public Works Project No. CP1218 (Snyder)
City Council grant permission to advertise for bids for Project No. CP1218, Auburn Way South Corridor Safety Improvements (Muckleshoot Plaza to Dogwood St SE)
- F. Public Works Project No. CP1412 (Snyder)
City Council approve Final Pay Estimate No. 13 to Contract No. 15-12 in the amount of \$31,193.69 and accept construction of Project No. CP1412, Auburn Community and Teen Center

Deputy Mayor Wales moved and Councilmember Baggett seconded to approve the Consent Agenda.

The Consent Agenda includes approval of minutes, claims and payroll vouchers, and public works projects.

Councilmember Pelosa moved to set aside item D and E from the consent agenda for further discussion.

MOTION CARRIED UNANIMOUSLY. 7-0

Councilmember Holman moved and Councilmember Pelosa seconded to approve Public Works Project CP0765.

Councilmember Pelosa questioned materials provided to Council in the City Council Packet. Councilmember Holman noted the materials provided in the packet had been replaced with updated materials prior to the meeting. Assistant Director Gaub explained the City had settled a dispute with the contractor prior to the meeting. The final pay agreement provided in the updated materials is agreed upon by the contractor.

MOTION CARRIED UNANIMOUSLY. 7-0

Councilmember Holman moved and Deputy Mayor Wales seconded to approve Public Works Project CP1218.

Councilmember Pelosa asked if the project had phases. Assistant Director Gaub explained the project does not have phases it builds on the improvements done by a previous project.

Councilmember Wagner asked if the Muckleshoot Indian Tribe was partnering with the City on the project. Assistant Director Gaub stated the City has asked the Tribe to partner but at this time they are not participating.

Councilmember Pelosa asked if the Muckleshoot Indian Tribe is partnering with the City. Assistant Director Gaub stated not at this time, but the City will continue to ask.

MOTION CARRIED UNANIMOUSLY. 7-0

VIII. **UNFINISHED BUSINESS**

There was no unfinished business.

IX. **NEW BUSINESS**

There was no new business.

X. **ORDINANCES**

- A. Ordinance No. 6619 (Snyder)
An Ordinance of the City Council of the City of Auburn, Washington, granting to Northwest Pipeline LLC, a Delaware LLC, a franchise for gas

Deputy Mayor Wales moved and Councilmember Trout-Manuel seconded to adopt Ordinance No. 6619.

MOTION CARRIED UNANIMOUSLY. 7-0

- B. Ordinance No. 6621 (Coleman)
An Ordinance of the City Council of the City of Auburn, Washington, adopting the 2017-2018 Biennial Budget for the City of Auburn, Washington

Deputy Mayor Wales moved and Councilmember DaCorsi seconded to adopt Ordinance No. 6621.

MOTION CARRIED UNANIMOUSLY. 7-0

- C. Ordinance No. 6624 (Heid)
An Ordinance of the City Council of the City of Auburn, Washington, ratifying the Franchise Agreement with Lakehaven Utility District adopted by Resolution No. 3650

Deputy Mayor Wales moved and Councilmember Pelozo seconded to adopt Ordinance No. 6624.

MOTION CARRIED UNANIMOUSLY. 7-0

- D. Ordinance No. 6628 (Coleman)
An Ordinance of the City Council of the City of Auburn, Washington, establishing the levy for regular property taxes by the City of Auburn for collection in 2017 for general City operational purposes in the amount of \$20,962,812.00

Deputy Mayor Wales moved and Councilmember Holman seconded to adopt Ordinance No. 6628.

MOTION CARRIED UNANIMOUSLY. 7-0

- E. Ordinance No. 6629 (Coleman)
An Ordinance of the City Council of the City of Auburn, Washington, amending Ordinance No. 6533, the 2015-2016 Biennial Budget Ordinance, as amended by Ordinance No. 6558, Ordinance No. 6563, Ordinance No. 6570, Ordinance No. 6571, Ordinance No. 6580, Ordinance No. 6592, and Ordinance No. 6608, authorizing amendment to the City of Auburn 2015-2016 Budget as set forth in Schedule "A" and Schedule "B"

Councilmember Pelozo moved and Councilmember Trout-Manuel seconded to adopt Ordinance No. 6629.

Deputy Mayor Wales stated the budget amendment does not increase staff.

Councilmember Pelozo asked for explanation of the fund transfers. Director Coleman explained the fund transfers are transfers to the 2017-2018 Biennial Budget from the Operating Funds to the Capital Funds.

Councilmember Baggett asked if other partnering jurisdiction with Valley Regional Fire Authority are participating in the funding of the new vehicle. Director Coleman stated the impact fees being used for the new fire vehicle are levied and must be used for fire only. She is not aware if the other partners in Valley Regional Fire Authority have levied funds for fire.

MOTION CARRIED UNANIMOUSLY. 7-0

XI. RESOLUTIONS

- A. Resolution No. 5252 (Faber)
A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute an agreement between the City of Auburn and the Auburn Symphony Orchestra for tourism promotion services

Deputy Mayor Wales moved and Councilmember DaCorsi seconded to adopt Resolution No. 5252.

MOTION CARRIED UNANIMOUSLY. 7-0

- B. Resolution No. 5256 (Hinman)
A Resolution of the City Council of the City of Auburn, Washington, approving the City of Auburn Ten-Year Economic Development Strategic Plan

Deputy Mayor Wales moved and Councilmember Holmen seconded to adopt Resolution No. 5256.

Councilmember DaCorsi stated this is a growing community and the strategic plan gives the Council a vision to help build on for the future.

MOTION CARRIED UNANIMOUSLY. 7-0

XII. MAYOR AND COUNCILMEMBER REPORTS

At this time the Mayor and City Council may report on their significant City-related activities since the last regular Council meeting.

A. From the Council

Deputy Mayor Wales reported Seattle King County Public Health will start labeling restaurants for the quality of their food. The King County Public Health Department and Sound Cities are moving an initiative to the legislature in Olympia for funding for Public Health systems.

Councilmember Baggett reported on his trip to the National League of Cities Conference and the committee meetings he

attended.

Councilmember DaCorsi reported on his trip to the National League of Cities Conference and the committees meetings he attended.

Councilmember Holman reported on his trip to the National League of Cities Conference and the committee meetings he attended.

Councilmember Pelosa reported on his trip to the National League of Cities Conference and the committee meetings he attended.

Councilmember Wagner reported on his attendance at the Regional Transportation Policy Board meeting. Members discussed the report provided by the Transportation Task Force regarding funding for transportation projects. He also attended the Pierce County Regional Council meeting.

Councilmember Trout Manual reported on her trip to the National League of Cities Conference and the committee meetings she attended.

B. From the Mayor

Mayor Backus reported she attended the Mayor's Roundtable on Heroin and Prescription opiates, the Association of Washington Cities meeting, the Regional Economic Strategy meeting and hosted a Sound Cities Women's Leadership meeting.

XIII. EXECUTIVE SESSION

At 7:04 p.m. and after consideration of appointments, Mayor Backus recessed the meeting to executive session for approximately 30 minutes to discuss pending litigation pursuant to RCW 42.30.101(1)(i). City Attorney Dan Heid, Finance Director Shelley Coleman, Community Development and Public Works Director Kevin Snyder and Utilities Engineering Manager Lisa Tobin attended the executive session. At 7:35 p.m., the executive session was extended by 10 minutes.

Mayor Backus reconvened the meeting at 7:47 p.m.

XIV. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 8:50 p.m.

APPROVED this 5th day of December, 2016.

NANCY BACKUS, MAYOR

Shawn Campbell, Deputy City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:

Claims Vouchers

Date:

November 30, 2016

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve the claims vouchers.

Background Summary:

Claims voucher numbers 441597 through 441769 in the amount of \$2,851,341.36 and five wire transfers in the amount of \$599,938.00 and dated December 5, 2016.

Reviewed by Council Committees:**Councilmember:****Staff:**

Coleman

Meeting Date: December 5, 2016

Item Number: CA.B



AGENDA BILL APPROVAL FORM

Agenda Subject:

Payroll Vouchers

Date:

November 30, 2016

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve payroll vouchers.

Background Summary:

Payroll check numbers 536878 through 536964 in the amount of \$806,080.91 and electronic deposit transmissions in the amount of \$1,512,763.93 for a grand total of \$2,318,844.84 for the period covering November 17, 2016 to November 30, 2016.

Reviewed by Council Committees:**Councilmember:****Staff:**

Coleman

Meeting Date: December 5, 2016

Item Number: CA.C



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6627

Date:

November 30, 2016

Department:

Planning and Development

Attachments:

[Agenda Bill](#)
[Ordinance No. 6627](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Ordinance No. 6627.

Background Summary:

Please see the attached Agenda Bill.

Reviewed by Council Committees:

Other: Legal, and Planning

Councilmember:

Staff: Snyder

Meeting Date: December 5, 2016

Item Number: ORD.A



AGENDA BILL APPROVAL FORM

Agenda Subject: File # ZOA16-0007; Ordinance # 6627 to revise school district impact fees for 2017		Date: November 29, 2016
Department: Community Development & Public Works Dept.	Attachments: Ordinance # 6627	Budget Impact: (none)
Administrative Recommendation: City Council to introduce and adopt Ordinance #6627 to revise school impact fees for 2017.		

Background Summary:

Title 19 (Impact Fees) of the Auburn City Code contains standards and regulations pertaining to the collection of impact fees in the City of Auburn. Specifically, Chapter 19.02 (School Impact Fees) addresses the establishment, calculation, collection and amendment of **school impact fees** within the municipal boundaries of the City of Auburn. The city originally established school impact fees in 1998 by Ordinance No. 5078. Portions of four school districts lie within the City limits.

Pursuant to Code Section 19.02.060 (Annual Council Review) of the Auburn City Code, on at least an annual basis, the Auburn City Council shall review the information submitted by the Districts pursuant to ACC 19.02.050. The review shall be in conjunction with any update of the capital facilities plan element of the city's comprehensive plan. The City Council may also at this time determine if an adjustment to the amount of the impact fees is necessary.

The City of Auburn Annual Comprehensive Plan Amendment process for 2016 included requests for City approval of the Capital Facilities Plans of the four districts as follows:

- * 2016 - 2022 Auburn School District Capital Facilities Plan;
- * 2017-2022 Dieringer School District Capital Facilities Plan;
- * 2017 Federal Way School District Capital Facilities Plan; and
- * 2016-2017 through 2021-2022 Kent School District Capital Facilities Plan.

These requests were submitted in accordance with the provisions of Section 19.02.050 (Submission of District Capital Facilities Plan and Data) of the Auburn City Code.

The School Districts' Capital Facilities Plans are contained in the working notebooks (three ring binders) for the 2016 Annual Comprehensive Plan Amendments, distributed to the City Council prior to the 11-28-16 study session.

Reviewed by Council & Committees: ☐ Arts Commission ☐ Airport ☐ Hearing Examiner ☐ Human Services ☐ Park Board ☒ Planning Comm. COUNCIL COMMITTEES: ☐ Finance ☐ Municipal Serv. ☒ Planning & CD ☐ Public Works ☐ Other _____	Reviewed by Departments & Divisions: ☐ Building ☐ Cemetery ☐ Finance ☐ Fire ☒ Legal ☐ Public Works ☐ M&O ☐ Mayor ☐ Parks ☒ Planning ☐ Police ☐ Human Resources
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Action:

Committee Approval: ☐ Yes ☐ No
 Council Approval: ☐ Yes ☐ No
 Referred to _____ Until ____/____/____
 Tabled _____ Until ____/____/____
Call for Public Hearing ____/____/____

Councilmember:	Staff: Snyder
Meeting Date: December 5, 2016	Item Number:

Definition

The city's code section 19.02 contains the city's regulations governing school impact fees. It provides the following definition:

"Impact fee" means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve new growth and development that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the school facilities, and that is used for such facilities that reasonably benefit the new development.

Related Authority

Other key points of the city's regulations include:

- ❖ The impact fee shall be based on a capital facilities plan adopted by the district and incorporated by reference by the city as part of the capital facilities element of the city's comprehensive plan, adopted pursuant to Chapter 36.70A RCW, for the purpose of establishing the fee program.
- ❖ Separate fees shall be calculated for single-family and multifamily types of dwelling units, and separate student generation rates must be determined by the district for each type of dwelling unit.
- ❖ The fee shall be calculated on a district-wide basis using the appropriate factors and data supplied by the district. The fee calculations shall also be made on a district-wide basis to assure maximum utilization of all available school facilities in the district which meet district standards.
- ❖ As a condition of the city's authorization and adoption of a school impact fee ordinance, the city and the applicable district shall enter into an interlocal agreement governing the operation of the school impact fee program, and describing the relationship and liabilities of the parties. The agreement must provide that the district shall hold the city harmless for all damages.
- ❖ On an annual basis (by July 1st or on a date agreed to by district and the city and stipulated in the interlocal agreement), any district for which the city is collecting impact fees shall submit the Capital facilities plan and supporting information to the city.
- ❖ Applicants for single-family and multifamily residential building permits shall pay the total amount of the impact fees assessed before the building permit is issued, using the impact fee schedules in effect, unless the fee has been deferred pursuant to City Ordinance # 6341.
- ❖ The impact fee calculation shall be based upon the formula set forth in ACC 19.02.110, "Impact fee formula". The formula is the city's determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020. Based on this formula, the "Fee Obligation" is the "Total Unfunded Need" x 50% = Fee Calculation.

The Capital Facilities Plans that were approved by each of the school boards contain proposed school impact fees for each of the Districts. The requests for adjustment of the school impact fees are required to be submitted concurrent with the submittal of the Capital Facilities Plans. Under City regulations a separate letter request is only required to be submitted to the city when the fee adjustment is requested to increase.

Council Review and Decision

The setting of the actual fees occurs through separate Council action amending Chapter 19.02 of the Auburn City Code. Section 19.02.060, (Annual Council Review) specifies the following:

On at least an annual basis, the city council shall review the information submitted by the district pursuant to ACC 19.02.050. The review shall be in conjunction with any update of the capital facilities plan element of the city's comprehensive plan. The city council may also at this time determine if an adjustment to the amount of the impact fees is necessary; provided, that any school impact fee adjustment that would increase the school impact fee shall require the submittal of a written request for the adjustment by the applicable school district concurrent with the submittal of the annual capital facilities plan pursuant to ACC 19.02.050. In making its decision to adjust impact fees, the city council will take into consideration the quality and completeness of the information provided in the applicable school district capital facilities plan and may decide to enact a fee less than the amount supported by the capital facilities plan.

Section 19.02.060 establishes that the Auburn City Council is not obligated to accept the fees proposed by the School Districts within their submitted Capital Facilities Plans and may establish fees that the Council determines are more appropriate and consistent with the public's interest in reasonably mitigating school impacts within the affected portion of the City.

Recommendation

Dieringer School District:

The Dieringer School District indicated by correspondence submitted with their Capital Facilities Plan that there were not requesting an increase in school impact fees for year 2017. The year 2016 fees are \$3,330.00 for single family residential and \$1,518.00 for multiple family residential. However, a proposed fee calculation of \$5,053.00 for single family residential and \$1,759.00 for multiple family residential is identified based on their Capital Facilities Plan. Related to this, the Pierce County Council by Ordinance No. 2016-79 adopted November 15, 2016 and effective January 1, 2017, established a school impact fee for the Dieringer School District of \$3,400.00 for single family residential and \$1,759.00 for multiple family residential. Pierce County routinely establishes a uniform rate for all districts within their jurisdiction and only makes yearly fee adjustments based on the Consumer Price Index. (The Dieringer School District is the only school district common to both the jurisdictions of the City of Auburn and Pierce County).

To be consistent, it is appropriate to establish a fee applicable in the City of Auburn for the Dieringer School district that is the same as Pierce County's fee since it is more appropriate and consistent with the public's interest in reasonably mitigating school impacts within the affected portion of the City. As historically has been done, the draft Ordinance # 6627 has been prepared to reflect school impact fees that are the same as Pierce County's school impact fee and differs from what the Dieringer School District has requested.

Federal Way School District:

The Federal Way School District proposes a fee calculation for multiple family residential the year 2017 of \$8,386.00 which is a substantial increase from the 2016 fee in effect of \$506.00. Tanya Nascimento, Student & Demographic Forecaster for the Federal Way Public Schools provided the following explanation for the increase as follows:

When calculating the impact fees for the capital facilities plan, the District can only use actual student generation rates, either our own or the King County average. For the past several years, there had been no multi-family development in our District, so we were using the King County average. We had two developments become fully occupied by the end of 2015. These were used in the calculation of our 2017 multi-family impact fee. We have another multiple family development that became fully occupied by June 2016 and there is one more currently under construction. Our multi-family generation rates will continue to fluctuate as these new developments become part of our calculations.

Ordinance # 6627 has been prepared to reflect the multiple family school impact fees requested by the Federal Way School District.

Scheduling of Actions

The City Council discussed the School District Capital Facilities Plans, school impact fee changes and Ordinance # 6627 at its regular Study Session on November 28, 2016. City Council consideration is planned for December 5, 2016.

ORDINANCE NO. 6 6 2 7

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF AUBURN, WASHINGTON AMENDING SECTIONS
19.02.115, 19.02.120, 19.02.130 AND 19.02.140 OF THE
AUBURN CITY CODE RELATING TO SCHOOL IMPACTS
FEES**

WHEREAS, the City of Auburn has adopted a school impact fee ordinance and collects school impact fees on behalf of certain school districts located or located in part within the City of Auburn; and

WHEREAS, the Auburn School District, Dieringer School District, Federal Way School District, and the Kent School District, each being located in part within the City of Auburn, have provided the City of Auburn with updated capital facilities plans to be considered during the City's 2016 annual comprehensive plan amendment process that addresses among other things, the appropriate school impact fee for single family residential dwellings and multi- family residential dwellings for each district; and

WHEREAS, the Auburn School District issued a Determination of Non-Significance for the 2016 - 2022 Auburn School District Capital Facilities Plan May 27, 2016; the Dieringer School District issued a Determination of Non- Significance for the 2017-2022 Dieringer School District Capital Facilities Plan July 5 2016; the Federal Way School District issued a Determination of Non-Significance for the 2017 Federal Way School District Capital Facilities Plan May 13, 2016; and the Kent School District issued a Determination of Non-Significance for the 2016-2017 through 2021-2022 Kent School District Capital Facilities Plan May 20, 2016; and

Ordinance No. 6627
November 21, 2016
Page 1 of 7

WHEREAS the City of Auburn issued a Determination of Non-Significance (DNS) on September 28, 2016 for the City of Auburn Year 2016 city-initiated comprehensive plan map and text amendments (File No. SEP16-0010), and

WHEREAS, after proper notice published in the City's official newspaper at least ten (10) days prior to the date of hearing, the Auburn Planning Commission on November 9, 2016 conducted public hearings on the proposed Auburn School District 2016-2022 Capital Facilities Plan, the proposed Dieringer School District 2017 - 2022 Capital Facilities Plan; the proposed Federal Way School District 2017 Capital Facilities Plan; and for the proposed Kent School District 2016-2017 through 2021-2022 Capital Facilities Plan; and

WHEREAS, following the conclusion of the public hearing on November 9, 2016, and subsequent deliberations, the Auburn Planning Commission, following individual positive motions, made separate recommendations to the Auburn City Council on the approval of the Auburn School District 2016-2022 Capital Facilities Plan, the Dieringer School District 2017 - 2022 Capital Facilities Plan; the Federal Way School District 2017 Capital Facilities Plan; and for the Kent School District 2016-2017 through 2021-2022 Capital Facilities Plan; and

WHEREAS, the Auburn City Council reviewed the recommendations of the Auburn Planning Commission on the school district capital facilities plans at a regularly scheduled study session on November 28, 2016; and

WHEREAS, the Auburn City Council considered the recommendations of the

Ordinance No. 6627
November 21, 2016
Page 2 of 7

Auburn Planning Commission on the capital facilities plans at a regularly scheduled meeting on December 5, 2016, and a positive motion approved the Auburn School District 2016-2022 Capital Facilities Plan, the Dieringer School District 2017 - 2022 Capital Facilities Plan; the Federal Way School District 2017 Capital Facilities Plan; and for the Kent School District 2016-2017 through 2021-2022 Capital Facilities (Ordinance No. 6632); and

WHEREAS, on November 28, 2016 the Auburn City Council at a regularly scheduled study session reviewed amendments to Title 19 (Impact Fees) and more specifically, Chapter 19.02 (School Impact Fees) pertaining to school impact fees for single family residential dwelling units and multi-family dwelling units to be applied in the City of Auburn for the Auburn School District; Dieringer School District, Federal Way School District, and the Kent School District; respectively, based on the aforementioned capital facilities plans for each of these districts; and

WHEREAS, the Auburn City Code provides for adjustments to school impact fees based on a review of the capital facilities plans for each of the districts; and

WHEREAS, Section 19.02.060 (Annual Council Review) of the Auburn City Code specifies that the Auburn City Council will in making its decision to adjust impact fees take into consideration the quality and completeness of the information provided in the applicable school district capital facilities plan and may decide to enact a fee less than the amount supported by the capital facilities plan.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Ordinance No. 6627
November 21, 2016
Page 3 of 7

Section 1. Amendment to the City Code. Section 19.02.115 of the Auburn City

Code is hereby amended to read as follows.

19.02.115 Impact fee calculation and schedule for the Dieringer School District.

The impact fee calculation and schedule below is based upon a review of the impact fee calculation for single-family residences and for multifamily residences set forth in the most recent version of the Dieringer School District Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2016~~2017~~, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit ~~\$3,330.00~~\$3,400.00

Per Multifamily Dwelling Unit ~~\$1,518.00~~\$1,759.00

(Ord. 6581 § 1, 2016; Ord. 6542 § 1, 2014; Ord. 6488 § 1, 2013; Ord. 6445 § 1, 2012; Ord. 6393 § 1, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 1, 2010; Ord. 6279 § 1, 2009; Ord. 6214 § 1, 2008; Ord. 6134 § 1, 2007; Ord. 6060 § 1, 2006; Ord. 5950 § 2, 2005.)

Section 2. Amendment to the City Code. Section 19.02.120 of the Auburn City

Code is hereby amended to read as follows.

19.02.120 Impact fee calculation and schedule for the Auburn School District.

The impact fee calculation and schedule is based upon a review of the impact fee calculation for single-family residences and for multifamily residences set forth in the most recent version of the Auburn School District's Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public

school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2016~~2017~~, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit ~~\$5,330.88~~\$5,469.37

Per Multifamily Dwelling Unit ~~\$2,625.01~~\$1,639.70

(Ord. 6581 § 2, 2016; Ord. 6542 § 2, 2014; Ord. 6488 § 2, 2013; Ord. 6445 § 2, 2012; Ord. 6393 § 2, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 2, 2010; Ord. 6279 § 2, 2009; Ord. 6214 § 2, 2008; Ord. 6134 § 2, 2007; Ord. 6060 § 2, 2006; Ord. 5950 § 1, 2005; Ord. 5793 § 1, 2003; Ord. 5232 § 1, 1999.)

Section 3. Amendment to the City Code. Section 19.02.130 of the Auburn City

Code is hereby amended as follows.

19.02.130 Impact fee calculation and schedule for the Kent School District.

The impact fee calculation and schedule is based upon a review of the impact fee and calculation for single-family residences and for multifamily residences set forth in the most recent version of the Kent School District's Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2016~~2017~~, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit ~~\$4,990.00~~\$5,100.00

Per Multifamily Dwelling Unit ~~\$2,163.00~~\$2,210.00

(Ord. 6581 § 3, 2016; Ord. 6542 § 3, 2014; Ord. 6488 § 3, 2013; Ord. 6445 § 3, 2012; Ord. 6393 § 3, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 3, 2010; Ord. 6279 § 3, 2009; Ord. 6214 § 3, 2008; Ord. 6134 § 3, 2007; Ord. 6060 § 3, 2006; Ord. 5950 § 1, 2005; Ord. 5233 § 1, 1999.)

Ordinance No. 6627
November 21, 2016
Page 5 of 7

Section 4. Amendment to the City Code. Section 19.02.140 of the Auburn City

Code is hereby amended to read as follows.

19.02.140 Impact fee calculation and schedule for the Federal Way School District.

The impact fee calculation and schedule is based upon a review of the impact fee and calculation for single-family residences and for multifamily residences set forth in the most recent version of the Federal Way School District's Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2016~~2017~~, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit ~~\$2,899.00~~\$3,198.00

Per Multifamily Dwelling Unit ~~\$506.00~~\$8,386.00

(Ord. 6581 § 4, 2016; Ord. 6542 § 4, 2014; Ord. 6488 § 4, 2013; Ord. 6445 § 4, 2012; Ord. 6393 § 4, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 4, 2010; Ord. 6279 § 4, 2009; Ord. 6214 § 4, 2008; Ord. 6134 § 4, 2007; Ord. 6060 § 4, 2006; Ord. 6042 § 1, 2006.)

Section 5. Constitutionality and Invalidity. If any section, subsection sentence, clause, phrase or portion of this Ordinance, is for any reason held invalid or unconstitutional by any Court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 6. Implementation. The Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 7. Effective Date. This Ordinance shall take effect and be in force five days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____
PASSED: _____
APPROVED: _____

NANCY BACKUS, Mayor

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____

Ordinance No. 6627
November 21, 2016
Page 7 of 7



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6630

Date:

November 29, 2016

Department:

Finance

Attachments:

[Ordinance No. 6630](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council introduce and adopt Ordinance No. 6630.

Background Summary:

The current WD #111 wholesale rate is based on the December 6, 2010 Interim Water Sales Agreement (Resolution No. 4660) between Auburn and WD #111. The agreement stated WD #111 would purchase a minimum block of water each year on a "take or pay" basis. The agreement has an annual CPI inflator. The cost of water to the district in 2016 is \$.99 per ccf in the winter (.75 MGD block) and \$1.25 per ccf (1 MGD block) for the guaranteed water and any taken in excess.

The Agreement will terminate on December 31, 2016 and has not been renegotiated. This Ordinance No. 6630, will establish a new rate for WD #111 in ACC 13.06.360 to reflect the actual cost of providing wholesale water service.

It is proposed that the wholesale rate for water purchased by WD #111 match the wholesale rate for the other wholesale customer, City of Algona. The proposed rate, if adopted, would go into effect on January 1, 2017.

Reviewed by Council Committees:**Councilmember:****Staff:**

Coleman

Meeting Date: December 5, 2016

Item Number: ORD.B

ORDINANCE NO. 6 6 3 0

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF AUBURN, WASHINGTON, AMENDING
SECTION 13.06.360 OF THE AUBURN CITY CODE
RELATING TO UTILITY RATES**

WHEREAS, Auburn Ordinance No. 6401, adopted May 7, 2012, provided for monthly utility rates for the various classes of customers who receive water service from the City of Auburn, for the period from June 1, 2012 through 2017, as shown in Auburn's Municipal Code ACC 13.06.360; and

WHEREAS, these customer classes included a Wholesale category, with separate rates for Auburn's two wholesale customers: City of Algona, and King County Water District No. 111 (WD #111); and

WHEREAS, the WD #111 wholesale rate was based in part on the December 6, 2010, Interim Water Sales Agreement (Auburn Resolution No. 4660) between the City of Auburn and WD #111, providing a "Take or Pay" Agreement whereby WD #111 would purchase a minimum block of water each year on a "take or pay" basis; and

WHEREAS, the "Take or Pay" Agreement of Resolution No. 4460 will terminate on December 31, 2016, by mutual agreement of Auburn and WD #111; and

WHEREAS, as WD #111's wholesale rate in ACC 13.06.360 was based on the "take or pay" concept, which is soon expiring, it is now appropriate to modify that rate to reflect the actual cost of providing WD #111 with future wholesale water service.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN,
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment to City Code. That Section 13.06.360 of the
Auburn City Code is amended to read as follows:

13.06.360 Rates – Generally.

Effective as of January 1, 2017, the monthly rates for water supplied by
meter shall be as follows:

Customer Class	Base Rate	Charge per 100 cubic feet (ccf)
Single-family residential	\$16.12	\$3.20 0 – 7 ccf
		\$3.91 7.01 – 15 ccf
		\$4.44 >15 ccf
Multifamily residential	\$48.04	\$3.35
Commercial	\$48.04	\$3.82
Manufacturing/industrial	\$48.04	\$3.11
Schools	\$48.04	\$3.62
City accounts	\$48.04	\$4.44
Irrigation only	\$16.21	\$4.44
Wholesale		
Algonia	\$75.91	\$2.48
WD # 111	\$271.72 <u>\$75.91</u>	2016 rate X CPI winter over 1.5 mgd <u>\$2.48</u> 2016 rate X CPI + \$0.25 summer over 1.5 mgd

Provided, however, that 50 percent shall be added to all rates for water service
outside the city limits. City of Auburn utility taxes are included in the monthly rate
for all customers except wholesale accounts. Wholesale rates exclude the 50
percent out of city service charge and state excise taxes.

(Ord. 6401 § 1, 2012; Ord. 6286 § 1, 2010; Ord. 6204 § 1, 2008; Ord. 5898 § 2,
2005; Ord. 5876 § 2, 2004; Ord. 5849 § 1, 2004; Ord. 5789 § 2, 2003; Ord. 5712
§ 2, 2002; Ord. 5669 § 2, 2002; Ord. 5664 § 2, 2002; Ord. 5618 § 2, 2002; Ord.
5291 § 2, 1999; Ord. 5216 § 1, 1999; Ord. 4878 § 3, 1996.)

Section 2. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this ordinance.

Section 3. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. Effective date. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication, as provided by law and as indicated herein.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____

Ordinance No. 6630
November 10, 2016



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6632

Date:

November 30, 2016

Department:

Community Development & [Agenda bill](#)
Public Works [Ordinance No. 6632](#)

Attachments:**Budget Impact:**

\$0

Administrative Recommendation:

City Council adopt Ordinance No. 6632.

Background Summary:

Please see the attached Agenda Bill.

Reviewed by Council Committees:

Other: Legal, Public Works & Planning

Councilmember:

Staff: Snyder

Meeting Date: December 5, 2016

Item Number: ORD.C



AGENDA BILL APPROVAL FORM

Agenda Subject: Ordinance #6632 CPA14-0002, CPA15-0002, CPA16-0001, & CPA16-0002, 2016 Comprehensive Plan Map and Policy/Text Amendments		Date: November 29, 2016				
Department: Community Development and Public Works Dept.	Attachments: Ordinance # 6632 See separate map amendment & policy/text amendment sections of binder	Budget Impact: N/A				
Administrative Recommendation: City Council to introduce and approve Ordinance # 6632 amending the Comprehensive Plan to include 2016 Annual Comprehensive Plan Map and Policy/Text Amendments.						
Background Summary: The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then the Auburn Comprehensive Plan has been amended annually. The City adopted a substantially revised Comprehensive Plan in December 2015. Comprehensive plan amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (privately-initiated). This year the city is initiating one map amendment and Five policy/text amendments. In addition, the city received in prior years two privately-initiated plan map amendments that will be processed this year. The City received no map or text amendments this year (2016) by the submittal deadline of June 3, 2016. This staff report and Planning Commission recommendation addresses all of this year's amendments: - CPA14-0002, Comprehensive Plan Map Amendment (CPM) # 2 – private application - CPA15-0002, Comprehensive Plan Map Amendment (CPM) # 1 – private application - CPA16-0002, Comprehensive Plan Map Amendment (CPM) # 4 – City-initiated - CPA16-0001, Comprehensive Plan Text/Policy (P/T) Amendments P/T # 1 – 5, Five City-initiated Comprehensive plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs but is not required prior to the end of the year.						
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Action: Committee Approval: ☐ Yes ☐ No Council Approval: ☐ Yes ☐ No Referred to _____ Until ____/____/____ Tabled _____ Until ____/____/____						
Councilmember: _____		Staff: Snyder				
Meeting Date: December 5, 2016		Item Number: _____				

At its **June 21, 2016 public hearing**, the Planning Commission considered the following Annual Comprehensive Plan Amendments:

A. Map Amendment

CPM #1 – (File # CPA15-0002) Request by Kana B. LLC to change the map designation of two parcels (Parcel # 3121059036 & 3121059033) totaling approx. 5.9 acres from “Light Commercial” to “Light Industrial” on the east side of A ST SE, between Lakeland Hills Blvd SE & LK Tapps Pkwy SE.

At its **November 9, 2016 public hearing**, the Planning Commission considered the following Annual Comprehensive Plan Amendments:

A. Map Amendments

CPM #2 – (File # CPA14-0002) Request by Romart Investments LLC to change the map designation of one parcel (Parcel #0520051045) of approx. 2.27 acres from “Single Family Residential” to “Light Commercial” at the NW corner of 182nd ST E and Lk Tapps Parkway SE.

CPM #4 – (File # CPA16-0002) City initiated change in the map designation of three parcels (Parcel # 2421049004, 2521049114 & 2521049115) totaling approx. 144.6 acres from: “Light Industrial” and “Institutional” to “Heavy Commercial” at the SW corner of 15th ST SW and C ST SW.

B. Text/policy Amendments (CPA16-0001):

P/T #1 – Incorporate Auburn School District Capital Facilities Plan

P/T #2 – Incorporate Dieringer School District Capital Facilities Plan

P/T #3 – Incorporate Federal Way School District Capital Facilities Plan

P/T #4 – Incorporate Kent School District Capital Facilities Plan

P/T #5 – Incorporate City of Auburn Capital Facilities Plan

The Planning Commission has forwarded its recommendation for [approval to the City Council on all of the 2016-year Comprehensive Plan Amendments](#).

The Planning Commission recommendations for approval of all amendments and the draft Ordinance # 6632 were reviewed and discussed by the City Council at its regular Study Session on November 28, 2016.

A. General Findings Applicable to all amendments

1. RCW 36.70A.130 (The Washington State Growth Management Act (GMA)) provides for amendments to locally adopted GMA-compliant comprehensive plans. Except in limited circumstances provided for in State law and repeated in City Code Section 14.22.060, comprehensive plan amendments shall be considered by the city no more frequently than once per year.
2. The City of Auburn established a June 3, 2016 deadline for the submittal of privately-initiated comprehensive plan applications (map or policy/text). Notice to the public of the application filing deadline was provided on the City’s website, the Seattle Times Newspaper, and sent to a compiled notification list in May 2016. The City received no privately-initiated plan map or policy/text amendments this year by the submittal deadline.

3. The City of Auburn received annual updates to the four school district Capital Facilities Plans whose districts occur within the City of Auburn. These Capital Facilities Plans, as well as the City's Capital Facilities Plan are referenced in the Capital Facilities, of the Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments.
4. The environmental review under the State Environmental Policy Act (SEPA) for the school district capital facilities plans were prepared individually by each school district acting as their own lead agency, as allowed by state law.
5. The City conducted the environmental review under the State Environmental Policy Act (SEPA) for City's Capital Facilities Plan (PT #5 Policy/Text Amendment). This resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Policy/Text Amendments on September 28, 2016 (City File # SEP16-0010). The comment period ended October 13, 2016 and the appeal period ended October 28, 2018. The City received no comments or appeals.

The City conducted the environmental review under the State Environmental Policy Act (SEPA) for City's Map Amendment (CPM #4). This resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Map Amendment on October 3, 2016 (City File # SEP16-0018). The comment period ended October 18, 2016 and the appeal period ended November 1, 2016. The City received not comments or appeals.

6. Auburn City Code Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of comprehensive plan amendments as follows:

"Section 14.22.100

- A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
 1. For site-specific plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
 2. For area-wide plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
 - c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
- B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
- C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission

- shall adopt written findings and make a recommendation consistent with those findings to the city council.
- D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
 - E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
 - F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)”
7. Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year.
8. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Office of Commerce and other state agencies as required for the 60-day state review. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report.
9. Due to the nature and limited number of the city-initiated amendments and the scope and limited number of privately initiated policy/text changes, the optional process as provided in the city code for staff to hold a public open house was not conducted.
10. The public hearing notice was published on June 10, 2016 in the Seattle Times which is at least 10-days prior to the Planning Commission public hearing conducted on June 21, 2016 and the public hearing notice was published on October 25, 2016 in the Seattle Times which is at least 10-days prior to the Planning Commission public hearing conducted on November 9, 2016.

-----JUNE 21, 2016 PLANNING COMMISSION PUBLIC HEARING-----

Comprehensive Plan Map Amendments

CPM #1 File # CPA15-0002:

Request by Kana B. LLC to amend the map comprehensive plan map designation of the northern 2 of 4 parcels under the same ownership totaling approximately 5.9 acres from the current designation of “Light Commercial” to “Light Industrial” on the east side of A ST SW.

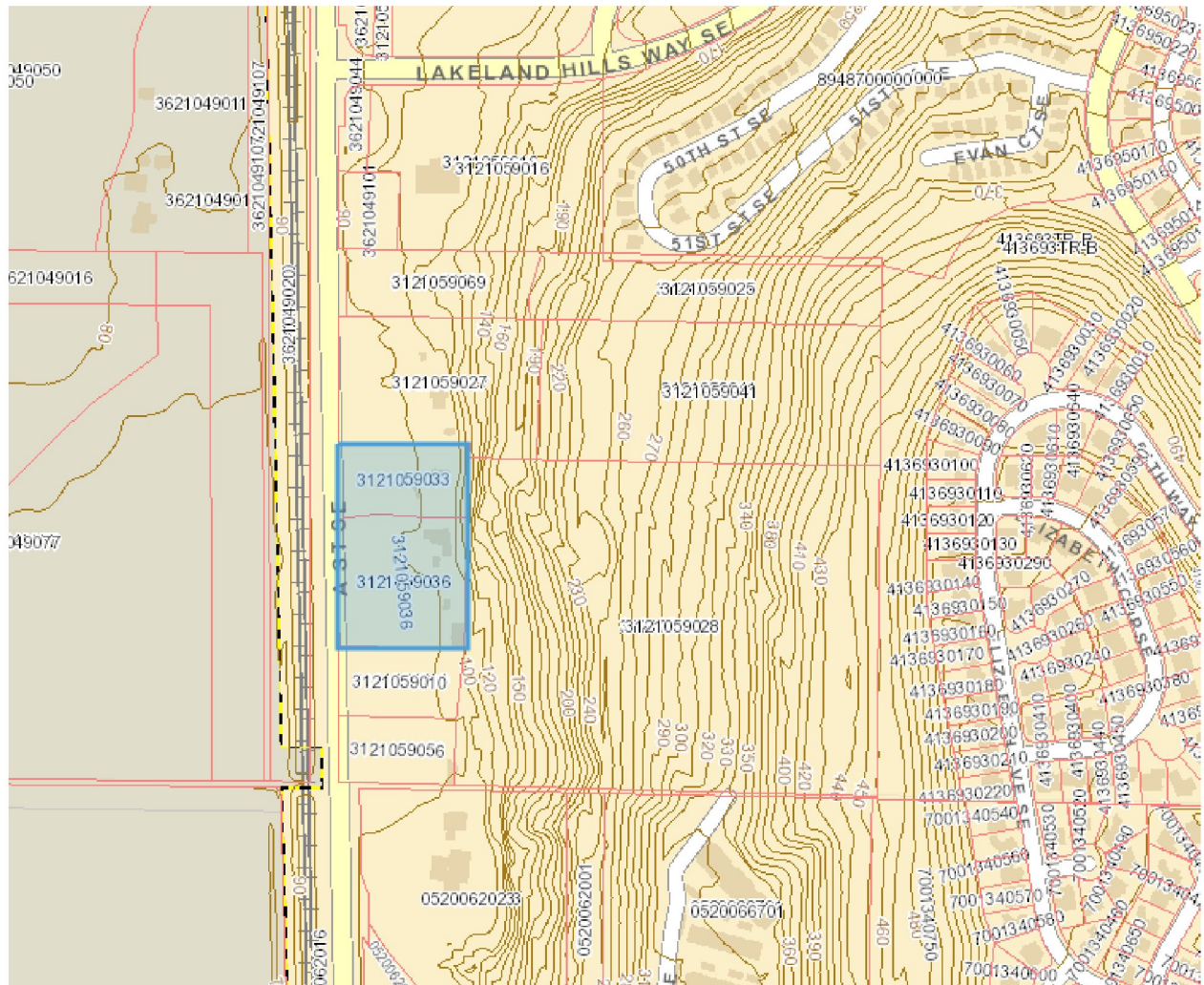
Background

1. The Applicant submitted a Comprehensive Plan map amendment application on June 5, 2015, before the year 2015 application submittal deadline for comprehensive plan amendments. The Application is vested to the Comprehensive Plan in effect prior to its revision adopted at the end of 2015.
2. The application was submitted by Mary J. Urback, Agent and Attorney for Jon Cheetham, Managing Member of Kana B LLC, Property Owner. Jon Cheetham and Greg O’Farrell are the managing members of Kana B Limited Liability Company (LLC). Jon Cheetham and Greg O’Farrell are the principals of Lakeridge Paving Company.

3. In addition to the Comprehensive Plan Map Amendment Application, the Applicants also submitted an environmental checklist application (File #SEP15-0019) and a rezone application (File #REZ15-0001).
4. The Comprehensive Plan Map Amendment application seeks to change the comprehensive plan map designation of the northern 2 of 4 parcels (Parcel numbers 3121059036 & 3121059033) from the current designation of “Light Commercial” to “Light Industrial”.
5. The related rezone application (File #REZ15-0001) seeks to change the zoning designation of the northern 2 parcels zoning designation from C1, Light Commercial to M1, Light Industrial and to change the southern 2 parcels under the same ownership (southern two parcels – Parcel #3121059056 & 13121059010) from C”3, Heavy Commercial” to “M1, Light Industrial” to correspond. The Applicant identifies in the environmental checklist application that this is a non-project action.
6. As indicated by the Applicant’s narrative submitted statement with the application, the Comprehensive Plan Amendment and related rezoning have been requested for the purpose of bringing the entirety of both properties under the same land use designation to ensure the ability for future redevelopment. Lakeridge Paving Company as lessee to Kana B LLC is a “construction contractor” business and has plans for further development of the site to include a future office building and a future building for storage of construction equipment and vehicles. While certain further future development of the southern two parcels is capable of being done under the existing C3, Heavy Commercial zoning designation in effect (office uses and parking structures are allowed) it is complicated by being subject to different use limitations and zoning development standards.
7. The current Comprehensive Plan designation, zoning classification and current land uses of the sites and surrounding properties are as follows:

	Comprehensive Plan Designation	Zoning Classification	Existing Land Use
On-Site	Light Commercial	C1, Light Commercial	Single family house and outbuildings and temporary storage of unoccupied buildings
North	“Light Commercial”	C1, Light Commercial	Single family residence
South	“Light Industrial” for the two parcels owned by the subject Applicant with “Light Commercial” designated properties, located beyond	C1, Light Commercial	The two parcels owned by the subject Applicant are mostly vacant. The properties beyond contain a heavy construction contractor business
East	“Moderate Density Residential I”	R7, Residential Seven Dwelling Units Per Acre.	Steep undeveloped hillside

West	East Valley Highway (A ST SE) , railroad line and City limits with City of Pacific, beyond	East Valley Highway (A ST SE) , railroad line and City limits RO zoned property located in the City of Pacific, beyond ”	East Valley Highway (A ST SE), railroad line and agricultural property, beyond in the City of Pacific.
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North

Process and Criteria for Requested Amendment

8. The Comprehensive Plan Map Amendment application seeks to change the designation of two adjacent parcels; two of the four parcels owned by the applicants. The northernmost parcel, Parcel #3121059033 consists of 1.08 acres and next parcel, Parcel #3121059036 consists of 1.14 acres.

The two properties considered together are roughly rectangular in shape with the longer axis oriented north-south and measuring approximately 500 feet.

9. The northern property the northern property (Parcel #3121059033) contains a single family house. The southern property (Parcel # 3121059036) has recently had the single family residence removed. Unoccupied buildings have temporarily been stored on-site under a temporary use permit.
10. Both sites are bordered to the west by developed A ST SE (a.k.a. East Valley Highway) which is classified by the City as a “Principal Arterial” which prescribes a five-lane road with 87 feet of right-of-way. The adjacent street is not currently developed to the “Principal Arterial” street standard. The site does not border any other roadway rights-of-way.
11. The property is located within the King County portion of the City of Auburn. It was annexed to the City in 1962 by Ordinance # 1492.
12. Based on historic zoning maps, the subject properties were zoned UNCL, Unclassified from the time of annexation up until 1987 and then were changed to the second category of residential zoning of R2, a Single Family Residential (6,000 square foot minimum lot size). The properties were subsequently changed to a “Light Commercial” comprehensive plan designation and a “C1, Light Commercial” zoning classification.
13. The two properties slope gently to the west at the base of the transition in grade from the western face of a steep hillside to the valley floor.
14. The purpose of the City’s Comprehensive Plan document is to provide a policy basis for the future zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent as required by the following city code provision:

“ACC 14.22.050 Conformance and consistency.

The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan. “

15. The City code provides certain criteria for decisions for comprehensive plan amendments as follows:

“ACC 14.22.110 Decision criteria for plan amendments.

A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed

amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;
2. Whether the capacity to provide adequate services is diminished or increased;
3. Assumptions upon which the comprehensive plan is based are found to be invalid;
4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.”

CONCLUSIONS

- 1. The first criterion is that the change must further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.**

The Applications are vested to the Comprehensive Plan in effect prior to the adoption of substantially revised Comprehensive Plan adopted in December of 2015. The Comprehensive Plan contains policy guidance related to this application. Specifically, Chapter 14, Comprehensive Plan Map, starting at Page 14-14 provides the following purpose and description of the ‘Light Industrial’ Comprehensive Plan designation: The 2014 Comprehensive Plan to which the application is vested provides the following purpose statement of the “Light Industrial” comprehensive plan land use designation.

“Light Industrial”

“Purpose: To reserve quality industrial lands for activities that implement the City's economic development goals and policies.”

“Description: This category is intended to accommodate a wide range of industrial and commercial uses. This designation is intended to provide a location attractive for manufacturing, processing and assembling land use activities that benefit from quality surroundings and appropriate commercial retail uses that benefit from the location, access, physical configuration, building types of these properties. It is distinguished from heavier industrial uses by means of performance criteria. All significant activities shall take place inside buildings, and the processing or storage of hazardous materials shall be strictly controlled and permitted only as an incidental part of another use. The siting and design of industrial buildings shall be of an "industrial or business park" character. Certain residential uses may be permitted, especially in industrial areas that have been established to promote a business park environment that complements environmental features, and/or if development standards are developed to promote compatibility between residential and other non-residential land uses.” (Emphasis added)

“Compatible Uses: A wide range of industrial and heavy commercial uses may be permitted, subject to performance standards. These uses include indoor manufacturing, processing and assembling of materials from previously prepared or raw materials and ancillary and necessary warehousing and distribution of finished goods associated with manufacturing and industrial uses. Certain residential uses may be permitted if development standards are established to promote compatibility between residential and other non-residential land uses.”

“Outside storage shall be permitted only subject to performance criteria addressing its quantity and location to ensure it is compatible with adjacent uses and so that such storage would not detract from the potential use of the area for light industry. In all cases such storage shall be extensively screened. In the Environmental Park District that implements the “Light Industrial” plan map designation; outdoor storage will be strictly limited to promote compatibility with adjacent environmental land uses. Uses involving substantial storage or processing of hazardous materials as well as substantial emissions should not be permitted in these areas. A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue.”

“To ensure the City’s long-term ability to invest in public infrastructure and services remains viable, the City will continue to assess, evaluate, and if necessary pursue implementation of policies that incentivize the transition of current and future land uses in its industrial zones away from distribution and warehouse uses based on future changes on tax structure at the State level or other similar actions. The City believes that manufacturing and industrial land uses are preferential to and should be encouraged over warehouse and distribution land uses currently existing in the City and that any future warehouse and distribution uses should be ancillary to and necessary for the conduct of manufacturing and industrial uses. Manufacturing and industrial uses are more appropriate and beneficial through higher and better use of the land, enhanced employment densities, increased property tax revenues and potential on-site sales tax revenue generation for receipt of materials and other goods and services.”

“The establishment of regulations and incentives that create a basis for increased commercial retail uses in the City’s industrial zoning districts will provide greater opportunity for the generation of sales tax revenue in the City. Increased sales tax revenue will positively impact the City’s continued ability to maintain and operate a strong public investment program in infrastructure and services. Commercial retail uses will in turn be attracted to and benefit from the location, access, physical configuration and building types of industrial zoned properties.”

“Criteria for Designation: This designation should be applied to a majority of the Region Serving Area designated under this Plan. It is particularly appropriate for industrial land within high visibility corridors. This category should separate heavy industrial areas from other uses.”

“Considerations Against Applying this Designation: Within the Community Serving Area, this designation should only be applied to sites now developed as light industrial sites. Industrial sites along rail corridors are generally more appropriate for heavier industrial uses, unless in high visibility corridors.”

“Appropriate Implementation: This designation is implemented by the Light Industrial (M-1), Environmental Park (EP) or Business Park (BP) zone.”

Per ACC 18.23.020 C the stated purpose of the “Light Commercial” zone is as follows:

“C. C-1, Light Commercial Zone. The C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians.”

Per the zoning code section, ACC 18.23.020.G, the stated intent of the “M1, Light Industrial” zoning district is to:

“ . . . accommodate a variety of industrial, commercial, and limited residential uses in an industrial park environment, to preserve land primarily for light industrial and commercial uses, to implement the economic goals of the comprehensive plan and to provide a greater flexibility within the zoning regulations for those uses which are non-nuisance in terms of air and water pollution, noise, vibration, glare or odor. The light industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather than the actual types of products made. The character of this zone will limit the type of primary activities which may be conducted outside of enclosed buildings to outdoor displays and sales. Uses which are not customarily conducted indoors or involve hazardous materials are considered heavy industrial uses under this title and are not appropriate for the M-1 zone. An essential aspect of this zone is the need to maintain a quality of development that attracts rather than discourages further investment in light industrial and commercial development. Consequently, site activities which could distract from the visual quality of development of those areas, such as outdoor storage, should be strictly regulated within this zone.”

As identified in ACC 18.23.030 the “M1, Light Industrial” zoning classification allows a wide range of uses. While primarily manufacturing and processing in concentration, the regulations also allow a wide variety of commercial and service oriented uses of a more intensive nature. The zoning development standards such as setbacks, building height, etc. of the zone are contained in ACC 18.23.040.

As discussed above, the southerly 2 parcels have been re-designated as “Light Industrial” under the 2015 Comprehensive Plan Update. The 2 northerly parcels are contiguous with these two southerly parcels. Also, the parcels are contiguous to existing land uses that function as light industrial uses such as industrially zoned properties across A Street SE located outside of Auburn City limits to the west, and Rodarte Construction Company to the south. Additionally, along this segment of A Street SE and within a distance of a quarter mile, there are no other established land uses except for one remaining single family residence (SFR) and a church (other SFR’s are depicted on the property in relatively recent aerial photographs, but some have been removed by the Applicant). Included with the application are statements by real estate agents that indicate that the property is not conducive to commercial development and is better suited to industrial development. There are many factors that may lead to this opinion for

example; the market may not have reached maturity at this location that make the property suitable for redevelopment consistent with the commercial designation.

The range of uses allowed in the light industrial zone are characterized by a greater amount of outdoor storage and outdoor activity and greater potential for noise and sharp transition in land use, regardless of the specific development arrangement and use. Without appropriate mitigation and design consideration, the proximity of the site to a heavily traveled “Principal Arterial” street corridor has the potential to result in land use and visual impacts to nearby properties and to the traveling public. The fact that the site rises in elevation approximately 15 feet and may be further filled to facilitate development increases the potential visibility of the site and future development. As well as, the location is at the south end of main transportation corridor at the perimeter, that forms a prominent visual identify for the City.

The Comprehensive Plan description of the purpose of this designation emphasizes that outside storage shall be permitted only subject to performance criteria addressing its quantity and location to ensure it is compatible with adjacent uses and so that such storage would not detract from the potential use of the area for light industry. In all cases such storage shall be extensively screened.

Applicable policies from the City’s Comprehensive plan that are adopted and designated as a basis for the exercise of substantive authority under SEPA to approve, condition or deny proposed action are noted as follows:

Objective 2.2. To provide flexibility for major new commercial or industrial developments to respond to changing market conditions without threatening the purposes of this Comprehensive Plan.

GP-13 Ordinances regulating developing commercial or industrial areas should be based on performance standards which provide flexibility to respond to market conditions while ensuring compatibility with the Comprehensive Plan, and with present and potential adjacent uses.

GP-14 Review procedures for all new development should be integrated or coordinated with SEPA as much as possible.

GP-15 In interpreting plan provisions or in considering a plan amendment, plan designations in the Region Serving Area should be treated in a more flexible manner than in the Community Serving Area (see Map 3.2.).

Objective 2.3. To provide flexibility in areas where a transition from existing uses to planned uses is appropriate.

Policies:

GP-16 Contract zoning can be used to manage the transition between existing uses and future uses. Contract zoning allows new uses to be conditioned in a manner which controls potential conflicts during such transition. Contract zoning may be particularly useful as a timing device to ensure that the necessary public facilities are available to support new development.

GP-31 The City should appropriately support local businesses that enhance the image of the City through their contribution to economic vitality, educational, and historic value of the community.

Objective 11.1. To create a physical image for the city conducive to attracting light industry.

LU-96 Highly visible areas which tend to establish the image of the city should not be used by heavy industrial uses.

LU-97 The City shall promote high quality development of all light industrial and warehouse areas.

LU-98 The City shall aggressively seek to abate all potentially blighting influences in industrial areas, especially in areas visible to regional traffic flows and in areas designated for light industrial uses.

Objective 11.2. To establish performance standards, appropriate for developing industrial areas.

LU-99 Compatibility among land uses should be enhanced through landscaping, building orientation and setbacks, traffic control and other measures to reduce potential conflicts.

LU-100 All industrial development should incorporate aesthetically pleasing building and site design. The City shall amend its codes and performance standards which govern industrial development to implement this policy.

a. Procedures shall be established to ensure aesthetically pleasing building and site design in areas designated for light industrial areas.

b. Appropriate landscaping and site development standards shall regulate site development in heavy industrial areas.

c. Unsightly views, such as heavy machinery, service entrances, storage areas, rooftop equipment, loading docks, and parking areas should be screened from view of adjacent retail, commercial, light industrial and residential areas and from public streets.

Consistent with this discussion in the Comprehensive Plan, the subject properties are adjacent to a highly visible transportation corridor that forms a visual identity for the city. Also, with the recent change in the map designation of the two properties located to the south and under the same ownership, the properties border other property designated “Light Industrial” by the Comprehensive Plan. The site is separated by hillside from residential uses to the east. Residential uses continue to exist to the north on property designated for light commercial use. The site is not located in the regional-serving area. The development of the property will be required to be served with high capacity and high quality public services and facilities concurrent with development; these will include half street improvements and utility extensions. The properties have frontage and access to West Valley Hwy N that is classified as a “Principal Arterial” in the City’s Comprehensive Transportation Plan.

The City's comprehensive plan seeks to establish and maintain a balance of industrial uses that respond to local and regional needs while enhancing the city's image through optimal siting and location of light industrial uses.

2. The second decision criterion is that the comprehensive plan amendment must not diminish or increase the ability to provide adequate services.

The proposed application for a change in comprehensive plan designation and zoning has been reviewed by Valley Regional Fire Agency and the City Utilities and Traffic divisions. Based in these reviews, the change would not adversely affect the provision of services. The proposed Comprehensive Plan map change by itself, if approved will not affect the ability to provide adequate services. As typical with development in the city, the infrastructure improvements needed to support the development would be the responsibility of the future development. At the time of development, adequate services would be required to be provided concurrent with the development in order for the project to be authorized. So, it is not anticipated that approval of the request negatively affects provision of services. Utility and street frontage improvements would be required to support the development

While the site is not yet developed consistent with city standards for the operation of a paving contractor business, Lakeridge Paving Company seeks to develop the site for a "construction contractor" business and has plans for further development of the southern lot to include a future office building and a future building for storage of vehicles. While this further future development is capable of being done under the C3, Heavy Commercial zoning classification (office uses and parking structures are allowed) it is complicated by being subject to different zoning development standards. The Applicant has recently submitted additional applications to the city for the future development of the site. These will be reviewed for consistency with city standards, including City Public Works Design Standards prior to authorization.

3. The third decision criterion is that the assumptions on which the comprehensive plan is based are found to be invalid.

While the policies of the Comprehensive Plan are not invalid, the city has already changed the map designation to "Light Industrial" of two contiguous parcels off-site to the south and therefore making this requested change more logical as an expansion of the existing designation. However, this property owner's parcels would be different in designation than all surrounding parcels.

4. The fourth decision criterion is that there has been a change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the comprehensive plan that dictates the need for a proposed amendment.

There has been a lack of change in conditions that generates the need for the change. The pattern of "Light Commercial"-designated parcels has not been revisited for many years. The proposed change is for two parcels that are located adjacent to other parcels with the "Light Industrial" designation and provides more regular boundaries that reduce potential for land use conflicts.

5. The fifth decision criterion is that the change must be determined to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of

the relevant county and “Vision 2040: Growth and Transportation Strategy for the Puget Sound Region”.

The change if approved would continue to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of King County and “Vision 2040: Growth and Transportation Strategy for the Puget Sound Region”. The proposal is consistent because it provides land suitable for industrial development.

- 6. The sixth decision criterion, applies only to changes of the mapped land use designation of a specific property, the applicant must demonstrate one of the following:**
- a. The current land use designation was clearly made in error or due to an oversight;**
 - b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;**
 - c. There has been a change in conditions since the current land use designation came into effect.**

The same land use designation as proposed occurs on adjacent properties to the south and thus meets item b.

STAFF RECOMMENDATION

Planning Commission to recommend to the City Council approval of the Kana B LLC (CPA15-0002) request for a Comprehensive Plan Map Amendment to change the map designation of two parcels, Parcel Nos. 3121059036 - 2.33 acres & 3121059033 – 1.32 acres from “Light Commercial” to “Light Industrial”.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the Kana B LLC (CPA15-0002) request for a Comprehensive Plan Map Amendment.

-----NOVEMBER 9, 2016 PLANNING COMMISSION PUBLIC HEARING-----

CPM #2 - File #CPA14-0002:

Request by Romart Investments LLC to amend the Comprehensive Plan map designation of an approx. 2.27-acre parcel from the current designation of “Single Family Residential” to “Light Commercial” at northwest corner of the 182nd Avenue East & Lake Tapps Parkway East.

Background

1. The Applicant submitted a Comprehensive Plan map amendment application on June 6, 2014, before the year 2014 application submittal deadline for comprehensive plan amendments. The Application is vested to the Comprehensive Plan in effect prior to revision adopted at the end of 2015
2. The application was submitted by V.E. Mahrt (“Bud”) who is identified as Managing Member of Romart Investments LLC, Property Owner.

3. In addition to the Comprehensive Plan Map Amendment Application, the Applicant also submitted a rezone application (File #REZ14-0001 and subsequently submitted an environmental checklist application (File #SEP15-0022).
4. The Comprehensive Plan Map Amendment application seeks to change the comprehensive plan map designation of an approximately 2.27-acre vacant parcel from the current designation of “Single Family Residential” to “Light Commercial”.
5. The related rezone application (File #REZ14-0001) seeks to change the zoning designation of an approximately 2.27-acre vacant parcel from the current designation of “R5, Residential, Five dwelling units per acre” to “C1, Light Commercial”.
6. As indicated by the Applicant’s narrative statement submitted with the application, the Comprehensive Plan Amendment and related rezoning have been requested for the purpose of a commercial land use designation to ensure the ability for future commercial development. Pierce County Mitigated Determination of Non-Significance (DNS) and a Conditional Use Permit (land use approval) (File #CP33-94), for the development of the North Lake Tapps Center provided for the construction of an 18,000 commercial building and 88 associated parking stalls on the southeastern 4.12-acre portion of an 11.78-acre parcel to be served by Bonney Lake Water and City of Auburn Sewer. Site is, located in the General Use Zone classification (Application No. 196781) in 2008. The property was annexed to the City of Auburn in 2005 while the vesting application was under review by Pierce County. The CUP was issued in 2008 and the Applicant continued to renew the Conditional Use Permit (CUP) with Pierce County and the City of Auburn, but the CUP expired in 2013. At annexation in the year 2005, the property was given a comprehensive plan designation of “Single Family Residential” and zoning designation that is now referred to as “R5, Residential Five Dwelling Units Per Acre”.
7. The current Comprehensive Plan designation, zoning classification and current land uses of the sites and surrounding properties are as follows:

	Comprehensive Plan Designation	Zoning Classification	Existing Land Use
On-Site	Single Family Residential	R5, Residential, Five dwelling units per acre	Vacant
North	The BPA utility easement and property beyond is designated “Single Family Residential”	R5, Residential, Five dwelling units per acre	Utility transmission corridor (Northwest Pipeline) and vacant land
South	Pierce County, Neighborhood Commercial	Pierce County, NC, Neighborhood Commercial	Single family residential
East	Pierce County, Rural 10	Pierce County, R-10, Rural 10	Gas station and strip commercial

West	The utility easement and property beyond is designated “Single Family Residential”	R5, Residential, Five dwelling units per acre	Vacant
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Vicinity Map



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North

Process and Criteria for Requested Amendment

8. The Comprehensive Plan Map Amendment application seeks to change the comprehensive plan map designation of an approximately 2.27-acre vacant parcel from the current designation of “Single Family Residential” to “Light Commercial”
9. The property is a diagonal rectangle in shape and is vacant, Tax Parcel #0520101045.
10. The east side of the site is bordered by a Pierce County roadway of 182nd Avenue East which is a two-lane north-south roadway with left turn lanes provided at major intersections and gravel shoulders. To the south the site is bordered by Lake Tapps Parkway SE, a City of Auburn “Principal Arterial” classified roadway. This street has two lanes in each direction with a center turn lane. The shoulders are usually curb, gutter and sidewalk. The site does not border any other roadway rights-of-way. On the diagonal, to the north and west is a public storm pond and Northwest Pipeline underground utility transmission corridor. The utility corridor appears to contain wetlands that extend on to the northern portion of the site.
11. The property is located within the Pierce County portion of the City of Auburn. It was annexed to the City in 2005 by Ordinance #5932.
12. The property rises slightly in the center to an elevation of approximately 544 feet and slopes down on all directions. The lowest portion of the site is near the northeast corner at an elevation of 534 feet and was previously identified by Pierce County as containing wetlands.
13. As indicated by the Applicant in the narrative submitted with the application, the Comprehensive Plan Amendment and related rezoning have been requested for the purpose of changing the land use designation of the property to allow future development consistent with nearby properties.
14. The purpose of the City’s Comprehensive Plan document is to provide a policy basis for the future zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent as required by the following city code provision:

“ACC 14.22.050 Conformance and consistency.

The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan. “

15. The City code provides certain criteria for decisions for comprehensive plan amendments as follows:

“ACC 14.22.110 Decision criteria for plan amendments.

A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;

2. Whether the capacity to provide adequate services is diminished or increased;
3. Assumptions upon which the comprehensive plan is based are found to be invalid;
4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.”

CONCLUSIONS

- 1. The first criterion is that the change must further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.**

The Applications are vested to the Comprehensive Plan in effect prior to the adoption of substantially revised Comprehensive Plan adopted in December of 2015. The Comprehensive Plan contains policy guidance related to this application. Specifically, Chapter 14, Comprehensive Plan Map, starting at Page 14-9 provides the following purpose and description of the ‘Light Commercial’ Comprehensive Plan designation. The 2015 and earlier Comprehensive Plan to which the application is vested provides the following purpose statement of the “Light Commercial” comprehensive plan land use designation.

“Light Commercial”

“Purpose: To create people oriented commercial areas to supply a wide range of general commercial services to area residents.”

“Description: This category represents the prime commercial designation for small to moderate scale commercial activities. These commercial areas should be developed in a manner which is consistent with and attracts pedestrian oriented activities. The ambiance of such areas should encourage leisure shopping and should provide amenities conducive to attracting shoppers.” (Emphasis added)

“Compatible Uses: A wide range of consumer oriented goods and services are compatible within this designation since the emphasis would be on performance criteria which create an attractive shopping environment. However, uses which rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category. Unsightly outdoor storage and similar activities should be prohibited. Permitted uses would consist of retail trade, offices, personal services, indoor eating establishments, financial institutions, governmental offices, and similar uses. Multiple family dwellings should be encouraged as part of mixed-use developments where they do not interfere with the shopping character of the area, such as within the upper stories of buildings. Since taverns can break up the continuity of people oriented areas, taverns would be permitted generally only as a conditional use. Drive in windows should only be allowed as ancillary to a permitted use, and only when carefully sited under the conditional use permit process in order to ensure that an area's pedestrian environment is not seriously affected.”

“Criteria for Designation: This designation should include moderate sized shopping centers, and centrally located shopping areas. This designation should be preferred for commercial sites where visual and pedestrian amenities are an important concern outside of the downtown.”

“Considerations Against Applying this Designation: Commercial areas which cannot be readily separated from high traffic volumes (such as shallow lots along busy arterials) should not be included in this designation. Areas not large enough for separation from any adjacent heavier commercial or industrial area should not be designated as light commercial.”

“Appropriate Implementation: This designation is implemented by the C-1 Light Commercial District. This district provides for a wide range of small and moderate scale commercial oriented towards the leisure shopper and pedestrian oriented activities.”
(Emphasis added)

While the purpose statement is not a perfect fit to this request, the request is sought for the purpose of creating a small to moderate scale commercial activities that can provide services and retailing products that serve an adjacent residential area. Currently, sidewalk exists along Lake Tapps Parkway connecting to nearby neighborhoods.

Per ACC 18.23.020 C the stated purpose of the “Light Commercial” zone is as follows:

“C. C-1, Light Commercial Zone. The C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians.”

Per the zoning code section, ACC 18.07.010.D, the stated intent of the “R5, Residential” zoning district is to:

“D. R-5 Residential Zone – Five Dwelling Units per Acre. The R-5 single-family residential zones are intended to create a living environment of optimum standards for single-family dwellings. It is further intended to achieve development densities of four to five dwelling units per net acre. This zone will provide for the development of single-family detached dwellings and for such accessory uses as are related, incidental and not detrimental to the single-family residential environment.” .

As identified in ACC 18.07.010 the “R5, Residential” zoning district is intended to create a living environment of optimum standards for single-family dwellings. The property configuration of a triangular-rectangle shape bordering two transportation corridors and up against a utility corridor and storm pond on the remaining sides and does not represent ideal living environment for single family dwellings. The property has remained undeveloped under the City’s residential zoning classification since the Pierce County Conditional Use Permit (Land use approval) expired June 30, 2013.

The range of uses allowed in the light commercial zone are characterized by a greater variety of commercial businesses including retail and service.

Applicable policies from the City's Comprehensive plan that are adopted and designated as a basis for the exercise of substantive authority under SEPA to approve, condition or deny proposed action are noted as follows:

“While commercial uses along arterials (often called "strip commercial" development) provide important services to community residents, the proliferation of commercial uses along arterials raises several land use planning issues. On the negative side, strip commercial development creates traffic flow problems and conflict with adjacent land uses. Due to their "linear" nature, commercial strips result in a maximum area of contact between commercial uses and other land uses resulting in a high potential for land use conflicts. Poor visual character due to excessive signage and architectural styles designed to attract attention instead of promoting a sense of community is an additional concern. Pedestrian shopping is made difficult, resulting in greater generation of automobile traffic, and large fields of asphalt parking lots are needed to accommodate single purpose vehicle trips.”

“Despite the problems associated with commercial development along arterials, many such locations are often quite unsuitable for other uses, due to the impacts associated with heavy traffic volumes. Also, many commercial uses thrive at such locations due to high visibility and accessibility. The Plan seeks to manage existing arterial commercial areas to take advantage of the accessibility they provide, while minimizing traffic and land use conflicts and improving their visual appearance through an enhanced design review process and development standards.”

“Objective 9.3. To encourage the appropriate use of areas adjacent to heavily traveled arterials while minimizing land use and traffic conflicts by:

1. Managing the continued commercial development of existing commercial arterials in a manner which minimizes traffic and land use conflicts.
2. Conserving residential qualities along heavily traveled arterials which are not yet commercialized, by restricting commercial development to types which provide an appropriate buffer.
3. Protecting existing, viable residential areas along lesser-traveled arterials, from commercial development.
4. Concentrate population and employment growth within the eight key economic development strategy areas within the City identified as follows:
 - Auburn Way North Corridor
 - Auburn Way South Corridor
 - Urban Center
 - Auburn Environmental Park and Green Zone
 - 15th Street SW/C Street SW/West Valley Highway/Supermall
 - A Street SE Corridor
 - SE 312th Street/124th Avenue SE Corridor

- M Street SE between Auburn Way North and Auburn Way South.

Policies:

LU-58 The City has identified those existing commercial arterials that are appropriate for continued commercial development and employment growth as well as a concentration of population growth. These areas are identified as the eight economic development strategy areas as identified under Objective 9.3. Sub-area plans for these strategy areas should be developed.

LU-59 The City shall review its standards relating to the number, size and location of driveways to ensure consistency with goals and policies relating to arterial commercial development.

LU-60 The City shall encourage the grouping of individual commercial enterprises along commercial arterials to promote the sharing of parking areas, access drives and signs. Such grouping can be encouraged through land division regulations, sign regulations and development standards.

LU-61 Moderate density multiple family residential development shall be used to buffer general (heavy) commercial arterial development from single family development. Extensive screening and landscaping shall be used to buffer general commercial uses from multiple family uses. However, the placement of walls and fences and site designs which prevent easy access by bicyclists and pedestrians should be avoided.

LU-62 Arterials experiencing strong pressure for commercial development, but not yet committed to commercial uses, shall be designated for mixed use commercial and high density multi-family uses. Development regulations should encourage the development of professional office and similar uses and multiple family housing, with development and design standards carefully drawn to ensure preservation of a quality living environment in adjacent neighborhoods.

LU-63 Residential arterials having good potential for long term maintenance of a quality living environment should be protected from the intrusion of commercial uses. In some instances, these may be appropriate locations for churches and other religious institutions, or moderate density multiple family uses.

LU-64 Newly developed arterials shall incorporate design features, and development of adjacent land shall be managed such that creation of new commercial strips is avoided. Land division regulations shall result in single family residences being oriented away from the arterial, with access provided by a non-arterial street.

LU-65 Along the Auburn Way South Corridor, employment and population growth should be limited to north of the R Street SE overpass.

LU-66 The City should develop design standards and guidelines for development along arterials to improve their visual appearance.

While the property that is the subject of this request is not specifically identified as a location targeted for commercial development by the language of the policies and

objectives, it is located at the intersection of major streets and separated from adjacent residential zoned property by the utility transmission corridor, storm pond and wetlands.

Consistent with this discussion in the Comprehensive Plan, the subject property is adjacent to a highly visible transportation corridor that forms a visual identify for the city. The property is sufficiently separated from single family residential uses and not likely to contribute to undesirable strip commercial. Future driveway access to the Pierce County roadway of 182nd Avenue East will require careful coordination with Pierce County Transportation as the jurisdiction owning the road. The coordination will occur during construction authorizations. Concern about sufficient driveway separation from the intersection for safety was previously identified by Pierce County's in their SEPA decision (Mitigated Determination of Non-Significance).

2. The second decision criterion is that the comprehensive plan amendment must not diminish or increase the ability to provide adequate services.

The proposed application for a change in comprehensive plan designation and zoning has been reviewed by Valley Regional Fire Agency and the City Utilities and Traffic divisions. Based in these reviews, the change would not adversely affect the provision of services. The proposed Comprehensive Plan map change by itself, if approved will not affect the ability to provide adequate services. As typical with development in the city, the infrastructure improvements needed to support the development would be the responsibility of the future development. At the time of development, adequate services would be required to be provided concurrent with the development in order for the project to be authorized. So, it is not anticipated that approval of the request negatively affects provision of services. Utility and street frontage improvements would be required to support the development.

As noted above, future driveway access to the Pierce County roadway of 182nd Avenue East will require careful coordination with Pierce County Transportation as the jurisdiction owning the road. Half-street improvements would likely be required as well as the concern about sufficient driveway separation from the intersection was identified in Pierce County's previous SEPA decision (Mitigated Determination of Non-Significance). Pierce county also previously issued a Conditional Use Permit (CUP) (land use approval) for a smaller commercial development of the site. The CUP was extended several time but expired on June 30, 2013.

3. The third decision criterion is that the assumptions on which the comprehensive plan is based are found to be invalid.

While the policies of the Comprehensive Plan are not invalid, the "Single Family Residential" land use designation was established in 2005 when the property as part of larger area that was annexed to the City of Auburn. A storm pond was subsequently constructed to the west side of the property and Lake Tapps Parkway SE widened. There also have has been further in-fill development of nearby single family subdivisions and commercial development within the Lakeland Hills South Planned Unit Development since the time of annexation.

4. The fourth decision criterion is that there has been a change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the comprehensive plan that dictates the need for a proposed amendment.

There has been both “change” and a “lack of change”. The “change” is described above in response to the development that has occurred in the intervening time since annexation. The “lack of change” in conditions that generates the need for the amendment is that the pattern of “Light Commercial”-designated parcels and the appropriate land use designation of the property has not been revisited for many years. The map change is requested for property that is effectively surrounded by roadways and utility corridors that provides boundaries that reduce potential for land use conflicts.

5. The fifth decision criterion is that the change must be determined to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of the relevant county and “Vision 2040: Growth and Transportation Strategy for the Puget Sound Region”.

The change if approved would continue to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of King County and Pierce County and “Vision 2040: Growth and Transportation Strategy for the Puget Sound Region”. The proposal is consistent because it provides land suitable for commercial development and municipal revenue.

6. The sixth decision criterion, applies only to changes of the mapped land use designation of a specific property, the applicant must demonstrate one of the following:

- d. The current land use designation was clearly made in error or due to an oversight;**
- e. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;**
- f. There has been a change in conditions since the current land use designation came into effect.**

While it may not be an error or oversight, the land use designation applied to the property at the time of annexation did not take into account the fact that Pierce County had a vested application being processed for a Conditional Use Permit (CP33-94), for the development of the site as “North Tapps Center”. The development proposal consisted of construct an 18,000 square foot commercial building and 88 associated parking stalls on the southeastern 4.12-acre portion of an 11.78-acre parcel to be served by City of Bonney Lake Water and City of Auburn Sanitary Sewer, located in a General Use zone classification. The Conditional Use Permit was issued by Pierce County in 2008 and was renewed by the Applicant until June 30, 2013, when it expired.

STAFF RECOMMENDATION

Planning Commission to recommend to the City Council approval of the Romart Investment LLC (CPA14-0002) request for a Comprehensive Plan Map Amendment to change the map designation of an approximately 2.27-acre parcel (Parcel # 0520051045 from “Single Family Residential” to “Light Commercial”.

PLANNING COMMISSION RECOMMENDATION

Planning Commission **recommended approval** of the Romart Investment LLC (CPA14-0002) request for a Comprehensive Plan Map Amendment.

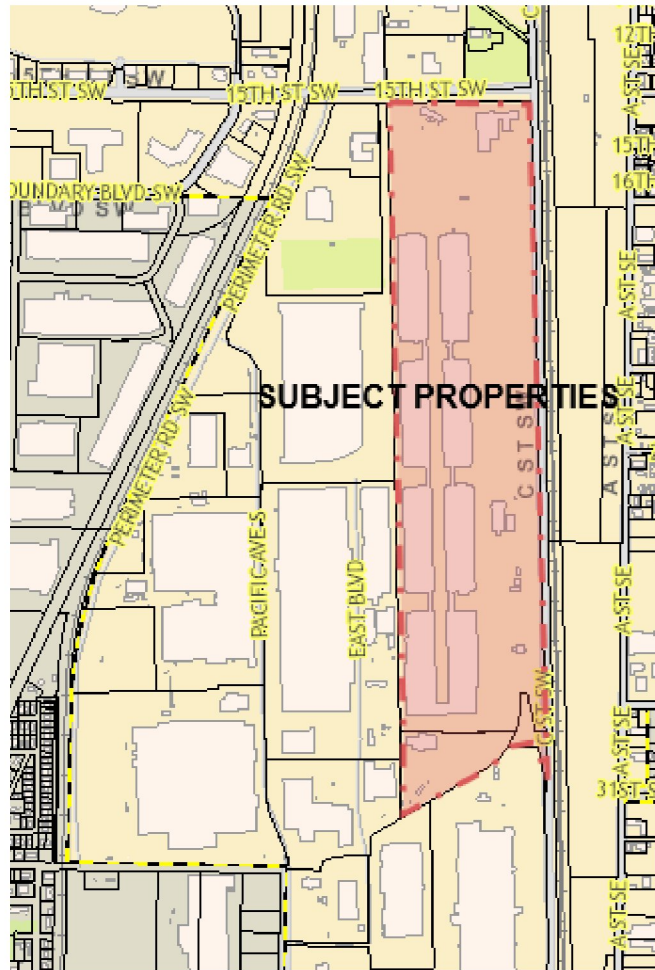
CPM #4 (CPA16-0002)

Amend the Official Comprehensive Plan Map for a City-initiated change to the designation of three parcels totaling approximately 144.7 acres from “light Industrial” and “Institutional” to “Heavy Commercial”. This change is proposed in anticipation of US Government, General Services Administration (GSA’s) stated intent to reconfigure their current facility, which is anticipated to result in a reduced need for land and possible disposal (sale) of a portion of the approx. 135 acres. Request also includes two adjacent City-owned parcels 1.56 acres and 8.04 acres to the south of GSA Properties. All the properties are generally located at southwest corner of C ST SW and 15th ST SW. Parcels are 2421049004, 2521049114 & 2521049115

Discussion

1. The current Comprehensive Plan designation, zoning designation and land uses of the 3 sites and surrounding properties are as follows:

	Comprehensive Plan Designation	Zoning Classification	Existing Land Use
On-Site	Light Industrial (GSA) & Institutional (City)	M1, Light Industrial	The GSA property contains government offices, warehouses & daycare. The City property contains a satellite fire station
North	Institutional and Heavy Industrial	P1, Public and M2, Heavy Industrial	Across 15 th ST SW Municipal Park School District Bus Center
South	Heavy Industrial	M2, Heavy Industrial	Airplane Manufacturing Plant and Grocery Store Distribution Center
East	Light Industrial (Rail Yard Special Planning Area)	M1, Light Industrial	Across C ST SW, Railroad yard
West	Heavy Industrial	M2, Heavy Industrial	Airplane Manufacturing Plant



2. This city-initiated proposal seeks to change the designation of the following three contiguous properties:
 - North Parcel # 2421049004, 134.49 acres owned by US Government administered by General Services Administration
 - Southwest Parcel # 2521049114, 8.7 acres owned by City of Auburn (Fire Station)
 - Southeast Parcel # 2521049115, 1.56 acres owned by City of Auburn (Access for Fire Station)

The combined area of the three subject parcels is approximately 144.76 acres.

3. All three sites border C ST SW, which is “Minor Arterial” classified street which is developed with two lanes in each direction aligned north-south. The largest parcel (Parcel # 2421049004) also borders 15th ST SW, aligned east-west, which is classified by the City as a “Principal Arterial” which prescribes a five-lane road with a minimum 87 feet of right-of-way. North of the parcels, the road has five lanes but varies in lane configuration and right-of-way width along its length.
4. The property is located within the King County portion of the City of Auburn. It was annexed to the City in 1958 by Ordinance #1226.

5. The properties are relatively flat with slight slope to the north and west. The southern portion of the site occurs at elevation 98 feet and 88 feet near the north end.
11. Historically, the comprehensive plan designation of the properties was “Heavy Industrial” as changed in 1987. Subsequently, the GSA property was changed to “Light Industrial”. The two City properties were changed to “Institutional” by the map adopted with the substantially revised Comprehensive Plan (including map amendments) in response to periodic updates required by the Growth Management Act (GMA) by Ordinance #6584 on December 14, 2015.
12. The City of Auburn is proposing to change the land use designation of approximately 135 acres of land owned by the United States Government and is managed by the General Services Administration (GSA) as well as the two adjacent properties owned by the City. GSA and/or the U.S. Government is not proposing the change. This change in land use designation is proposed in anticipation of GSA’s stated intent to reconfigure their current facility, which will likely result in a reduced need for land and the possibility of a U.S. Government disposal of a portion of the 135 acres. City of Auburn staff is recommending the Comprehensive Plan land use designation be changed to facilitate higher and better uses than the current “Light Industrial” designation offers. Staff is proposing that the land use designation be changed to “Heavy Commercial”.
13. Staff is proposing the change in anticipation of the U.S. Government disposing of land so that the City can promote redevelopment that generates sales tax revenues, family wage jobs, and promotes economic development. The range of uses allowed in the “Heavy Commercial” designation is better suited to accomplish these goals than the “Light Industrial” designation.
14. Because changing the comprehensive plan map designation can only occur once per year, except under specific limitations, staff is seeking the change now because the annual amendment limitation does now allow us to respond quickly in the event that U.S. Government initiates the disposal process.
15. The U.S. Government has not provided the City with a long-term development or redevelopment plan. GSA has indicated that to maintain their mission of service delivery for the Northwest region, they plan to continue at their current location at this time. GSA has also indicated its land utilization needs will likely change, resulting in a reduction of land/space.
16. Staff has notified the U.S. Government of its intentions to seek a land use designation change. The U.S. Government has not indicated that they have objection or concern over the change so long as the underlying designation can also serve their long term needs in the event that it is determined that they are obligated to comply with local land use regulations.
17. The U.S. Government representatives have indicated that they are supportive of local efforts that promote economic development and that create jobs and that they would like to be viewed as a partner in accomplishing these objective.
18. The two contiguous City parcels are proposed to be changed from “Institutional” to “Heavy Commercial” since a majority of the city parcels were originally acquired from GSA and the deeds are subject to a reversionary clause requiring that (l) The property be used and

maintained for emergency management response, including fire purposes; and (2) the property not be sold, leased, mortgaged, assigned or otherwise disposed of except to another government agency for the same purpose. The change in designation provides the greatest flexibility and can continue to be used for emergency management purpose under a revised designation.

STAFF RECOMMENDATION

Planning Staff recommended approval Comprehensive Plan Map for a City-initiated change to the designation of three parcels totaling approximately 144.7 acres from “light Industrial” and “Institutional” to “Heavy Commercial” at southwest corner of C ST SW and 15th ST SW.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval to the City Council

Comprehensive Plan Policy/Text Amendments

P/T #1

Incorporate Auburn School District Capital Facilities Plan 2016 through 2022, adopted by School Board June 13, 2016 into the City of Auburn Comprehensive Plan.

Discussion

The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2016-2022. The CFP was adopted by the Auburn School District School Board on June 13, 2016 and has been subject to separate SEPA review and a Determination of Non Significance (DNS). Information contained in the School District CFP serves as the basis for the City’s collection of school impact fees on behalf of the school district. The Planning Commission action is incorporation of the Auburn School District Capital Facilities Plan into the City’s Comprehensive Plan.

A review of the Auburn School District’s updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$5,469.37, an increase of \$138.37 and the requested fee for multiple-family dwellings is \$1,639.70, a decrease of \$985.31. The actual impact fee rate is set by ordinance by the Auburn City Council.

STAFF RECOMMENDATION

Planning Staff recommended approval

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the Auburn School District Capital Facilities Plan 2016 through 2022.

P/T#2

Incorporate the Dieringer School District Capital Facilities Plan 2017-2022 adopted July 25, 2016 by the School Board as part of the Auburn Comprehensive Plan.

Discussion

The Dieringer School District has provided the City with its annually updated Capital Facilities Plan 2017 - 2022. The CFP was adopted by the Dieringer School District Board of Directors on July 25, 2016. The CFP has been subject to separate SEPA review and a DNS. Information

contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is incorporation of the School District Capital Facilities Plan into the City's Comprehensive Plan.

A review of the Dieringer School District's updated Capital Facilities Plan indicates the District is not requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to remain \$3,330.00, and the requested fee for multiple family dwellings is proposed to remain at \$1,518.00. The actual impact fee rate is set by ordinance by the Auburn City Council.

STAFF RECOMMENDATION

Planning Staff recommended approval.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the Dieringer School District Capital Facilities Plan 2017-2022 to the City Council.

P/T #3

Incorporate Federal Way School District Capital Facilities Plan 2017 adopted June 14, 2016 by the School Board into the City Comprehensive Plan.

Discussion

The Federal Way School District has provided the City with its annually updated 2017 Capital Facilities Plan. The CFP was adopted by the Federal Way School District School Board on June 14, 2016. The CFP has been subject to separate SEPA review and a DNS. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is incorporation of the School District Capital Facilities Plan into the City's Comprehensive Plan.

A review of the Federal Way School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$3,198.00, representing an increase of \$299.00 and the requested fee for multi-family dwellings is \$8,386.00, an increase of \$7,880.00. The actual impact fee rate is set by ordinance by the Auburn City Council.

STAFF RECOMMENDATION

Planning Staff recommended approval

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the Federal Way School District Capital Facilities Plan 2017 to the City Council

P/T #4

Incorporate Kent School District Capital Facilities Plan 2016-2017 to 2021-2022 adopted May 14, 2016 by the School Board into the City of Auburn Comprehensive Plan.

Discussion

The Kent School District has provided its annually updated 2016-2017 to 2021-2022 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board on May 14, 2016 and has been subject to separate SEPA review and a Determination of Non Significance

(DNS). Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is incorporation of the School District Capital Facilities Plan into the City's Comprehensive Plan.

A review of the Kent School District's updated Capital Facilities Plan indicates the District is requesting a change in the fees. The Plan indicates the net fee obligation for single-family dwellings of \$5,100.00, representing an increase of \$110.00, and for multi-family dwellings a fee of \$2,210.00, representing an increase of \$47.00. The actual impact fee rate is set by ordinance by the Auburn City Council.

STAFF RECOMMENDATION

Planning Staff recommended approval

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the Kent School District Capital Facilities Plan 2016-2017 to 2021-2022 to the City Council

CPM #5

Incorporate the City of Auburn's 6-year Capital Facilities Plan 2017-2022, into the City's Comprehensive Plan.

Discussion

A Capital Facilities Plan is one of the comprehensive plan elements required by the Washington State Growth Management Act (GMA) (RCW 36.70A). The GMA requires that a capital facilities plan include an inventory of existing capital facilities (showing locations and capacities), a forecast of future needs for such capital facilities, proposed locations and capacities of new or expanded capital facilities, and a minimum of a six-year plan to finance capital facilities with identified sources of funding. The proposed City of Auburn 6-year Capital Facilities Plan 2017-2022 satisfies the GMA requirements for a capital facilities element as part of the Comprehensive Plan.

Each comprehensive plan prepared under the GMA must include a capital facilities plan element. RCW 36.70A.070(3) of the GMA states the following:

A capital facilities plan element consisting of:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) a forecast of the future needs of such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

A capital facility is a structure, street or utility system improvement, or other long-lasting major asset, including land. Capital facilities are provided for public purposes. Capital facilities include, but are not limited to, the following: streets, roads, highways, sidewalks, street and road lighting

systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, and police and fire protection facilities. These capital facilities include necessary ancillary and support facilities.

The memo from the Finance Department contained in the working notebook identifies the major changes in the CFP from last year. The proposed City of Auburn 6-year Capital Facilities Plan 2017-2022 is incorporated by reference in the Comprehensive Plan, Capital Facilities Element.

STAFF RECOMMENDATION

Planning Staff recommended approval

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of City of Auburn's 6-year Capital Facilities Plan 2017-2022 to the City Council.

ORDINANCE NO. 6 6 3 2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, ADOPTING 2016 ANNUAL COMPREHENSIVE PLAN MAP AND TEXT AMENDMENTS PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A

WHEREAS, on August 18, 1986, the City Council of the City of Auburn adopted a Comprehensive Plan by Resolution No. 1703 which includes a Map establishing the location of the Comprehensive Plan Land Use Designations throughout the City; and

WHEREAS, on April 17, 1995, the Auburn City Council adopted Comprehensive Plan Amendments by Resolution No. 2635 to comply with the Washington State Growth Management Act; and

WHEREAS, on September 5, 1995, the Auburn City Council reaffirmed that action by its adoption of Ordinance No. 4788; and

WHEREAS, on December 14, 2015, the Auburn City Council adopted an updated Comprehensive Plan which includes a Map establishing the location of the Comprehensive Plan Land Use Designations throughout the City by Ordinance No. 6584; and

WHEREAS, the City of Auburn published in the *Seattle Times Newspaper* an advertisement that the City was accepting comprehensive plan amendment applications and established a deadline for submittal of June 3, 2016; and

WHEREAS, the City of Auburn received privately-initiated map amendments in previous years (File Nos. CPA14-0002 & CPA15-0002) however these applications were not complete for processing; and

WHEREAS, the City of Auburn did not receive any privately-initiated map or text/policy amendments for the year 2016 annual amendments; and

WHEREAS, the City of Auburn initiated one map amendment (CPA16-0002) and five text/policy amendments (File No. CPA16-0001); and

WHEREAS, the Comprehensive Plan text/policy amendments were processed by the Community Development & Public Works Department as proposed Year 2016 annual amendments to the City of Auburn Comprehensive Plan; and

WHEREAS, maintaining a current Capital Facilities Plan is required of the City in order to meet regulations of the Growth Management Act under RCW 36.70A; and

WHEREAS, the environmental impacts of the proposed Year 2016 Comprehensive Plan amendments were considered in accordance with procedures of the State Environmental Policy Act (File No. SEP15-0022 (Romart LLC), SEP15-0016 (Kana B. LLC), SEP16-0010 (City-initiated Text) & SEP16-0018 (City-initiated Map)) and were determined to have no environmental significance; and

WHEREAS, the proposed amendments were transmitted to the Washington State Department of Commerce, Growth Management Services Division and other State agencies for the 60-day review period in accordance with RCW 36.70A.106; and

WHEREAS, after proper notice published in the City's official newspaper at least ten (10) days prior to the date of the hearings, the Auburn Planning Commission on June 21, 2016 and on November 9, 2016, conducted public hearings on the proposed amendments; and

WHEREAS, at the public hearings the Auburn City Planning Commission heard and considered the public testimony and the evidence and exhibits presented to it; and

WHEREAS, the Auburn City Planning Commission thereafter made recommendations to the City Council on the proposed Year 2016 annual Comprehensive Plan map and text amendments; and

WHEREAS, on November 28, 2016, the Auburn City Council reviewed the Planning Commission's recommendations to the City Council; and

WHEREAS, on December 5, 2016, the Auburn City Council considered the proposed Comprehensive Plan amendments as recommended by the City of Auburn Planning Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Application CPA14-0002, Romart Investments LLC Comprehensive Plan Map Amendment, requesting a land use designation change from "Single Family Residential" to "Light Commercial" for an approximately 2.27-acre parcel identified by parcel number: 0520051045 is approved as set forth in Exhibit "A" attached hereto and incorporated herein by reference. Council adopts both the Planning Commission's November 9, 2016 recommendations, and the findings and conclusions outlined in the October 19, 2016, staff report, both attached as Exhibit "B".

Section 2. Application CPA15-0002, Kana B. LLC Comprehensive Plan Map Amendment, requesting a land use designation change from "Light Commercial" and "Heavy Commercial" to "Light Industrial" for two parcels totaling approximately 5.9 acres, identified by parcel numbers: 3121059036 and 3121059033 is approved as set forth in Exhibit "C" attached hereto and incorporated herein by reference. Council adopts both the Planning Commission's June 21, 2016 recommendations, and the

findings and conclusions outlined in the June 9, 2016, staff report, both attached as Exhibit "D".

Section 3. The 2016 Comprehensive Plan city-initiated Map Amendment (CPA16-0002) is adopted and approved as set forth in Exhibit "E" as attached hereto and incorporated herein by reference. The City Clerk shall file Exhibit "E" along with this Ordinance and keep them available for public inspection.

Section 4. The 2016 annual Comprehensive Plan city-initiated Text Amendments (CPA16-0001), as set forth in Exhibit "F" attached hereto and incorporated herein by reference, are adopted and approved. The City Clerk shall file Exhibit "F" along with this Ordinance and keep them available for public inspection. The full text of the Capital Facilities Plan of the City and the four school district's Capital Facilities Plans are adopted with the City's Comprehensive Plan, copies of which shall be on file with the Office of the City Clerk. The City Clerk shall file them along with this Ordinance and keep them available for public inspection. Council adopts both the Planning Commission's recommendations, dated November 9, 2016, and the Findings and Conclusions outlined in the October 20, 2016, staff report, attached as Exhibit "B".

Section 5. The 2016 Comprehensive Plan amendments modify the Comprehensive Plan adopted on August 18, 1986, by Resolution No. 1703; and adopted by Ordinance No. 4788 on September 5, 1995; and adopted December 14, 2015 by Ordinance No. 6584.

Section 6. The adopted Comprehensive Plan as amended is designated as a basis for the exercise of substantive authority under the Washington State

Environmental Policy Act by the City's responsible environmental official in accordance with RCW. 43.21C.060.

Section 7. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any of the Comprehensive Plan amendments adopted herein, is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 8. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation to include incorporating into one document the adopted Comprehensive Plan map and text amendments, attached hereto as Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D", Exhibit "E" and Exhibit "F" preparing and publishing the amended Comprehensive Plan.

INTRODUCED: _____
PASSED: _____
APPROVED: _____

ATTEST: _____
NANCY BACKUS, Mayor

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Held, City Attorney

Published: _____

Ordinance No. 6632
November 30, 2016

Exhibit "A"

Colored Map as an excerpt of the City's Comprehensive Plan Map showing a change from "Single Family Residential" to "Light Commercial" for an approximately 2.27-acre parcel identified by parcel number: 0520051045 for Romart Investments LLC.

(Please see "Comp. Plan Map Amendments CPA14-0002" tab in the working binder).

Exhibit "B"

Agenda bill/staff report dated October 19, 2016.

CPA14-0002, for a change from "Single Family Residential" to "Light Commercial" for an approximately 2.27-acre parcel identified by parcel number: 0520051045 for Romart Investments LLC.

Exhibit "C"

Colored Map as an excerpt of the City's Comprehensive Plan Map showing a change from "Light Commercial" and "Heavy Commercial" to "Light Industrial" for two parcels totaling approximately 5.9 acres, identified by parcel numbers: 3121059036 and 3121059033 for Kana B. LLC.

(Please see "Comp. Plan Map Amendments CPA15-0002" tab in the working binder).

Exhibit "D"

Agenda bill/staff report dated June 9, 2016.

CPA15-0002, for a change from "Light Commercial" and "Heavy Commercial" to "Light Industrial" for two parcels totaling approximately 5.9 acres, identified by parcel numbers: 3121059036 and 3121059033 for Kana B. LLC.

Exhibit E

Colored map as an excerpt of "Comprehensive Plan", showing the change from "Light Industrial" and "Institutional" to "Heavy Commercial" for three parcels identified by Parcel Nos. 2421049004, 2421049114 and 2421049115.

(Please see "Comp. Plan Map Amendments" tab in the working binder)

Exhibit "F"

*The Auburn, Dieringer, Federal Way, and Kent School District
Capital Facilities Plans*

City of Auburn Capital Facilities Plan

(See "Comp. Plan Policy/Text Amendments" tab in the working binder)



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6633

Date:

November 29, 2016

Department:

CD & PW

Attachments:

[Ordinance No. 6633](#)

[Downtown Traffic Control Zone Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council introduce and adopt Ordinance No. 6633.

Background Summary:

The City has experienced an increase in problems associated with truck parking and truck traffic. Out of town businesses have been parking trucks on Auburn city streets, some businesses have been parking multiple trucks at a time on our public streets, and trash, used vehicle parts, fluids and waste from parked trucks have fouled the right of way and sensitive areas.

The City has also experienced an increase in large trucks, not involved in local deliveries, using its downtown streets for through trips, sometimes these trucks cause physical damage to our infrastructure in the process.

In an effort to reduce these impacts while continuing to assist truckers, the City is proposing to revise City Code. Ordinance No. 6633 will create changes in truck parking and restrict truck movements in a downtown traffic control zone. Effective January 1, 2017 on - street parking for trucks 16,000 lbs. or over will be allowed only for trucks registered to an Auburn resident with an Auburn business license. In order to be able to park a truck on the public streets where truck parking is allowed, a new parking permit will be required to be displayed on the vehicle and only one parking permit will be issued to each eligible business.

Ordinance 6633 also creates a traffic control zone in the downtown area. Trucks 16,000 lbs. or over will be prohibited from operating within this zone - except to originate or make local deliveries.

Reviewed by Council Committees:

Councilmember:

Staff: Snyder

Meeting Date: December 5, 2016

Item Number: ORD.D

ORDINANCE NO. 6 6 3 3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING SECTIONS 9.90.020 AND 10.36.190 OF THE AUBURN CITY CODE, CREATING A PERMIT FOR TRUCK PARKING ON CITY STREETS AND RESTRICTING THE MOVEMENT OF LARGE VEHICLES IN THE DOWNTOWN URBAN CENTER

WHEREAS, the parking of trucks with a gross weight of 16,000 pounds or more upon city streets creates congestion, significantly reduces parking for smaller vehicles, and interferes with sight distances for the traveling public; and

WHEREAS, the weight of larger trucks and unattached commercial trailers exceeds the capacity for the shoulder of some city streets causing damage to those streets; and

WHEREAS, the Auburn Police Department has observed that many of the trucks that park on City of Auburn streets are registered to residents of surrounding cities and not to Auburn residents; and

WHEREAS, RCW 46.44.080 authorizes cities to prohibit the operation of vehicles upon city streets and impose limits as to the weight of vehicles traveling on those streets, as a city deems necessary; and

WHEREAS, the downtown area lies at the intersection of several travel corridors, has a higher frequency of pedestrian and bike travel, consists of shorter blocks, and is bordered by two designated truck routes; and

WHEREAS, the operation of trucks with a gross weight exceeding 16,000 pounds within the downtown area of Auburn can seriously damage the downtown streets and presents a safety hazard to other vehicles and pedestrians; and

WHEREAS, prohibiting all travel of large trucks within the downtown Auburn area would impose an austere economic impact upon individuals moving into downtown residences and upon the few downtown businesses that regularly receive deliveries in trucks of 16,000 pounds or more; and

WHEREAS, the creation of a downtown traffic control zone will not inhibit the travel of large trucks not having business within the Auburn downtown area as those vehicles may use the designated truck routes on C Street NW and Auburn Way South to access other Auburn locations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. Amendment to City Code. That section 9.90.020 of the Auburn City Code be and the same hereby is amended to read as follows:

9.90.020 Truck route designation and restrictions.

A. The city's designated truck routes shall be as identified in the city's comprehensive transportation plan. Streets designated as future truck routes shall not be considered truck routes for the purpose of this chapter.

B. All through truck trips, with origins and destinations outside the Auburn city limits, shall take place on the designated city or state truck routes, as identified in the city's comprehensive transportation plan.

C. Signage identifying a corridor as a truck route shall be placed along public highways, roads, streets, and thoroughfares included in the designated truck network.

D. All streets not designated as truck routes within the limits of the city of Auburn shall be restricted to allow only vehicles rated under 30,000 pounds GW, except for local truck trips which shall be defined, for the purpose of this chapter, as all truck trips with origins or destinations within the limits of the city of Auburn. No trucks of 16,000 pounds or more may travel within the downtown traffic control zone, except as provided in subsection G of this section.

E. A truck making a local truck trip shall travel by city truck routes to a location as close to its delivery or pickup point as possible and then travel to that destination by the shortest route practicable, remaining on the city's arterial street network whenever possible. Local truck trips may be subject to route restrictions by the city engineer or designee as provided for in the Auburn City Code.

F. All trucks, whether conducting through or local trips, must be in conformance with the Washington State legal limits for trucks, unless granted a permit from the city for overweight truck hauling. Overweight truck hauling without a city-issued permit shall be a civil infraction subject to the penalties identified in RCW Title 46.

G. Except as provided for in this section, no person shall operate any vehicle with a gross vehicle weight rating of 16,000 pounds or more, as indicated on the vehicle or in the records of the Washington State Department of Motor Vehicles for the vehicle, on any street, alley or public right-of-way in the downtown traffic control zone.

1. The downtown traffic control zone is the area from east of C Street NW/SW to west of Auburn Way N/S and from north of 3rd Street SW/SE and Cross Street SE to south of 3rd Street NW/NE and 4th Street NE.

2. A vehicle with a gross vehicle weight rating of 16,000 pounds or more, as indicated in the records of the Washington State Department of Motor Vehicles for the vehicle, may operate in the downtown traffic control zone if the vehicle:

a. is traveling within the downtown traffic control zone for the purpose of making a delivery to a property located within the downtown traffic control zone, or returning from such a delivery;

b. originated from a property located in the downtown traffic control zone;

c. is a public transit, school bus, or emergency vehicle; or

d. is operating on a truck route specifically designated in the City Comprehensive Transportation Plan.

E. Vehicles exceeding the state legal load or size limit are prohibited in the downtown traffic control zone unless they have received a city-issued haul route permit under this code. (Ord. 6093 § 1, 2007; Ord. 5682 § 1, 2002; Ord. 5319 § 2, 1999. Formerly 9.12.020.)

Section 2. Amendment to City Code. That section 10.36.190 of the

Auburn City Code be and the same hereby is amended to read as follows:

10.36.190 Commercial vehicles and large vehicles.

A. Except as provided for in this section, ~~no person shall parking~~ any vehicle with a gross vehicle weight rating of 16,000 pounds or more, as indicated on the vehicle or in the records of the Washington State Department of Motor Vehicles for the vehicle, on any street, alley or public right-of-way in the city is prohibited.

B. Parking vehicles with a gross vehicle weight rating of 16,000 pounds or more, as indicated on the vehicle or as indicated in the records of the Washington State Department of Motor Vehicles, is permitted for vehicles displaying a valid city-issued large truck parking permit in the following locationson the lower half of the driver's side door. Vehicles must be registered to

an Auburn, Washington resident with an Auburn, Washington business license within the corporate limits of the city, as set forth below.

1. Truck Parking on public streets is only allowed with a valid city issued truck parking permit at the following locations:

a4. D Street NW both sides, between 44th Street NW and S 277th Street, where where legal practical;

2. 44th Street NW south side, west of D Street NW and east of the Union Pacific RR right of way;

b3. E Street NE west side, between 23rd Street NE and 26th Street NE;

c4. Lund Road SW east side, W. Main Street to end.

2. The Department of Community Development and Public Works shall process applications for large truck parking permits. The application for a parking permit shall be submitted on forms obtained from that department and shall contain all the information required by the city. Proof of residency of the owner or lessee of a vehicle must be presented when applying for a permit. The applicant shall sign and certify the information furnished on the application. The permit holder shall report any changes of address or changes in vehicle registration. A change of residential or business address to outside the corporate limits of the City of Auburn shall require surrender of the permit to the city.

3. Only City of Auburn residents with a valid Auburn, Washington business license for a business located within the corporate limits of the city are eligible for a permit. Eligible residents are limited to one (1) large truck parking permit. "Resident" as used in this chapter applies only to a person who lives in a residence, and does not include a person occupying property used exclusively as a place of business, or occupying property used for any other purpose other than as the person's place of abode.

4. Permits shall be automatically revoked or suspended upon revocation or suspension of the resident's business license, and shall be valid only as long as the resident's business license is valid. A permit holder shall surrender such permit to the city upon written notification. Failure to surrender a permit, when so requested, shall be a violation of law subject to the process and penalties in ACC 1.25.

5. A permit shall be valid for a calendar year and will renew automatically when the permit holder's business license is renewed, unless the permit holder requests otherwise. At its discretion, the city may simultaneously issue to a resident parking permits for two calendar years if also issuing to that resident business licenses covering two calendar years.

6. Once granted, a permit shall be effective for the vehicle identified upon the resident's permit application and it shall not be assignable or transferable to any other vehicle. A displayed parking permit shall be valid only in the locations described in this section. The permit does not guarantee a parking space nor shall it exempt the vehicle or operator from other regulations of this

code. If a permit has been lost, stolen or destroyed, the city will reissue the permit if the resident's business license is currently valid.

7. To be valid, a permit shall be affixed in a permanent fashion by its adhesive face to the lower half of the driver's side door of the vehicle.

C. Commercial vehicles may be stopped or parked in other safe locations while in the process of actively loading, unloading or providing services to residences or businesses in the immediate vicinity of where the vehicle is parked; provided, that the free flow of traffic is unobstructed.

D. The penalty for parking in violation of this section shall be a fine of \$250.00 per violation, in addition to other costs and assessments provided by law. A violation of this section shall be considered a parking infraction and shall be processed in accordance with the state statutes, court rules and city ordinances regarding parking infractions. Each calendar day during which a violation occurs shall constitute a separate infraction, and each instance when a commercial vehicle parks at a location in violation of this section shall be a separate violation.

E. The provisions of this section do not apply to recreational vehicles as regulated by ACC 10.36.191. Additionally, parking larger vehicles on or along certain arterial streets within residential zoning districts is further regulated by ACC 10.36.193.

F. This section does not permit or authorize anyone to park any vehicle weighing more than 16,000 pounds on any street within the city that does not have adequate space for parking or where parking is otherwise prohibited. (Ord. 6404 § 1, 2012; Ord. 6273 § 1, 2009; Ord. 6222 § 2, 2009; Ord. 6035 § 1, 2006; Ord. 6030 § 1, 2006; Ord. 5943 § 1, 2005; Ord. 5492 § 1, 2001.)

Section 3. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 4. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 4. **Effective date.** This Ordinance shall take effect and be in full force on January 1, 2017, and five days after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

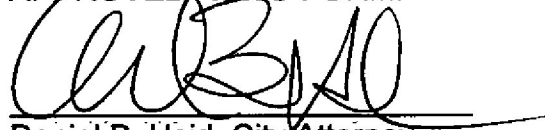
APPROVED: _____

NANCY BACKUS, MAYOR

ATTEST:

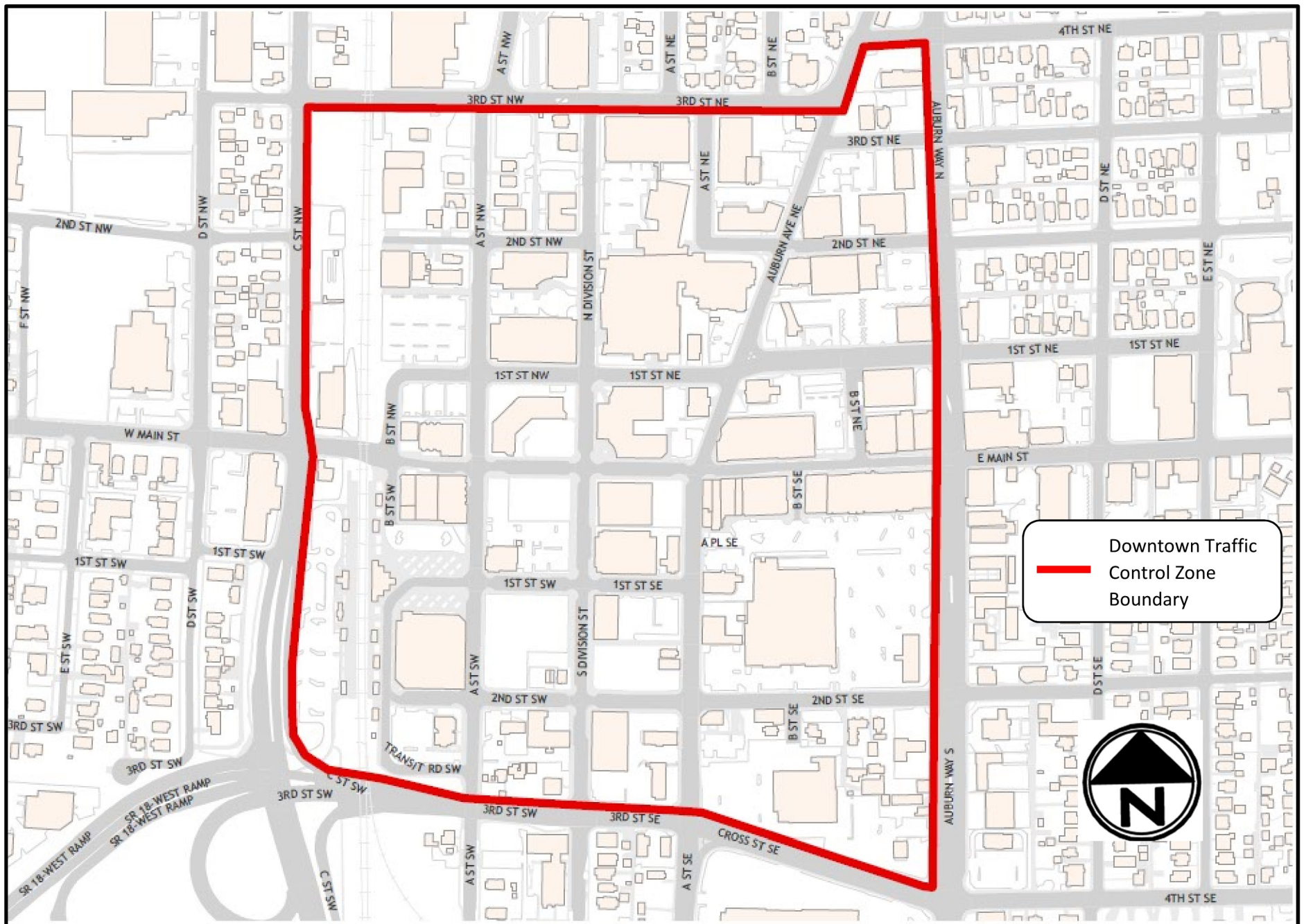
Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____





AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5255

Date:

November 30, 2016

Department:

City Attorney

Attachments:

[Resolution No. 5255](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5255.

Background Summary:

Every year it is appropriate for the City Council to consider adjustment of fees that the city charges for the upcoming year. The fee schedule attached includes the proposed/recommended fee schedule changes submitted for consideration by the department directors of the various departments that are requesting changes to the current fee schedule.

Reviewed by Council Committees:**Councilmember:****Staff:**

Heid

Meeting Date: December 5, 2016

Item Number: RES.A

RESOLUTION NO. 5 2 5 5

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF AUBURN, WASHINGTON, AMENDING
THE CITY OF AUBURN FEE SCHEDULE TO
ADJUST FOR 2017 FEES**

WHEREAS, in connection with the municipal functions and operations of the City of Auburn, the City provides various services, a number of which entail fees; and

WHEREAS, the City Council provided for the adoption of a Fee Schedule with the passage of Ordinance 5707; and

WHEREAS, in the course of reviewing City fees, and in keeping with the philosophy of setting City fees in amounts reflective of actual costs, and in further keeping with the intent to make City fees and charges consistently accessible, it is appropriate to review and amend the fees and charges for City applications and activities for which fees are charged to adjust for changes to be effective January 2017.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, HEREBY RESOLVES as follows:

Section 1. The City of Auburn Fee Schedule is hereby amended as set forth in the attached "Exhibit A" and

Section 2. The Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 3. That this Resolution shall take effect and be in full force upon passage and signatures hereon and on January 1, 2017.

Dated and Signed this _____ day of _____, 2016.

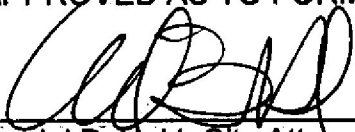
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

CITY OF AUBURN FEE SCHEDULE
FEES FOR CITY PERMITS, LICENSES, PUBLICATIONS, AND ACTIONS
 Effective April 18, 2016 January 1, 2017

A. PLANNING FEES (Per Ordinance No. 5707, Ordinance No. 5715, Ordinance No. 5819, Resolution No. 3797, Resolution No. 3953, Resolution No. 4070, Resolution No. 4117, Resolution No. 4143, Ordinance No. 6077, Resolution No. 4272, Resolution No. 4424, Ordinance No. 6276, Resolution No. 4552, Ordinance No. 6295, Resolution No. 4868, Resolution No. 4880, Resolution 4964, Ordinance 6477, Resolution No. 5016, Resolution 5114, Resolution No. 5181, Resolution No. 5213, and Resolution No. 5228, and Resolution No. 5255.)

1. Application Fees: Applications for any action identified below shall not be accepted for filing, unless otherwise noted, until the fees per the below schedule have been paid to the City.	
Additional Meeting Fee (beyond the specified number)	\$259 267.00 per meeting
Additional Re-submittal Fee (covers one re-submittal for all land use actions)	\$63 65.00 per re-submittal
Address Assignment	\$404 107.00 per address
Administrative Use Permits (covers 1 meeting with staff after which additional meeting fees apply)	\$880 906.00
Appeal of Administrative Decisions issued under Chapter 1.25, Title 15, Title 16, Title 17 or Title 18 to Hearing Examiner ¹⁻⁶ . Hearing Examiner costs are included within the appeal fee and are therefore not billed separately.	\$1,000 1,030.00
Binding Site Plan ² (covers 2 meetings with staff after which additional meeting fees apply)	\$1,139 1,173.00 + \$62 64.00/lot
Boundary Line Adjustment ¹ Residential	\$548 534.00
Non-Residential (includes mixed use projects)	\$854 880.00
Boundary Line Elimination ¹	\$500 515.00
Comprehensive Plan Map Amendments ³ (covers 2 meetings with staff after which additional meeting fees apply)	\$2,070 2,132.00 (includes rezone application fee)
Comprehensive Plan Text Amendments ³ (covers 2 meetings with staff after which additional meeting fees apply)	\$1,000 1,030.00
Conditional Use Permits ^{1,6} (covers 2 meetings with staff after which additional meeting fees apply) Residential	\$1,000 1,030.00 + <u>Hearing Examiner expenses.</u>
All Other (includes mixed use projects)	

¹ Please note that the City of Auburn may collect a review fee on behalf of the Valley Regional Fire Authority for certain land use and/or environmental reviews which fee is collected in addition to the City's required fees.

² Per Auburn City Code, a modification to an approved binding site plan shall be processed in the same manner as the original binding site plan approval. Therefore, the specified fee shall apply to a new or modified binding site plan approval request.

³ Fees for amendments to text or maps of the Comprehensive Plan apply only where an applicant seeks an amendment affecting specific properties rather than the City generally or property within the City generally.

	\$2,000 <u>2,060.00</u> + <u>Hearing Examiner</u> <u>expenses.</u>
Conditional Use Permits ⁴ – Minor Adjustment (covers 1 meeting with staff after which additional meeting fees apply) Residential All Other (includes mixed use projects)	 \$414426.00 \$554571.00
Critical Areas Review: <u>Required On-site mitigation, monitoring & reporting (required)</u> <u>of wetlands & other environmentally sensitive areas</u> ⁵ Critical Areas Reasonable Use Determination City review of environmental studies, plans or reports (whether submitted with another city application or not and includes one re-submittal) Critical Areas Variance – administrative Critical Areas Variance – hearing examiner ^{1, 6}	 \$300.00/monitoring event\$309.00 + actual costs for inspection and report preparation by contracted professional. \$259267.00 \$259267.00/study, plan or report \$259267.00 \$1000.00 + total hourly charge for Hearing Examiner + associated expenses to be paid by applicant prior to issuance of final decision.
Current Use Taxation (covers 1 meeting with staff after which additional meeting fees apply)	\$800 <u>824.00</u>
Development Agreement – Amendment	\$2,200 <u>2,266.00</u> + <u>\$6062.00/lot or dwelling</u> <u>unit</u>
Downtown Urban Center Design Review (covers 1 meeting with staff after which additional meeting fees apply)	<u>\$1,1391,173.00</u>
Environmental Review (covers 1 meeting with staff after which additional meeting fees apply) SEPA Checklist review ¹ (includes City issuance of DNS, MDNS, or DS as appropriate) Revised or Supplemental SEPA Checklist review ¹ (includes City issuance of Addendum, if appropriate)	 \$802826.00 + \$259267.00 /required study \$350360.00 +

⁴ Per Auburn City Code, a major adjustment to an approved conditional use permit shall be processed in the same manner as the original conditional use permit approval. Therefore, the specified fee shall apply to a new request for conditional use permit approval or a request for a major adjustment to a previously approved conditional use permit approval.

⁵ For monitoring required over multiple years, the total monitoring fee for the required monitoring period shall be paid prior to final plat approval or issuance of Certificate of Occupancy or release of required financial security.

SEPA 3 rd Party Review	\$259,267.00 /required study
	Actual costs
Environmental Impact Statement	\$802,826.00 + actual costs for preparation of draft & final statements including labor, materials, mailing & other actual costs relating to the drafting & circulating of the EIS.
Final Plats – Subdivisions (covers 2 meetings with staff after which additional meeting fees apply and 1 re-submittal)	\$4,533,564.00 + \$5254.00/lot
Final Plats – Short Plats (covers 1 meeting with staff after which additional meeting fees apply and 1 re-submittal)	\$750,773.00 + \$2526.00/lot
Flexible Development Alternatives Application Review (covers 1 meeting with staff after which additional meeting fees apply and 1 re-submittal)	\$1,139,173.00
Hearing Examiner – Conduct of Hearing and Preparation of Decision ⁶	Total hourly charge for hearing examiner plus associated expenses to be paid by applicant prior to issuance of final decision
Floodplain Development Permit	\$259,267.00
Floodplain Habitat Impact Assessment Report Review	\$250,258.00
Floodplain Habitat Mitigation Plan Review	\$250,258.00
Combined Floodplain Habitat Assessment/Mitigation Plan Review	\$500,515.00
City Acknowledgement Review of FEMA Flood Map Revision Application	\$400,103.00
Mining Permits (covers 3 meetings with staff after which additional meeting fees apply)	\$3,623,732.00
Miscellaneous Administrative Decisions (i.g. sign area deviation, written interpretations, administrative variances)	\$500,515.00
Multi-Family/Mixed Use Design Standards Compliance Review (application covers 1 meeting with staff after which additional fees apply)	\$1,139,173.00
Plan Alteration or Vacation ⁶ (application covers 1 meeting with staff after which additional fees apply)	\$1,000,103.00/request + Hearing Examiner expenses.
Plat Modification (application covers 1 meeting with staff after which additional fees apply)	\$1,000,103.00/request
Preliminary Plats – Subdivisions ^{1, 6} (application covers 3 meetings with staff after which additional fees apply)	\$3,000,090.00 + \$420,124.00/lot + Hearing Examiner

⁶ The total cost for the Hearing Examiner is the responsibility of the applicant and is in addition to the relevant application fee for applications requiring a public hearing before the Hearing Examiner (e.g. conditional use permit). The applicant will be billed separately for Hearing Examiner fees after the Hearing Examiner has provided an invoice to the City that itemizes expenses incurred as a result of their services.

	<u>expenses.</u>
Preliminary Plats – Short Plats ¹ (application covers 1 meeting with staff after which additional fees apply)	\$1,4491,492.00 + \$6062.00/lot
Preliminary Site Plan Review (non-PUD) (application covers 1 meeting with staff after which additional fees apply)	\$1,0351,066.00
Pre-application Meeting (application covers 1 meeting with staff after which additional fees apply)	\$259267.00 – fee will be applied towards any related application made within six months of the date the pre-application meeting was held
PUD – Major Adjustment ⁷ (application covers 2 meetings with staff after which additional fees apply)	\$2,5582,635.00
Public Notice Boards: 2' x 4' public notice board	\$8083.00
4' x 4' public notice board	\$136140.00
Rezone (map amendment) ⁸	\$1,760,1,813.00
School Impact Fee Collection: ⁹ Per Single Family Dwelling Unit	\$5254.00
Per Multi-Family Dwelling Unit	\$2627.00
Shoreline (application covers 1 meeting with staff after which additional fees apply): Shoreline Exemption Determination	\$215221.00
Shoreline Conditional Use Permit ⁶	\$1,1391,173.00 + Hearing Examiner expenses.
Shoreline Substantial Development Permit ⁶	\$1,1391,173.00 + Hearing Examiner expenses.
Shoreline Variance ⁶	\$1,1391,173.00 + Hearing Examiner expenses.
Short Plat Modification (application covers 1 meeting with staff after which additional fees apply)	\$259267.00/requested modification
Sign Permit ¹⁰	\$400103.00
Site Plan Approval – PUD, Residential ⁹ (application covers 1 meeting with staff after which additional fees apply)	\$1,1391,173.00 + \$6264.00/lot or unit
Site Plan Approval - PUD, Non-residential ⁹ (application covers 1 meeting with staff after which additional fees apply)	\$1,1391,173.00 + \$6264.00/lot or unit
Special Home Occupation Permits	\$259267.00
Three-Party Outside Utility Extension Agreement - Site Specific	\$1,0351,066.00 + plus

⁷ A prior City Code amendment eliminated Planned Unit Developments (PUD). The PUD fees included herein are applicable only to the existing previously approved PUDs.

⁸ Application fee covers 2 meetings with staff after which additional meeting fees apply.

⁹ The City collects an application fee to cover the reasonable cost of administration of the school impact fee program.

¹⁰ The City collects an application fee to cover the reasonable cost of zoning compliance review in addition to the building permit application fee identified in Table 1-A, below.

Review (application covers 1 meeting with staff after which additional fees apply)	the City's actual costs in performing under the terms of the agreement as negotiated between the parties
Type I Temporary Use Permit	\$9699.00 + \$4850.00 per extension request
Type II Temporary Use Permit	\$144148.00 + \$4850.00 per extension request
Variance ¹ (inclusive of Special Exceptions): Per each residence on a single family lot All other Administrative Variance before Hearing Examiner	\$259267.00 \$575592.00 \$1,000.00
Water/Sewer Certificate ¹ (outside of city limits for other than single-family)	\$311320.00
Zoning Certification Letter: Residential Non-Residential (includes mixed use development)	\$5254.00 \$104107.00
Zoning Code Text Amendment (application covers 1 meeting with staff after which additional fees apply)	\$1,0351,066.00
2. BOOKS, MAPS, MATERIALS: (pursuant to Resolution No. 3953)	
Comprehensive Plan	Cost of Production
Downtown Plan	Cost of Production
Downtown Plan Appendices	Cost of Production
Copies of Codes and Ordinances	Cost of Production
Maps	Cost of Production
3. LAND CLEARING, GRADING AND FILLING FEES (Per Ordinance No. 6146, Resolution No. 4272 and Resolution No. 4424 and Resolution No. 5255.)	
Land Clearing: Base Fee (for up to 1 acre) 1 to 5 acres Over 5 acres	\$311320.00 Base Fee + \$114117.00/acre Base Fee + \$8386.00/acre
Grading and Filling Fees: Base Fee (for up to 500 cubic yards) 500 to 250,000 cubic yards Over 250,000 cubic yards	\$311320.00 Base Fee + \$0.12/cubic yard Base Fee + \$0.02/cubic yard
4. BUILDING FEES (per Ordinance 5715, Ordinance 5819, Resolution No. 3773, Resolution No. 3797, Resolution No. 3818, Resolution No. 3953, Resolution No. 4143, Ordinance No. 6146, Resolution No. 4272, Resolution No. 4424, and Resolution No. 5134 and Resolution No. 5255.)	
a. Building Permit Fees: Building permit fees are based upon a project's construction valuation as set forth by the International Code Council (ICC). ICC's construction valuation table is hereby incorporated into the City of Auburn's fees schedule. Construction valuations will be updated on January 1 st of each year. The fee for each International Building Code, International Residential Code, Washington State Energy Code or	

¹¹ Prices for printed materials do not include any taxes.

Washington State Indoor Air Quality Code building permit shall be as set forth in Table 1-A, below.¹²

¹² Please note that the City of Auburn may collect a review fee for the Valley Regional Fire Authority for certain permit applications that is collected in addition to the City's required fees.

Table 1-A BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$32.00
\$501.00 to \$2,000.00	\$32.00 for the first \$500.00 plus \$6.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$122.00 for the first \$2,000.00 plus \$18.60 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$549.80 for the first \$25,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$899.80 for the first \$50,000.00 plus \$10.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,399.80 for the first \$100,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,999.80 for the first \$500,000.00 plus \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$8,999.80 for the first \$1,000,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours	\$63.00 per hour ¹ (minimum charge – two hours)
2. Reinspection fees assessed under provisions of Section 109.4.13	\$63.00 per hour ¹
3. Inspections for which no fee is specifically indicated	\$63.00 per hour ¹ (minimum charge – one half hour)
4. Additional plan review required by changes, additions or revisions to plans	\$63.00 per hour ¹ (minimum charge – one half hour)
5. For use of outside consultants for plan checking and inspections, or both	Actual costs ²
FOOTNOTES:	
¹ Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
² Actual costs include administrative and overhead costs.	

- b. Mechanical Permit Fees:** The fee for each permit issued under provisions of the International Mechanical Code, International Fuel Gas Code, NFPA 54 (National Fuel Gas Code), NFPA 58 (Liquefied Petroleum Gas Code), or the mechanical device provisions of the International Residential Code shall be as set forth in Table 2-A, below. For new single-family dwellings a flat rate permit fee of \$185.00 may be charged in lieu of fees as prescribed in Table 2-A. For new multi-family dwellings, a flat rate permit fee of \$125.00 may be charged in lieu of fees prescribed in Table 2-A.

Table 2-A MECHANICAL PERMIT FEES

Permit Issuance and Heaters:	
1. For the issuance of each mechanical permit	\$2625.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finaled	\$9.00
3. In addition to the base mechanical permit fee, each mechanical fixture shall include a charge of	\$12.00
Unit Fee Schedule	
<i>(Note: The following do not include permit-issuing fee.)</i>	
1. Furnaces:	
— For the installation or relocation of forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance up to and including 100,000 Btu/h (29.3 kW)	\$18.00
— For the installation or relocation of forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$22.00
— For the installation or relocation of each floor furnace, including vent	\$18.00
— For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$18.00
2. Appliance Vents:	
— For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$9.00
3. Repairs or Additions:	
— For the repair of, the alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$16.00

4. Boilers, Compressors and Absorption Systems:

For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$18.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$31.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$41.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$62.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$102.00

5. Air Handlers:

For each air handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$12.00
Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling system, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.	
For each air handling unit over 10,000 cfm (4719 L/s)	\$22.00

6. Evaporative Coolers:

For each evaporative cooler other than a portable type	\$12.00
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7. Ventilation and Exhaust:

For each ventilation fan connected to a single duct	\$9.00
For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$12.00
For the installation of each hood which is served by a mechanical exhaust, including the ducts for each hood	\$12.00

8. Incinerators:

For the installation or relocation of each domestic-type incinerator	\$22.00
For the installation or relocation of each commercial or industrial-type incinerator	\$18.00

9. Miscellaneous:

For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories or for which no other fee is listed in the table	\$12.00
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Other Inspections and Fees:

1. Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$63.00
2. Reinspection fees assessed under provisions of Section 109.4.13 ... \$61.003. Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour)	\$63.00
3. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one-half hour)	\$63.00

* Or the total cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

c. Plumbing Code Permit Fees: For new single-family dwellings a flat rate permit fee of \$185.00 may be charged in lieu of fees as prescribed in Table 3-A. For new multi-family dwellings, a flat rate permit fee of \$125.00 may be charged in lieu of fees prescribed in Table 3-A.

Table 3-A PLUMBING PERMIT FEES

Permit Issuance:	
1. For issuing each permit	\$2425.00
2. For issuing each supplemental permit	\$12.00
3. In addition to the base mechanical permit fee, each mechanical fixture shall include a charge of:	\$10.00
Unit Fee Schedule (in addition to items 1 and 2 above):	
1. For each additional plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	\$9.00
2. For each building sewer and each trailer park sewer	\$19.00
3. Rainwater systems – per drain (inside building)	\$9.00
4. For each water heater and/or vent	\$9.00
5. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$9.00

6. For each installation, alteration or repair of water piping and/or water treatment, each	\$9.00
7. For each repair or alteration of a drainage or vent piping, each fixture	\$9.00
8. For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$9.00
9. For atmospheric type vacuum breakers not included in item 12:	
1 to 5	\$6.00
over 5, each	\$2.00
10. For each backflow protective device other than atmospheric type vacuum breakers:	
2 inch (51 mm) diameter and smaller	\$33.00
over 2 inch (51 mm) diameter	\$41.00
11. For initial installation and testing for a reclaimed water system	\$35.00
12. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$35.00
13. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$57.00
14. For each additional medical gas inlet(s)/outlet(s)	\$6.00

Other Inspections and Fees:

1. Inspections outside of normal business hours	\$63.00
2. Reinspection fee	\$63.00
3. Inspections for which no fee is specifically indicated	\$63.00
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half hour)	\$63.00

*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.

d. Demolition Permit Fees: Demolition permits shall be charged a base fee of \$126.00.

Fees: Permit fees shall be assessed in accordance with this section. Fees specified shall be adjusted for inflation each year based upon the Seattle Consumer Price Index. Fees shall be rounded down to nearest whole dollar.

Appeal Fees: The fee for appeals of codes adopted pursuant to ACC Chapter 15 shall be \$110.00 plus total hearing examiner costs.

Plan Review Fees: When submitted documents are required by Section 106.3 of the Construction Administrative Code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A. The plan review fees specified in this section are separate fees from the permit fees and in addition to permit fees.

Temporary Certificate of Occupancy Fees: There shall be a fee equal to ten percent of the building permit fee for issuance of a temporary certificate of occupancy.

5. ADMINISTRATIVE PROCEDURES AND MISCELLANEOUS INSPECTIONS: In addition to any other fees specified in this chapter, there shall be a fee schedule for certain administrative procedures not otherwise included as set forth in the following schedule of fees:

Adult Family Home Inspection	\$160.00
Demolition, permit and inspections	Per Table 1-A
Relocation (pre-inspection)	Per Table 1-A
Housing Inspection	Actual City Cost, minimum \$21.00
Change of Use	Per Table 1-A
Sign Permits	Unless except by Ch. 18.56 ACC, the fee shall accompany each application for a sign permit. The amount of the fee shall be based upon the value of the sign pursuant to Table 1-A.

6. RENTAL HOUSING BUSINESS LICENSE FEES (Per Resolution No. 4601, Ordinance No. 5882, Resolution No. 4272, Resolution No. 4424 and Ordinance 6477):

a. The fee for a license to operate rental housing businesses in the City, as defined in Chapter 5.22 of the Auburn City Code (ACC) shall be based on the total number of units as follows:	
One to four dwelling units	\$53.00/year

Five to 24 dwelling units	\$106.00/year
Twenty-five or more dwelling units	\$212.00/year
Communal residence	\$150.00/year
b. The fee for a license to operate rental housing businesses in the city shall be for the license year from January 1 to December 31, and each applicant must pay the full fee for the current license year or any portion thereof during which the applicant has engaged in the operation of rental housing businesses.	
c. The rental housing business license fee required by this chapter is in lieu of, and not in addition to, the general business license fee required by Chapters 5.05 and 5.10 of the Auburn City Code (ACC); provided, however, that any person required to obtain a rental housing business license must also obtain a general business license, at no cost, pursuant to Chapters 5.05 and 5.10 of the Auburn City Code (ACC).	
d. Notwithstanding the provisions of sub-section (1) of this section, the fee for operating rental housing facilities for any single individual, partnership, corporation or entity shall not exceed \$424.00 per license period.	
Rental housing business license renewals shall be for the period January 1 through December 31 of each year.	

B. ENGINEERING AND PUBLIC WORKS FEES

1. Transportation Impact Fee Rate Schedule: (Per Ordinance No. 5763 as amended by Resolution No. 3953, Ordinance No. 6005, Resolution No. 4103, Resolution No. 4424, Resolution 4964, Resolution No. 5114, and Resolution No. 5181 and Resolution No. 5255.)

Land Use	ITE Land Use Code	Independent Variable	Trip Rate	Non-Downtown Fee Rate	Downtown Fee Rate
Industrial					
General Light Industrial	110	sf/gfa	0.97	<u>\$7,597.88</u>	-
General Heavy Industrial	120	sf/gfa	0.68	<u>\$5,966.19</u>	-
Industrial Park	130	sf/gfa	0.85	<u>\$6,656.91</u>	-
Manufacturing	140	sf/gfa	0.73	<u>\$3,433.56</u>	-
Warehousing	150	sf/gfa	0.32	<u>\$3,513.64</u>	-
Mini-Warehouse/Storage	151	sf/gfa	0.26	<u>\$1,871.94</u>	-
Residential					
Single-Family (detached)	210	du	1.00	<u>\$4,295,414,459.89</u>	<u>\$3,479,283,612.51</u>
Multi-Family	220-233	du	0.62	<u>\$2,815,342,923.14</u>	<u>\$2,280,422,367.74</u>
Mobile Home	240	du	0.59	<u>\$2,027,432,105.07</u>	<u>\$751.53</u>
Senior Housing	251, 252	du	0.27	<u>\$927,81963.34</u>	<u>-\$780.30</u>
Lodging					
Hotel	310	room	0.60	<u>\$2,945,423,058.21</u>	<u>\$2385,792,477.15</u>
Motel	320	room	0.47	<u>\$2,307,252,395.60</u>	-
Recreational					
Movie Theater	444, 445	seat	0.08	<u>\$191,94199.29</u>	<u>\$142,04147.48</u>
Health Club	492, 493	sf/gfa	3.53	<u>\$10,0710.46</u>	<u>\$7,457.74</u>

Land Use	ITE Land Use Code	Independent Variable	Trip Rate	Non-Downtown Fee Rate	Downtown Fee Rate
Institutional					
Elementary School	520	student	0.15	<u>\$260,36259.95</u>	<u>\$185,27192.36</u>
Middle School/Jr. High	522	student	0.16	<u>\$424,14440.38</u>	<u>\$313,87325.88</u>
High School	530	student	0.13	<u>\$472,25490.33</u>	<u>\$349,47362.85</u>
Church	560	sf/gfa	0.55	<u>\$2,502.59</u>	<u>\$1,851.92</u>
Day Care Center	565	sf/gfa	12.34	<u>\$22,7223.59</u>	<u>\$16,8417.45</u>
Library	590	sf/gfa	7.30	<u>\$11,4211.86</u>	<u>\$8,458.78</u>
Medical					
Hospital	610	sf/gfa	0.93	<u>\$4,574.74</u>	<u>\$3,703.84</u>

Asst. Living, Nursing Home	254, 620	bed	0.22	\$755.99 <u>784.94</u>	-
Office					
General Office	710, 715, 750	sf/gfa	1.49	\$8.398.72	<u>\$5.715.93</u>
Medical Office	720	sf/gfa	3.57	\$15.77 <u>16.38</u>	<u>\$10.73</u> <u>11.14</u>
Post Office	732	sf/gfa	11.22	\$17.56 <u>18.23</u>	<u>\$11.94</u> <u>12.40</u>
Retail					
Free Standing Discount Superstore	813	sf/gla	4.35	\$8.078.38	<u>\$5.976.20</u>
Free Standing Discount Store	815	sf/gla	4.98	\$40.65 <u>11.06</u>	<u>\$7.888.19</u>
Hardware/Paint Store	816	sf/gla	4.84	\$7.477.76	<u>\$5.535.74</u>
Shopping Center	820	sf/gla	3.71	\$6.34 <u>6.55</u>	<u>\$4.974.85</u>
Car Sales – New	841	sf/gla	2.59	\$11.70 <u>12.15</u>	<u>\$8.668.99</u>
Car Sales – Used	N/A	space	0.28	\$1264.57 <u>1,312.99</u>	<u>\$935.78</u> <u>971.61</u>
Automobile Parts Sales	843	sf/gla	5.98	\$7.117.38	<u>\$5.265.46</u>
Tire Store	848	sf/gla	4.15	\$8.078.38	<u>\$5.976.20</u>
Supermarket	850	sf/gla	9.48	\$15.64 <u>16.24</u>	<u>\$11.57</u> <u>12.01</u>
Convenience Market	851	sf/gla	52.41	\$32.61 <u>33.86</u>	<u>\$24.13</u> <u>25.06</u>
Home Improvement Store	862	sf/gla	2.33	\$3.123.24	<u>\$2.312.40</u>
Drugstore w/o Drive-Through	880	sf/gla	8.40	\$8.248.55	<u>\$6.106.33</u>
Drugstore w/ Drive-Through	881	sf/gla	9.91	\$40.55 <u>10.95</u>	<u>\$7.808.10</u>
Furniture Store	890	sf/gla	0.45	\$0.440.46	<u>\$0.330.34</u>

Land Use	ITE Land Use Code	Independent Variable	Trip Rate	Non-Downtown Fee Rate	Downtown Fee Rate
Services					
Drive-in Bank	912	sf/gfa	24.30	\$23.74 <u>24.62</u>	<u>\$17.54</u> <u>18.22</u>
Quality Restaurant	931	sf/gfa	7.49	\$17.50 <u>18.17</u>	<u>\$12.95</u> <u>13.45</u>
High Turnover Restaurant	932	sf/gfa	9.85	\$15.85 <u>16.46</u>	<u>\$11.73</u> <u>12.18</u>
Fast Food Restaurant w/o Drive-Through	933	sf/gfa	26.15	\$32.74 <u>33.99</u>	<u>\$24.22</u> <u>25.15</u>
Fast Food Restaurant w/ Drive-Through	934	sf/gfa	32.65	\$40.87 <u>42.44</u>	<u>\$30.25</u> <u>31.40</u>
Espresso Stand w/ Drive-Through	938	sf/gfa	75.00	\$31.30 <u>32.49</u>	<u>\$23.16</u> <u>24.05</u>
Auto Care Center	942	sf/gfa	3.11	\$5.88 <u>6.10</u>	<u>\$4.35</u> <u>4.52</u>
Service Station	944	vfp	13.87	\$16,783.79 <u>17,426.</u>	<u>\$12,420.00</u> <u>12.89</u>

				<u>45</u>	<u>5.58</u>
Service Station w/ Mini-Mart	945	vfp	13.51	\$12,402.06 <u>12,876.94</u>	\$9,177.52 <u>9,528.93</u>
Lakeland PUD (Per Ordinance No. 4867 as amended by Resolution No. 2955, Ordinance No. 6176 and Resolution No. 5181.)					
Detached Single-Family Residential Unit	N/A	du	n/a	\$4,251.43 <u>1,273.93</u>	-
Attached Single-Family/Multi-Family Unit	N/A	du	n/a	\$812.26 <u>826.87</u>	-
Senior-Family Unit	N/A	du	n/a	\$279.12 <u>284.14</u>	-
Commercial/Retail Units	N/A	sf/gfa	n/a	\$3.25 <u>3.31</u>	-
Administrative Fee for Independent Fee Calculation					<u>\$200.00</u>
Notes:					
A. Basic trip rates are based on the ITE Trip Generation Manual, 9th Edition.					
B. Impact fee rate calculation is based upon the following methodology:					
– Basic Trip Rate = PM Peak Hour Trip Generation (per unit of measure)					
– Basic Trip Rate x Percent of New Trips x Trip Length Adjustment x Per Trip Fee/(divide by) 1,000 for rate per square foot (where applicable) = Impact Fee Rate (per unit of measure)					
C. For land uses not specifically identified here, trip generation rates could be derived from ITE or a special study by the applicant.					
D. sf/GFA= Square feet Gross Floor Area; sf/GLA= Square Feet Gross Leasable Area; VFP=Vehicle Fueling Position.					
E. Projects eligible for the Downtown Fee Rate are those located entirely within the boundary identified on Figure 1.					

2. Truck-Dependant Land Use Supplementary Transportation Impact Fee Rate Schedule:
(Per Resolution No. 4122, Resolution No. 4424 and Resolution No. 5181)

Land Use	ITE Land Use Code	Independent Variable	Truck Trip Rate	Impact Fee Rate (per sf)
Industrial				
Light Industry/Manufacturing	110, 130, 140	sf/gfa	\$0.06	\$0.11
Heavy Industry	120	sf/gfa	\$0.04	\$0.09
Retail				
Shopping Center	820	sf/gla	\$0.01	\$0.01
Car Sales	841	sf/gfa	\$0.09	\$0.16
Supermarket	850	sf/gfa	\$0.33	\$0.64
Free-Standing Discount Store	813, 815, 861, 863, 864	sf/gfa	\$0.10	\$0.19
Home Improvement Store	862	sf/gfa	\$0.37	\$0.70

Land Use	ITE Land Use Code	Independent Variable	Truck Trip Rate	Impact Fee Rate (per sf)
Services				
Restaurant	931, 932	sf/gfa	0.63	\$1.20
Fast Food Restaurant	933, 934	sf/gfa	2.87	\$5.51

Notes:

- A. ITE Land Use Code based on ITE Trip Generation, 9th Edition
- B. Impact fee rate calculation is based upon the following methodology:
 - Truck Trip Rate = Daily Truck Trip Generation (per unit of measure)
 - Truck Trip Rate x Per Trip Fee = Impact Fee Rate (per unit of measure)
- C. For land uses not specifically identified in the table, trip generation rates could be derived from a special study by the applicant.
- D. sf /gfa=square feet of gross floor area

3. Impact Fees By Land Use – Revenue Credit = 20% (Per Ordinance No. 5977, Resolution 3953, and Resolution No. 4022)

Land Use	Total Fire & EMS Cost per Unit of Development	Adjustment (Revenue Credit) at 20%	Fire and EMS Impact Fee per Unit of Development
Residential – All calculations below are per dwelling unit – Total x Number of Units			
Single Family, Duplex, Mobile Home	\$362.66	\$72.53	\$290.13
Multi-Family	\$383.09	\$76.62	\$306.47
Non-Residential – All calculations below are per square foot - Total x Square Feet			
Hotel/Motel	\$0.53	\$0.11	\$0.42
Hospital/Clinic	\$1.05	\$0.21	\$0.84
Group Living	\$2.63	\$0.53	\$2.10
Office	\$0.29	\$0.06	\$0.23
Retail	\$0.62	\$0.12	\$0.50
Restaurant/Bar/Lounge	\$1.62	\$0.32	\$1.30
Industrial/Manufacturing	\$0.11	\$0.02	\$0.09
Leisure/Outdoors	\$1.08	\$0.22	\$0.86

Agriculture	\$0.71	\$0.14	\$0.57
Church	\$0.38	\$0.08	\$0.30
Schools/Colleges	\$1.07	\$0.21	\$0.86
Government/Public Buildings	\$1.81	\$0.36	\$0.86
Casino	\$3.78	\$0.77	\$3.01
Jails	\$21.99	\$4.40	\$17.59

4. Facility Extension Fees: (Per Ordinance No. 5791 and amended by Ordinance No. 5819, Resolution No. 3953, Resolution No. 4272, Resolution No. 4424 and Resolution No. 5114.)

The Facility Extension Application Fee is \$552.00, plus \$167.00 for each Facility (Water, Sanitary Sewer, Storm Drainage, Street, private street and private storm systems within private streets).

Facility Extension Fees are the summation of the following categories (a+b+c+d), or \$1,660.00, whichever is greater.

- a. For the combined linear footage of water, sewer, storm drainage and private storm drainage within private streets:
The first 0 lineal feet (LF) to 1000 LF is charged at \$5.50 per LF plus,
The next 1001 LF to 2500 LF is charged at \$2.80 per LF plus,
Any additional over 2500 LF is charged at \$1.65 per LF.
- b. For the linear footage of streets and private streets:
The first 0 LF to 500 LF will be charged at \$6.90 per LF plus,
The next 501 LF to 1000 LF will be charged at \$4.10 per LF plus,
Any additional over 1000 LF will be charged at \$1.10 per LF.
- c. For non-linear extensions such as pump stations or traffic signals, the extension fee will be determined by the City Engineer based on an estimate of the City's labor Cost associated with the plan review, inspection, and administration of the application.
- d. For that portion of the water or sewer facility located outside City Limits, but within existing County (King or Pierce) right-of-way, an additional fee of \$444.00 plus \$5.00 per LF of the combined water and sewer extension located in the existing County right-of-way applies.

Facility Extension Fees will be paid as follows:

- a. Forty percent (40%) at the time of execution of the facility extension agreement.
- b. Sixty percent (60%) upon the City's approval of the construction drawings and prior to the start of construction.

Additional Review:

Each additional plan review beyond a 3rd review prior to plan approval will require an additional fee of \$512.00 be paid at the time of the additional review submittal. If the review requires more than than 8 hours of staff time to complete an additional fee of \$64.00 per hour will be charged and must be paid prior to plan approval.

Additional plan review required by changes, additions or revisions to plans during construction will require an additional fee of \$256.00 be paid at the time the additional review is submitted and prior to any review being completed. If the review requires more than 4 hours of staff time to complete an additional fee of \$64.00 per hour will be charged and must be paid prior to plan approval.

5. Right-of Way Use Permit Fees: (Per Ordinance No. 6125 and Resolution No. 5255.)	
Type A – Banner	\$30.00 \$50.00
Type B – Short Term	\$60.00
Type C – Long Term	\$100–250.00 for the 1 st year (or any term longer than 30 days and less than 1 year)/ \$30–100.00 for each additional year (or portion thereof) up to 5 years
Type D – Hauling	\$100.00 + estimated staff time @ \$50 per hour
Street Closure – Type B or C	\$90.00
Sidewalk Closure – Type B or C	\$60.00
Parking Closure – Type B or C	\$60.00
6. Franchise Agreements: (Per Ordinance No. 6546 and Resolution No. 5114 and Resolution No. 5255.)	
Application/Renewal/Amendment Application Fee (ACC 13.36.040, ACC 20.06.120, ACC 20.06.130)	\$5,000.00 Nonrefundable Initial Fee + plus the City's actual costs incurred in excess of \$5,000.00. Initial Fee is due at time of application any additional costs beyond the initial fee is due prior to the effective date of the agreement.
Annual Administration Fee (ACC 20.04.170)	Actual City Costs
Annual CATV Franchise Fee (ACC 13.36.230)	5% of Gross Revenue for the prior three months.
Other Annual Franchise Fee (ACC 20.06.100)	Statutorily Permissible Percent of Gross Revenue
7. Public Way Agreements: (Per Ordinance No. 6546, Resolution No. 5114)	
Application/Renewal Application Fee (ACC 20.04.020, ACC 20.04.120)	\$5,000.00 nonrefundable Initial Fee + plus the City's actual costs incurred in excess of \$5,000.00. Initial Fee is due at time of application any additional costs beyond the initial fee is due prior to the effective date of the agreement.
Annual Fee (ACC 20.04.170)	Actual City Costs
8. Right-of-Way Vacations: (Per Resolution No. 4143 and Resolution No. 5114.)	
Application Fee	\$1,500.00
Land Value Compensation	Per ACC 12.48.085
9. Utility System Development Fees: (Per Ordinance No. 5819 and amended by Resolution No. 3797, Resolution No. 3953, Resolution No. 4272, Resolution No. 4424, Resolution No. 5114, Resolution No. 5134, and Resolution No. 5181 and Resolution No. 5255.) For all utilities, a charge in lieu of assessment or payback charges may be applicable for the proportional share of the utility line being connected to.	

a. Water Utility: Connection fees are comprised of a Water Service Installation Permit Fee and the System Development Charge as follows:

Meter Size (In Inches)	Water Service Installation Permit Fee			System Development Charge (SDC)
	Existing Water Service & Meter Box*	Water Service & Meter Box Installed by City**		
		Paved Street	Unpaved Street	
¾ or less	\$345.00 \$290.00	\$3,660.00 *\$2,250.00*	\$2,125.00 Actual Cost	\$6,519.00 \$6,423.00
1	\$405.00 \$350.00	\$3,720.00 *\$2,450.00*	\$2,185.00 Actual Cost	\$6,519.00 \$6,423.00
1-1/2	\$915.00 \$550.00	\$5,185.00 *\$3,350.00*	\$3,650.00 Actual Cost	\$21,708.00 \$21,387.00
2	\$975.00 \$680.00	\$5,625.00 *\$3,600.00*	\$4,090.00 Actual Cost	\$34,745.00 \$34,232.00
3	Actual Cost	Actual Cost	Actual Cost	\$69,556.00 \$68,528.00
4	Actual Cost	Actual Cost	Actual Cost	\$108,669.00 \$107,063.00
6	Actual Cost	Actual Cost	Actual Cost	\$217,274.00 \$214,063.00
8	Actual Cost	Actual Cost	Actual Cost	\$347,652.00 \$342,614.00
10	Actual Cost	Actual Cost	Actual Cost	\$499,801.00 \$492,415.00

*Installation of a water meter done by the City and the service either already exists or has been installed by the developer.

**Installation of the entire water service is done by the City.

*If meter installation or retrofit involves installation of a fire sprinkler line, fee is Actual Cost.

b. Sanitary Sewer Utility: Connection fees are comprised of a permit Fee and the System Development Charge as follows:

Type	Permit Fee	System Development Charge (SDC)*
Single Family Parcel New Connection*	\$88.00 \$185.00\$155.00	\$2,419.00 \$2,383.00 Per Parcel RCE**
Side sSewer Rrepair on Pprivate Pproperty	\$62.00 \$78.00	
Side Ssewer Rrepair in Rright-of-Wway*	\$105.00 \$155.00	
Grinder pump	\$255.00	
Demolition Cap (cap side sewer before building demolition)	\$78.00	
Tenant Improvement	\$55.00	\$2,419.00 Per Net Increase in RCE's**

***Except that for multifamily residential units with separate water meters for each family unit, the sewer utility systems development charge will be calculated as one RCE per family unit. If a new connection requires work within City right-of-way, a construction permit is required in addition to the sewer permit.**

**** RCE, Residential Customer Equivalent - an RCE shall be as defined by the King County Department of Natural Resources.**

In addition to City sanitary sewer connection fees, there shall be a sanitary sewer connection fee (King County Capacity Charge) imposed by King County to pay Capital Improvement fees to King

County per the King County Rate Schedule.

c. Storm Drainage Utility: (Per Resolution No. 4566 and amended by Resolution No. 5181 and Resolution No. 5255.)

Connection fees are comprised of a Permit Fee and the System Development Charge as follows:

SYSTEM DEVELOPMENT CHARGE (SDC)

Type	System Development Charge (SDC)
Single Family Residence & Duplexes (on Individual Parcels)	\$1,208.00 \$1,490.00 per Parcel
Other Parcels	\$1,208.00 \$1,490.00 per ESU*

*ESU, Equivalent Service Unit - A configuration of development of impervious-hard surfaces¹³ estimated to contribute an amount of runoff to the City's storm drainage system which is approximately equal to that created by the average single family residential parcel. One ESU is considered equal to 2,600 square feet of parcel coverage by impervious-hard surfaces. Per ACC 13.48.010.

When calculating the total SDC, a credit will be applied for the existing impervious-hard surface area (New total SDC minus calculated SDC for existing impervious-hard surface area using the new definition of impervious-hard surface as given in ACC 13.4448.010).

STORM PERMIT FEE

Permit Level**	Permit Fee
Level 1	\$210.00
Level 2	\$400.00
Level 3	Base Fee + the Cumulative Additional Fees as indicated below: Base Fee = \$1,440.00 for up to 10,000 SF of disturbed area Cumulative Additional Fee #1 = Base Fee + \$400.00 for 10,001 SF up to 43,560 SF (1 Acre) of disturbed area Cumulative Additional Fee #2 = Cumulative Additional Fee #1 + \$100.00 per Acre for each additional disturbed Acre over 1 Acre

**Permit levels are determined as follows:

- Level 1 permits are for all projects that are not located in a Critical Area and add or replace less than 2,000 square feet of impervious-hard surface area; and/or disturb less than 7,000 square feet of land.
- Level 2 permits are for all projects that add or replace 2,000 to 4,999 square feet of impervious-hard surface area; or disturb 7,000 square feet or more of land.
- Level 3 permits are for all projects that add 5,000 square feet or more of impervious-hard surface area, or convert ¼ acres or more of native vegetation to lawn/landscaped area, or convert 2.5 acres or more of native vegetation to pasture, or the new plus replaced impervious-hard surface area is 5,000 square feet or more and the value of improvements exceeds 50% of the assessed value of existing improvements.

10. Other Utility Fees: (Per Ordinance No. 5819, Ordinance No. 5944, Resolution No. 3797, Resolution No. 3953, Resolution No. 4424, Resolution No. 5114, and Resolution No. 5134 and Resolution No. 5255.)

Fireline Connection Service Line Permit (≤ 3-inch fire service line)	\$135.00
Hydrant Permit and Inspection Fee	\$238.00

¹³ Hard Surfaces include impervious surfaces, permeable pavements, and vegetated roofs.

Hydrant Meter Monthly Rate	\$48.04\$44.85
Fire Hydrant Meter Wrench – Refundable Deposit ¹⁴	\$38.00
Refundable Deposit – Hydrant Meter with RPBA, Valve, and Wrench ^{2, 43}	\$1,985.00\$1,965.00
Water Main Extension Purity Test Fee	\$181.00
Water Meter Test Fee, 2" or less	\$217.00
Water Meter Test Fee, greater than 2"	At Actual Cost
Water Meter Removal Fee (3/4" to 1")	\$300.00
Water Meter Removal Fee (1-1/2" to 2")	\$900.00
Water Meter Removal Fee (3" and larger)	At Actual Cost
Water Service Removal Permit (abandon at main, remove meter and box)	\$2,900.00
Storm Drainage Repair Permit – Existing Private System on Private Property	\$75.00\$31.00
Storm Drainage Repair Permit – Existing System in Public Right-of-Way/Easement ¹⁵	\$125.00\$57.00
Payback Administration Fees: (per Ordinance No. 5954)	
Application Fee	\$500.00
Processing Fee	\$1,000.00
Area of Special Benefit Analysis	\$500.00
Transaction/Collection Fee	\$300.00
Outside Professional Services	Time & Materials
Convenience shut off	\$25.00
Delinquent shut off	\$25.00
Late charge	1% per month of outstanding bill or \$15.00 minimum, whichever is greater
Unauthorized turn on/off	\$60.00
Delinquent meter pull	\$65.00
Unauthorized fire line or water hook up	\$100.00 a day fine from date of discovery
Returned checks each	\$20.00
Refusal of access per day	\$30.00
Closing final read	\$30.00
New account setup	\$25.00
Bill tenant	\$25.00
After-hours water turn on/off	\$30.00
Escrow estimates	\$25.00
11. Construction Permits: (Per Ordinance No. 5817, Resolution No. 3953, Resolution No. 4272, and Resolution No. 4424)	
Basic Fee (BF)	\$150.00
Hourly Inspection Rate (HIR):	
Normal Business Hours	\$52.00
After Hours (includes weeknights, weekends, and holidays and will be	\$80.00

¹⁴ If the equipment is not returned or is returned in a damaged condition, the deposit amount shall be forfeited.

¹⁵ If a repair requires work within City right-of-way, a construction permit is required in addition to the storm drainage repair permit.

charged at the after hours HIR x the duration of the work		
For Excavation Type Work:		
Length of Excavation (feet)	Additional Fee (AF)	
31 – 100 feet of excavation length	\$52.00	
101 – 250 feet of excavation length	\$155.00	
251 – 500 feet of excavation length	\$259.00	
501 – 750 feet of excavation length	\$362.00	
751 – 1000 feet of excavation length	\$466.00	
Fee Calculation:		
Permit Fee = BF + AF (for the appropriate length of excavation)		
If the excavation exceeds 1,000 linear feet		
Permit Fee = BF + \$466.00 + (HIR x (length of excavation – 1000/100))		
For Non-Excavation Type Work: This work includes any work in the public right-of-way that is not covered by any other permits and includes such things as overhead utility work, geotechnical borings, horizontal directional drilling and vault installation.		
Permit Fee = BF + (HIR x Permit Duration in Days)		
In Lieu of Fee: In lieu of the above standard rates, the city engineer or his/her designee may calculate the fee based upon current labor rates for administrative and inspection staff after developing an estimate of staff effort involved. For projects that are expected to involve significantly more than 1,000 feet of street excavation or when the scope or duration cannot be accurately estimated, the city engineer may establish a deposit account to manage permittee deposits in advance of permit issuance for reimbursing actual labor costs of administering the permit. Such deposit accounts will not be interest bearing and will be closed at the end of the permitted work when a final accounting of the permit administration cost shall be calculated and a final bill or credit issued to the permittee.		
12. Memorial Sign Program: (Per Ordinance No. 6137, and Ordinance No. 6149)		
Memorial Sign	\$150.00	
13. Special Permits: (Per Ordinance No. 5817 and amended by Resolution No. 3953, Resolution No. 4272 and Resolution No. 4424.)		
Permit Type	Base Fee	Additional Per Linear Foot
Sidewalk	\$54.00	\$1.10/foot for each foot over 25 linear feet
Residential Driveway	\$54.00	\$1.65/foot for each foot over 20 linear feet*
Commercial Driveway	\$107.00	\$2.20/foot for each foot over 48 linear feet*
*Driveway widths are based on the width of the driveway apron in the right-of-way.		
14. Street Payback Agreements: (Per Ordinance No. 6319 and Resolution No. 4624.)		
Application Fee	\$500.00	
Processing Fee	\$1,000.00	
Assessment Reimbursement Area Analysis	\$1,000.00	
Transaction/Collection Fee	\$300.00	
Outside Professional Services (when needed)	Time and Materials	

C. ANIMAL LICENSING FEES AND PENALTIES (Per Resolution No. 4868):

1. Animal License Fees		
Type	Comments	Cost
Juvenile	8 weeks to 6 months of age	\$15.00
Altered	Proof of spay/neuter required	\$30.00
Unaltered		\$60.00
Senior	Proof that pet is altered and proof that owner is 62 years of age or older consistent with ACC 13.24 is required.	\$15.00
Disabled	Proof that pet is altered and proof of disability required	\$15.00
Service Animal	With a signed statement, on the City Form, indicating that the owner of the animal has a disability and that the animal is a service animal, no license fee shall be charged by the City.	\$0
Replacement Tag		\$5.00
2. Late Payment Penalty		

Days Past Expiration	Type	Additional Cost
45-90	Late Fee	\$15.00
91-135	Late Fee	\$20.00
136-364	Late Fee	\$30.00
365 or more	Late Fee	\$30.00 + prior year's license fee

D. AUBURN MUNICIPAL AIRPORT FEES (Per Ordinance No. 5707, amended by Ordinance No. 5715 and Ordinance No. 5819, and amended by Resolution No. 3784, Resolution 3797, Resolution No. 3841, Resolution No. 3953, Resolution No. 4117, Resolution No. 4270, Resolution No. 4414, Resolution 4734, Resolution No. 4880, Resolution No. 5016, Resolution No. 5114, Resolution No. 5181, ~~and Resolution No. 5213 and Resolution No. 5255.~~)

1. Lease Fees

Lease Type:

Open SingleG-D	\$194.00 200.00
Open TwinC	\$224.00 234.00
Closed R-2J	\$310.00 335.00
Closed H	\$375.00
Closed R-9Y & 10Z	\$420.00 435.00
Closed Y1 & Z22	\$560.00
Outside Tiedowns	\$70.00 75.00
Storage Rows 3-8H-D	\$114.00 126.00
Storage Units (185 sq. ft. – Buildings 9,10Y&Z)	\$101.00 111.00
	\$122.00 135.00
Storage Units (298 sq. ft.)	\$155.00 170.00
Storage Units (380 sq. ft. – Buildings 9,10Y&Z)	

~~The West End Hangars located on Hangar rows 9 and 10 have an additional 298 square-foot each. There shall be an additional \$110.00 per month surcharge for the additional space.~~

A security surcharge of ~~\$5.00~~10.00 per month is charged, in addition to the base monthly rental fees provided in this section, for each tie-down, each hangar door and each storage rental area, which security surcharge fees are to be used for the provision of increased security at the Auburn Municipal Airport (approved by Ordinance No. 5500 on January 16, 2001). For the purposes hereof, each tie-down consists of the structures/facilities necessary to accommodate one (1) regular sized light aircraft. Furthermore, the hangar doors to which the security surcharge applies includes all hangars located at the Auburn Municipal Airport, including those hangars built on land owned by the City but leased to private parties, and those hangars owned in a condominium type ownership.

The above lease and security surcharge amounts are subject to applicable leasehold taxes, which shall be paid by the tenant. The total charges, including the above lease rates plus lease hold tax and surcharge shall be reflected in monthly billing rates. Tenants shall be given notice as required by Ordinance or lease agreements. The Airport Lease rates shall be effective January 1, 2014~~2017~~.

Payments. Payments are due on the first of each month, past due as of the 5th and late as of the 15th. Payments not received by the 15th incur a ~~\$40.00~~25.00 late fee. Payments not received after 30 days from the due date incur an additional \$25.00 delinquency fee each month payment is delinquent.

Automatic gate electronic cards. One automatic gate electronic card will be issued to each City rental tenant free of charge. Any additional electronic cards requested by a tenant are subject to a \$25.00 fee. A \$15.00 fee refund applies to all serviceable returned cards. An additional \$25.00 replacement fee will be assessed against the tenant for all lost or damaged electronic cards. All electronic cards must be returned to the airport at the time of lease expiration.

Each lease shall include an initial payment of first and last months' rent plus a damage deposit in the amount of two times the monthly base rate. Each lease agreement shall also include terms that authorize the city to apply the damage deposit to outstanding charges on termination.

2. Daily Transient Parking (overnight)

Tie Down	\$5.00
Open "T"	\$25.00
Enclosed Hangar	\$35.00

3. Base Parking Fee - Designated Spaces

A base vehicle parking fee of ~~\$55.00~~ \$7.00 per month per designated space is charged. There are ten designated spaces available on a first come basis for pilots to park or store a vehicle for an extended period of time. All airport rules and regulations apply. A Vehicle Storage Permit must be completed and appropriate fees paid. The storage of vehicles is for convenience for the users of the Auburn Airport and is month-to-month.

4. Additional Airport Fees

Gate Cards (each lease gets one card at no charge. Additional cards cost \$25.00. A \$15.00 refund applies to all serviceable returned cards.) <u>Limit 2 Cards per space.</u>	\$25.00
Annual Aeronautical Business License (<i>includes listing of your business on airport signs and airport webpage.</i>)	\$250.00
Hangar Waitlist Fee	\$50.00

5. Waiver of Fees for Governmental Entities or Governmental Affiliated Entities

The Mayor is authorized to waive a portion or all of any (otherwise) required fees for hangar space rental - if space is available - for governmental entities or government affiliated entities that provide community service(s) and public benefit(s) to residents, citizens and businesses of Auburn.

E. POLICE DEPARTMENT FEES (Per Ordinance No. 5715 amended by Ordinance No. 6216, 5819, Resolution No. 3797, Resolution No. 3953, Resolution No. 4117, Resolution No. 4272, Resolution No. 4424, Ordinance 6216, Ordinance 6276, Resolution No. 4552, Resolution No. 5016, and Resolution No. 5114, and Resolution No. 5255. False Alarm fees per Ordinance No. 6216 amended by Ordinance Nos. 6252 and 6345.))

Type	Fees
Police Report/Collision Report (fee not charged where requested by victim or party involved)	\$13.25
Visa Letter	\$10.00
Fingerprinting Fees (fee not charged where taking of fingerprints is required by city)	\$15.00 /cards set by the FBI
Laminated Concealed Pistol License	\$3.50
Annual Alarm Registration Fees:	
Residential	\$24.00
Commercial	\$24.00
Residential Low Income Senior Citizen/Disabled Citizen	\$12.00
Late Registration Fee	\$25.00
Auburn Security Alarm License	\$10.00/each registered alarm user to a maximum of \$100.00 annually
Late License Fee	\$25.00
Reinstatement Fee	\$100.00 plus \$10.00/permitted user
False Alarm Service Fees	
Burglar False Alarm Service Fee*	\$100.00
Robbery, Panic and Burglary Crime in Progress False Alarm Fee*	\$200.00
Supplemental Fee for Non-permitted Alarm System, each alarm	\$200.00
Fee for false alarm caused by Monitoring Company or Alarm Installation Company employee	\$100.00
First Dispatch Report during time of suspension	
Each dispatch thereafter	\$25.00
Late Fee	\$25.00
Appeals	\$25.00

*The alarm administrator will waive the first false alarm fee following the installation of an alarm system at a particular address.

F. CITY CLERK FEES (Per Ordinance No. 5715, Ordinance No. 5819, Resolution No. 3797, Resolution No. 4244, Resolution No. 5016, and Resolution No. 5114.)

Type	Fees
Fees for public records – collection	
Non-certified copies of public records	\$0.15 per page plus postage
Certified copies of public records	\$5.00 per <u>pagedocument</u> plus copying fees
Scanning paper copies to PDF	\$0.15 per page
CD duplication	\$5.00 2.00 per disk
DVD duplication	\$10.00 2.00 per disk
Fees for Auburn City Code book and supplements	
Copy of Auburn City Code book (with latest supplement)	\$100.00 per code book
Supplements to the Auburn City Code book	\$11.00 per copy

G. CITY CEMETERY FEES (Per Ordinance 5715, Resolution No. 3797, Resolution No. 3953, Resolution No. 4027, Resolution No. 4103, Resolution No. 4117, Resolution No. 4272, Resolution No. 4424, Resolution No. 4552, Resolution No. 4675, Resolution 4778, Resolution No. 4880, Resolution 5114, Resolution No. 5134, ~~and~~ Resolution No. 5181 and Resolution No. 5255.)

Type	Fees
Graves	
Section 9A and 9B	\$2,695.00 <u>2,795.00</u>
All other adult graves	\$2,295.00
Child's Place	\$300.00
Double Depth (includes 2 burial spaces / 2 liners)	\$4,590.00 <u>4,690.00</u>
Section 9A and 9B (Quads and Upright monument plots)	\$4,995.00 <u>5,995.00</u> each
Section 9B (Plaza Estates)	\$9,995.00 each
Ground Cremation Plots	
Centennial Urn Garden (single)	\$995.00
Centennial Urn Garden (double)	\$1,895.00
Section 9 Upright Section Urn Plots (up to 4 urns)	\$3,195.00
Niches	
Mausoleum (top rows available only) – single	\$Sold Out
Centennial Columbarium II (1 or 2 urns) – Row 3 Middle <u>2</u>	\$2,195.00 <u>2,295.00</u>
Centennial Columbarium II (1 or 2 urns) – Row 4 Bottom <u>1</u>	\$1,895.00
Chapel of Memories – Interior Niches* Range From	
12 x 12 Single	\$2,695.00 - \$3,995.00
12 x 18 Double	\$3,695.00 - \$6,495.00
12 x 24 Family (up to 3 urns)	\$6,995.00 - \$8,695.00
*The above niche prices include one bud vase per niche.	
Interment will be \$595.00 <u>695.00</u> per occasion. See guidelines for additional pertinent information. A single inscription on the glass front is \$225.00 <u>240</u> plus tax. Urn's to be purchased separately.	
Chapel of Memories – Exterior Niches*	
Rows 4, 5, & 6	\$2,695.00
Rows 2 & 3	\$2,295.00
Rows 1, 7, & 8	\$1,895.00
*If the niche (external) is to be used as a double niche, the interment, inscription and tax will be due when a second urn is placed. (Row 1 is the bottom row)	
OVERTIME WILL BE CHARGED AT \$175.00 PER HOUR AFTER 4:30 P.M., MONDAY THROUGH FRIDAY. THE SATURDAY SERVICE CHARGE IS \$795.00 FOR FULL INTERMENT AND \$425.00 FOR CREMATION SERVICES.	
Extended Land Use	\$495.00
Memorial Plaque - \$175 additional for inscription + tax	\$295.00
Services	
"Chapel of Memories" rental for services	\$295.00 <u>350.00</u>
Opening and Closing – Ground Burials	
Liner/Vault	\$1,295.00 <u>1,495.00</u>
Children's Place	\$295.00 <u>490.00</u>
Opening and Closing – Cremation	
ForestWalk	
Cremation Plot	\$695.00 <u>795.00</u>
Niche	\$595.00 <u>695</u>
Opening and Closing – Entombment	\$895.00 <u>1,295.00</u>

Inscription	\$240.00 + tax
Vault Installation	\$595.00 + tax
Marker Services	
Flat Grass:	
Inscription	\$240.00 + tax
Setting Fee	\$295.00 + tax
Resetting Fee	\$150.00 + tax
New Inspection Fee for outside sales	\$175.00
Upright	
Setting Fee	\$475.00 + tax
Inscription	\$390.00 + tax
Resetting Fee	\$325.00
Vase Setting Fee	\$45.00 + tax
Recording Fee	\$100.00
Overtime Charge – per hour	\$175.00
Saturday Service Fee	
Full Interment	\$795.00
Cremation	\$425.00
Materials	
Flower Vases: (prices include vase setting fee)	
Standard	\$150.00
Deluxe Cast Zinc (gray or bronze zinc)	\$250.00
Deluxe Wall (brass)	\$250.00
Liners: Concrete Liner	\$695.00 \$795.00 + tax
Mountain View Vault	\$1,295.00 \$1,495 + tax
Vault Installation	\$595.00 + tax
Double Depth	\$895.00 + tax
Infant	\$200.00 to \$800.00 + tax
Urn Encasement	\$225.00 \$250.00 + tax
Forestwalk Informal Cremation Garden	
Phase I: Single 3' Single Ground Plot	\$1,295.00 \$1,495.00
Phase I: Double 4' Plots	\$2,295.00
Phase II: Double 4' Double Ground Plot	\$2,195.00 - \$3,995.00
Wishing Well Scattering	\$295.00
Granite Memorials Start At	\$395.00 + tax
Biodegradable Urn	\$125.00 + tax
Add for 2 nd Inurnment	\$595.00
Granite Memorials Start At	\$395.00 + tax
Add for 2 nd Marker Inscription	\$240.00 + tax

H. PARKS AND RECREATION (Per Resolution No. 3797 and amended by Resolution No. 3953, Resolution No. 4117, Resolution No. 4272, Resolution No. 4424, Ordinance No. 6276, Resolution No. 4552, Resolution No. 4880, Resolution No. 5016, Resolution No. 5181, Resolution No. 5228, and Resolution No. 5255.)

Les Gove Building	Resident	Non-Resident
3 hour minimum Seven days a week 9 a.m. - 11 p.m.	\$20.00/hour	\$25.00/hour
Les Gove Gymnasium	Resident	Non-Resident
Gymnasium (athletics practice, birthday parties, etc.)	\$30.00/hour + Hourly Facility Attendant Fee When Required	\$40.00/hour + Hourly Facility Attendant Fee When Required
Gymnasium (tournaments, trade shows, fairs, etc.)	\$60.00/hour + Hourly Facility Attendant Fee When Required	\$75.00/hour + Hourly Facility Attendant Fee When Required
Damage Deposit	\$300.00	\$300.00
Optional Cleaning Fee	\$275.00	\$275.00
Senior Activity Center	Resident	Non-Resident
Full Facility (includes basic kitchen use) Available Friday evenings, Saturday and Sunday. Tables and chairs for up to 200 people max. 3 hr. minimum, 5:30- 11 p.m. (Friday eve.); 5 hr. minimum, 9 a.m.-11 p.m.(weekend) Additional cleanup time is available after 11 p.m.	\$80.00/hour	\$100.00/hour
Rental Package Friday night & Saturday: 4 hours Friday and up to 12 hours of active use on Saturday	\$1,200.00	\$1,500.00
Rental Package Full Day Saturday or Full Day Sunday: up to 12 hours of active use on either day	\$1,000.00	\$1,300.00
Millennium Rooms Friday only, 3 hour minimum, 5:30 - 11 p.m., 63 people per room maximum, 3 rooms available; weekend options available within 30-60 days or less	\$30.00 45.00/hour + Hourly Facility Attendant Fee When Required	\$40.00 55.00/hour + Hourly Facility Attendant Fee When Required
Weese Lions & Rotary Rooms Monday – Friday, 2 hour minimum, 5:30 - 11 p.m., 40 people per room maximum; weekend options available within 30-60 days or less	\$20.00/hour <u>weekdays</u> \$35.00/hour <u>weekends</u> + Hourly Facility Attendant Fee When Required	\$25.00/hour <u>weekdays</u> \$45.00/hour <u>weekends</u> + Hourly Facility Attendant Fee When Required
*Additional Cleanup time available 11:00 p.m. – midnight	\$80.00	\$100.00
Damage & Cleaning Deposit (for Full Facility and Millennium room rentals) without alcohol	\$300.00	\$300.00
Damage & Cleaning Deposit (for Full Facility and Millennium room rentals) with alcohol (\$1,000,000.00 excess liability insurance required)	\$500.00	\$500.00
Optional cleaning fee (fee required with use of alcohol in facility)	\$275.00	\$275.00
Commercial kitchen added on to existing room rental.	\$50.00	\$50.00

Use of dishes, tableware, pots, etc. added on to an existing room rental.			\$50.00	\$50.00
Commercial kitchen and cookware during Senior Center operating hours.			\$15/hour	\$20/hour
Commercial kitchen and cookware when Senior Center is closed (3 hour minimum)			\$25/hour	\$25/hour
Basic Kitchen			\$25.00	\$25.00
Auburn Community & Event Center	Resident	Non-Resident	Auburn Non-Profit	Other Non-Profit
Full Community Room	\$120.00 per hour	\$150.00 per hour	\$90.00 per hour	\$120.00 per hour
2 Rooms of Community Room	\$90.00 per hour	\$120.00 per hour	\$70.00 per hour	\$90.00 per hour
1 Room of Community Room	\$60.00 per hour	\$80.00 per hour	\$45.00 per hour	\$60.00 per hour
Full Community Room (up to 12 hours)	\$1,200.00	\$1,500.00	\$900.00	\$1,200.00
Classroom	\$20.00 per hour	\$25.00 per hour	\$15.00 per hour	\$20.00 per hour
Kitchen (No residency requirement)	\$20.00 (1-4 hours)	\$80.00 (5-12 hours)		
<u>Damage & Cleaning Deposit for Full Facility without alcohol</u>	<u>\$300</u>	<u>\$300</u>	<u>\$300</u>	<u>\$300</u>
<u>Damage & Cleaning Deposit for Full Facility with alcohol (\$1,000,000.00 excess liability insurance required)</u>	<u>\$500</u>	<u>\$500</u>	<u>\$500</u>	<u>\$500</u>
<u>Optional cleaning fee (fee required with use of alcohol in facility)</u>	<u>\$275</u>	<u>\$275</u>	<u>\$275</u>	<u>\$275</u>
The Rec	\$90.00 per hour	\$120.00 per hour	\$70.00 per hour	\$90.00 per hour
William C. Warren Building			Resident	Non-Resident
3 hour minimum Seven days a week 9 a.m. - 11 p.m.			\$40.00/hour	\$50.00/hour
Baseball/Softball/Grass Fields (Reservations made in 1.5 hour increments)			Resident	Non-Resident
Youth			\$10.00/1.5 hour	\$13.00/1.5 hour
Adult			\$23.00/1.5 hour	\$30.00/1.5 hour
Field Lights			\$30.00/1.5 hour	\$30.00/1.5 hour
Field Maintenance			\$30.00 per field	\$30.00 per field
Baseball/Softball/ Fastpitch Tournaments (Reservations made for 1 or 2 day tournaments)			1 Day	2 Day
Youth			\$700.00	\$1,000.00
Adult			\$900.00	\$1,300.00

Field Lights	\$30.00/1.5 hour	\$30.00/1.5 hour
Synthetic Turf Fields (Reservations made in 1.5 hour increments)	Resident	Non-Resident
Youth	\$45.00/1.5 hour	\$60.00/1.5 hour
Adult	\$60.00/1.5 hour	\$75.00/1.5 hour
Field Lights	\$30.00/1.5 hour	\$30.00/1.5 hour
Game Farm Wilderness Park Campgrounds	Resident	Non-Resident
Daily, Open year round 7 nights maximum	\$25.00/night	\$25.00/night
Game Farm Wilderness Park Day Camp Area	Resident/ Non-Resident	Non-Profit
Daylight hours, April 1 - October 15 Minimum Rental: 1 day	\$75.00/day	\$50.00/day
Picnic Shelters	Auburn residents	
Game Farm Park	Half Day*	Full Day*
<i>Single quadrant (max: 25)</i>		
Monday – Friday	\$30.00	\$50.00
Saturday - Sunday	N/A	N/A
<i>Full day</i>		
Mon-Sun (Full Shelter) 1-99	\$120.00	\$200.00
Mon-Sun (Full Shelter) 100-199	\$180.00	\$300.00
Mon-Sun (Full Shelter) 200+ (must also rent amphitheater)	N/A	\$375.00
Amphitheater	\$75.00	\$125.00
Isaac Evans Park	\$60.00	\$100.00
Lea Hill Park	\$60.00	\$100.00
Roegner Park	\$60.00	\$100.00
Game Farm Wilderness Park	\$60.00	\$100.00
Les Gove Park	\$60.00	\$100.00
Sunset Park		
Mon-Sun Single Quadrant (max: 25)	\$30.00	\$50.00
Mon-Sun (Full Shelter) 1-99	\$120.00	\$200.00
Mon-Sun (Full Shelter) 100-199	\$180.00	\$300.00
Mon-Sun (Full Shelter) 200+	NA	\$375.00
Plaza Park *	Resident Group	Non-resident Group
Hourly rate	\$60.00	\$75.00
Full day rate	\$360.00	\$450.00
* Additional hourly fees may be applied based on event/staffing needs		
Rental Rate Schedule for Auburn Ave Theater	Resident	Non-Resident
Weekdays Mon-Thur	\$170.00	\$215.00
Weekend Days (Fri., Sat., and Sun.)	\$270.00	\$340.00
Rate Schedule considers one day to be an 8 hour block of time.		
Damage deposit. The terms and conditions for full or partial refund of deposit apply to approval of Check-Out List, including theater, equipment plot restoration.	\$300.00	\$300.00
Hourly commercial rate for meetings 2 hour min. for "4-wal" only of lobby, auditorium, and stage	\$35.00/hour	\$45.00/hour
Equipment not included: Use of any theatrical	\$30.00/\$35.00/hour	\$40.00/\$45.00/hour

equipment additional charge		
\$1,000,000 excess liability insurance required	Upon request	Upon request
Custodial Fee	\$130.00	\$130.00
Sound & Light Technician	\$25.0030.00/hour	\$25.0035.00/hour
Stage Hand	\$12.0015.00/hour	\$12.0015.00/hour
Rental Rate Schedule for Commercial Filming	Resident	Non-Resident
Permit Fee	\$50.00	
Still Photography/Training and Industrial Films, etc	\$50.00 per 1/2 day	\$100.00 per day
Broadcast, Film, TV, Commercial, etc.	\$75.00 per 1/2 day	\$150.00 per day
Electricity/Water Access, Park Maintenance Staff, Vehicle Access	Hourly staff cost	
Damage Deposit	\$100.00	
Impact Fees:		
Park Impact Fees	\$3,500.00 per residential dwelling unit	

I. MULTIMEDIA DUPLICATION *(Per Resolution No. 3953 and Resolution No. 4552.)*

Product	Cost
DVD Copy	\$10.00 per disk
CD Copy	\$5.00 per disk

J. INFORMATION SERVICES AND GIS¹⁶ (Per Resolution No. 4272, Ordinance 6276, Resolution No. 4552, and Resolution No.4593 .) Much of the City's geographic data is available for sale per the prices below plus Washington State sales tax. A signed public records request form is required. Most public records requests can be completed within seven to ten business days and will be delivered in ESRI Shapefile format without Metadata.

Product	Cost
Maps	
Existing Map	\$5.00 + tax
Custom Maps (any non-existing map)	\$50.00 per hour ¹⁷ + tax
Data	
Digital Data Requests	\$50.00 per hour ¹⁸ + tax
Miscellaneous	
CD-Rom	\$5.00 + tax
All other requests for data or information not specifically listed	\$50.00 per hour + tax

¹⁶ Hourly charge to complete any of the below (one hour minimum charge).

¹⁷ Hourly charge includes the cost of processing and providing custom map requests.

¹⁸ Hourly charge includes the cost of processing and providing digital data requests.

K. WAIVER OF FEES (*Per Resolution No. 5181*).

1. The Mayor is authorized to waive any fees for permits, licenses, publications and actions as authorized by Sections 2.03.030, 5.10.030 and 12.60.020 of the City Code.

2. The Mayor is also authorized to reduce, and is vested with to discretion to reduce in compelling cases, by up to 50% any fees for permits, publications and actions where the applicant – the party responsible for payment of such fees – is an organization exempt from taxation under 26 US 501(c)(3), and where the permit(s), publication(s) and/or action(s) relate directly to the provision of charitable services to residents of the City of Auburn. Charitable services are defined as events or services provided to the residents of Auburn free of charge and where the City is a sponsor of the specific event or service. For the purposes hereof, “compelling cases” mean instances where there is an extraordinary need (greatly beyond current and ordinary need) for the charitable services that would be able to be provided. The intent of this authorization is to empower the Mayor with sole discretion to waive some fees in unique situations where there is a greatly increased need for new charitable services to be provided, and where the reduction of fees to the City will not detrimentally impact the City’s ability to provide municipal services. This waiver does not include Impact Fees, System Development Charges, any fees related to Franchise or Public Way Agreements, Right-of-way Vacations, Right-of-Way Use Permits, Facility Extensions, Police Department Fees, Animal Licensing Fees and Penalties, Banner Permit Fees, or Cemetery or Parks fees.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5258

Date:

November 30, 2016

Department:

City Attorney

Attachments:

[Resolution No. 5258](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5258.

Background Summary:

The Auburn City Council adopted Resolution No. 5187 on December 7, 2015 which established a moratorium on residential uses within the Light Commercial (C-1) zoning designation. The term of the moratorium is one year and is set to expire on December 6, 2016. The purpose of Resolution No. 5258 is to extend the moratorium for an additional 6 months.

The purpose of the extension is to allow the City to complete its work plan as it relates to updating the C-1 zone and its consideration of the appropriateness of residential uses within said zone. Thus far, staff has developed draft code amendments that have been considered by the Planning Commission who has also conducted a public hearing on the matter. Additionally, City staff is currently considering a privately initiated code amendment regarding mixed uses that are allowed within the C-1 zone. The extension of time will allow the Planning Commission to reach a final recommendation on the initial draft amendments and to incorporate any further modifications into their recommendation as it pertains to the privately initiated code amendment pertaining to allowed mixed uses.

Staff does not anticipate needing the full 6 months to complete this process but is requesting this timeframe in order to minimize the likelihood of City Council needing to consider additional extensions.

Resolution No. 5258 includes one modification to the previously adopted Resolution No. 5187. Supportive Housing is a term that is defined in the Auburn City Code as one form of multi-family residential. Supportive Housing is characterized as housing that is owned or sponsored by a nonprofit corporation or government entity and that is designed for occupancy by individual adults that are either homeless/at risk of

homelessness, are experiencing a disability that presents barriers to employment and housing stability, or that generally requires structured supportive services to be successful in the community. It is housing that is intended to provide long term, rather than transitional housing. Resolution 5258 specifically exempts from the moratorium existing legally established Supportive Housing located in the C-1 zone from their ability to expand, redevelop, or alter their existing use provided that any applications submitted for expansion, redevelopment or alteration must also be accompanied by a Development Agreement.

Reviewed by Council Committees:

Councilmember:

Staff: Heid

Meeting Date: December 5, 2016

Item Number: RES.B

RESOLUTION NO. 5 2 5 8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING AND EXTENDING, FOR AN ADDITIONAL SIX MONTHS, THE MORATORIUM ESTABLISHED BY RESOLUTION NO. 5187 ON ACCEPTANCE OR PROCESSING OF APPLICATIONS AND OTHER LICENSES, PERMITS AND APPROVALS FOR RESIDENTIAL USES IN PROPERTY WITHIN THE C-1, LIGHT COMMERCIAL ZONE

WHEREAS, Section 35A.63.220 of the Revised Code of Washington (RCW) authorizes the City Council to establish a moratorium for an initial period of one year if the moratorium is adopted with a work plan, subject to subsequent extensions of up to six months approved by separate council action; and

WHEREAS, on December 7, 2015, the Auburn City Council passed and approved City of Auburn Resolution No. 5187, establishing a moratorium, with a work plan, on acceptance or processing of applications and other licenses, permits and approvals for residential uses in property within the C-1, Light Commercial Zone, a copy of which Resolution is attached hereto, marked as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, pending completion of the C-1 zone review, it is appropriate that this moratorium be amended so that it would not apply to the expansion, redevelopment or alteration of legally established existing uses in the C-1 zone that meet the City of Auburn Title 18 definition of Supportive Housing provided that any application that proposes to expand, redevelop, or alter an existing building or site must also accompanied by an application for a Development Agreement; and

WHEREAS, although the Planning Commission and Community Development and Public Works Department staff have been working to address the issues related to the moratorium, additional questions have surfaced in terms of options for residential uses within the commercial transitional uses of the C-1 zone; and

WHEREAS, in order to give the City, and the Planning Commission and Community Development and Public Works Department staff, adequate time to fully consider all the options and alternatives for appropriate regulations, it is appropriate to extend the moratorium on accepting and processing applications for any residential uses in the current C-1 zone as established through Resolution No. 5187.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. Moratorium Amended. The moratorium established by Resolution No. 5187, prohibiting the City from receiving and/or processing any applications for any residential uses in any C-1 zoning districts in the City of Auburn is hereby amended so that it would not apply to the expansion, redevelopment or alteration of legally established existing uses in the C-1 zone that meet the City of Auburn Title 18 definition of Supportive Housing provided that any application that proposes to expand, redevelop, or alter an existing building or site must also accompanied by an application for a Development Agreement

Section 2. Moratorium Extended. Pursuant to RCW 35A.63.220 and the Public Hearing held in advance hereof, the moratorium established by Resolution No. 5187, prohibiting the City from receiving and/or processing any applications for any

residential uses in any C-1 zoning districts in the City of Auburn is hereby extended for an additional six months.

Section 3. Effective Date. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this _____ day of _____, 2016.

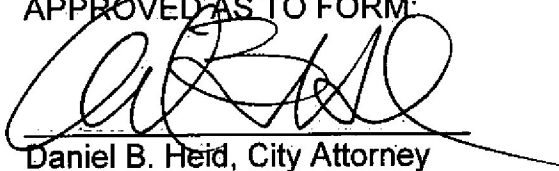
CITY OF AUBURN

ATTEST:

NANCY BACKUS, MAYOR

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney