City Council Study Session Muni Services SFA
November 13, 2018 - 7:00 PM
Council Chambers - City Hall
AGENDA
Watch the meeting LIVE!

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I. CALL TO ORDER

A. Roll Call

II. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

A. Community Court Presentation (Martinson) (20 Minutes)

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Resolution No. 5388 (Gross) (5 Minutes)

A Resolution of the City Council of the City of Auburn, Washington, amending the City of Auburn fee schedule to adjust for 2019 fees

B. Ordinance No. 6702 (Coleman) (10 Minutes)

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 2018 for general City operational purposes in the amount of $21,948,599.00

C. Ordinance No. 6704 (Gaub) (10 Minutes)

City of Auburn, Washington, amending sections 13.20.010, 13.20.040, 13.20.080, 13.20.090, 13.20.095, 13.20.120, 13.20.182, 13.20.200 and 13.20.230 of the Auburn City Code relating to maintenance and repair responsibilities for public and private portions of the sewage collection system; and removing inapplicable code requirements

D. Ordinance No. 6705 (Gaub) (15 Minutes)

An Ordinance of the City Council of the City of Auburn, Washington amending Chapter 12.64A of the Auburn City Code related to Public Right-Of-Way Improvements

E. Ordinance No. 6701 (Tate) (5 Minutes)

An Ordinance of the City Council of the City of Auburn, Washington, approving the rezone of Parcel No. 1921059037 from R-7, Residential Zone – seven dwelling units per acre to P-1, Public Use District

F. Ordinance No. 6688 (Tate) (15 Minutes)

An Ordinance of the City Council of the City of Auburn, Washington, amending Chapter 18.04 and amending sections Table 18.23.030, and 18.57.040, of the City Code, creating a new definition for Youth Community Support Facilities , adding Youth Community Support Facilities as a permitted use in the C-1, Light Commercial Zoning District, and adding an additional Specific Land Use Standard for the siting of Youth Community Support Facilities

G. Ordinance No. 6706 (Gross) (5 Minutes)

An Ordinance of the City Council of the City of Auburn, Washington related to insufficient check fees; making those fees consistent with the City's adopted fee schedule and amending sections 6.01.210, 13.06.511, and 13.52.040 of the Auburn City Code

IV. MUNICIPAL SERVICES DISCUSSION ITEMS

A. Auburn Avenue Theater Update (Faber) (15 Minutes)

B. Park Rules (Faber) (15 Minutes)

Presentation related to Parks Rules and Signage

C. Fireworks Season Review (Pierson) (15 Minutes)

Analysis of the fireworks season including the 4th of July.

V. OTHER DISCUSSION ITEMS

VI. NEW BUSINESS

VII. MATRIX

A. Matrix

VIII. 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.

AGENDA BILL APPROVAL FORM

Agenda Subject:
Community Court Presentation (Martinson) (20 Minutes)

Date:
November 8, 2018

Department:
Human Resources

Attachments:
Community Court Presentation

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff: Martinson

Meeting Date: November 13, 2018

Item Number:

WHAT IS COMMUNITY COURT?

PLANNING

KING COUNTY COMMUNITY COURT AND THE RESOURCE CENTER IN REDMOND

Q&A?

REDMOND BY THE NUMBERS

COMMUNITY COURT IN BURIEN

NEXT STEPS

WHAT IS COMMUNITY COURT?

Compassion plus accountability

- Alternative problem-solving court
- Identify and address the underlying challenges of court participants that may contribute to further criminal activity
- Goals--build stronger and safer neighborhoods and reduce recidivism
- Paired with a Community Resource Center
  *Community Partners will provide a wide array of services
  *Available to all members of the public in addition to the Community Court participants

COMMUNITY COURT PLANNING PROCESS

- MIDD funding $100,000 in 2017 for planning of two courts
- Center for Court Innovation (CCI) providing TA
- Demographic analysis of Cities of Redmond, Bellevue, Auburn, Burien
- and Shoreline
- Visits to Spokane Community Court in Summer 2017

- City of Redmond selected in Fall 2017 to be pilot court, additional $100,000 awarded for implementation
- Court Planner and Coordinator hired
- Both available in planning and implementation process, as well as continued management of court

KING COUNTY COMMUNITY COURT
&
THE RESOURCE CENTER IN REDMOND
King County
Community Court
in Redmond

DETAILS:

- INNOVATIVE COLLABORATION BETWEEN:

King County

KING COUNTY LIBRARY SYSTEM

City of Redmond
WASHINGTON

PLANNING PROCESS

- Homelessness Task Force (Community Meetings, Stakeholder interviews, surveys, etc)
- Weekly work group meetings
    - *Communication
    - *Eligibility Criteria
    - *Court Logistics
    - *Performance Measures
    - *Resource Center/Community Service Partners

- Monthly steering teams meeting
- First calendar on 4/4/18
    - *Court contract with treatment and service component

REDMOND STATS : BY THE NUMBERS

60
PARTICIPANTS ENROLLED

22
GRADUATES RESULTING IN DISMISSALS

500
LUNCHES GIVEN AWAY

>1000
VISITS TO THE RESOURCE CENTER

>600
VOLUNTEER HOURS AND COMMUNITY SERVICE COMPLETED

22
PROVIDERS ON-SITE AT THE RESOURCE CENTER

>30
CASES ON EACH CALENDAR

*As of October 2018

COMMUNITY COURT IN BURIEN

- Estimated start date of February 2019
- Location: Burien Community Center

- Similar eligibility and rule out criteria as Redmond
  *Low level quality of life offenses
  *No violent felony convictions in the last 5 years and no pending violent felony charges
  *No sex offender history
  *No driving related cases

COMMUNITY COURT IN BURIEN

- Estimated start date of February 2019
- Location: Burien Community Center

- Similar eligibility and rule out criteria as Redmond
  *Low level quality of life offenses
  *No violent felony convictions in the last 5 years and no pending violent felony charges
  *No sex offender history
  *No driving related cases

NEXT STEPS

Budget decision for on-going funding, November 2018
Decide third court location, either:
*Shoreline
*Bellevue
*Auburn

Hire additional Community Court Coordinator

AGENDA BILL APPROVAL FORM

Agenda Subject:
Resolution No. 5388 (Gross) (5 Minutes)

Date:
November 7, 2018

Department:
City Attorney

Attachments:
2019 Master Fee Schedule
Res No. 5388 Fee Schedule

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Staff is recommending an increase in the 2019 SDCs of 7.4%

Background Summary:

Consistent with the city's process of reviewing, setting, and identifying fees associated with city services, a review of the current fees has been completed with the intention of identifying the amounts of such fees as consistent with the cost of the city (so that the fees cover city expenses).

Amendments of the fee schedule have, thus, then included in the attachment to Resolution number 5319, to be effective in 2018. Each of the departments within the city, which has fees for which the department is responsible has participated in the evaluation of fee levels and recommendations set forth in the resolution.

In accordance with Auburn Municipal Code ACC 13.41.030 (C), the City Council reviews the System Development Charges (SDCs) annually as part of the fee schedule update. In 2015, the City Council directed that future annual SDC changes will, at a minimum, reflect changes in the Engineering News Record Construction Cost Index (ENR-CCI) for Seattle, WA, but not be less than 0%. In 2018, the ENR-CCI for Seattle increased by 7.4%, which reflects the higher cost of constructing public works projects in the Puget Sound area compared to the national average CCI increase of 3.1%. Therefore, staff is recommending an increase in the 2019 SDCs of 7.4%.

Reviewed by Council Committees:

Councilmember:

Staff: Gross

Meeting Date: November 13, 2018

Item Number:

CITY OF AUBURN FEE SCHEDULE

FEES FOR CITY PERMITS, LICENSES, PUBLICATIONS, AND ACTIONS

Effective January 1, ~~2018~~2019

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, Resolution No. 5228, Resolution No. 5255, Resolution No. 5312, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*

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.[1]	
Additional Meeting Fee (beyond the specified number)	$~~275~~283.00 per meeting
Additional Re-submittal Fee (applied after 3 city reviews of the application)	$~~67~~69.00 per re-submittal
Administrative Use Permits (covers 1 meeting with staff after which additional meeting fees apply)	$~~933~~961.00
Appeal of Administrative Decisions issued under Chapter 1.25, Title 15, Title 16, Title 17 or Title 18 to Hearing Examiner[1]. Hearing Examiner costs are included within the appeal fee and are therefore not billed separately.	$~~1,061~~1,093.00
Binding Site Plan[2] (covers 2 meetings with staff after which additional meeting fees apply)	$~~1,208~~1,244.00 + $66.00/lot
Boundary Line Adjustment[1]: Residential Non-Residential (includes mixed use projects)	 $~~550~~567.00 $~~906~~933.00
Boundary Line Elimination[1]	$~~530~~546.00
Comprehensive Plan Map Amendments[3] (covers 2 meetings with staff after which additional meeting fees apply)	$~~2,196~~2,622.00 (includes rezone application fee)
Comprehensive Plan Text Amendments[3] (covers 2 meetings with staff after which additional meeting fees apply)	$~~1,061~~1,093.00
Conditional Use Permits[1, 6] (covers 2 meetings with staff after which additional meeting fees apply) Residential All Other (includes mixed use projects)	 $~~1,061~~1,093.00 + Hearing Examiner expenses. $~~2,122~~2,186.00 + Hearing Examiner expenses.

[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.

Conditional Use Permits[4] – Minor Adjustment (covers 1 meeting with staff after which additional meeting fees apply) Residential All Other (includes mixed use projects)	 $~~439~~452.00 $~~588~~606.00
Critical Areas Review: Required on-site mitigation, monitoring & reporting[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]	 $~~318~~328.00 + actual costs for inspection and report preparation by contracted professional. $~~275~~283.00 $~~275~~283.00/study, plan or report $~~275~~283.00 $~~1,030~~1,061.00 + 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)	$~~849~~874.00
Development Agreement – Amendment	$~~2,334~~2,404.00 + $64.00/lot or dwelling unit
Downtown Urban Center Design Review and/or Major Modifications to Already Issued Design Review Decisions (covers 1 meeting with staff after which additional meeting fees apply)	$~~1,208~~1,244.00
Downtown Urban Center Design Review Minor Modification (applies to already issued design review decisions)	$~~196~~202.00
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) SEPA 3rd Party Review	 $~~851~~1,152.00 + $~~275~~283.00 /required study $~~371~~382.00 + $~~275~~283.00 /required study Actual costs
Environmental Impact Statement	$~~851~~1,152.00 + actual costs for preparation of draft & final statements including labor, materials, mailing & other

[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.

	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)	$~~1,611~~1,659.00 + $56.00/lot
Final Plats – Short Plats (covers 1 meeting with staff after which additional meeting fees apply and 1 re-submittal)	$~~796~~820.00 + $27.00/lot
Flexible Development Alternatives Application Review (covers 1 meeting with staff after which additional meeting fees apply and 1 re-submittal)	$~~1,208~~1,244.00
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: Level One	$~~275~~283.00
Floodplain Development Permit: Level Two – Habitat impact Assessment	$~~540~~556.00
Floodplain Development Permit: Level Three – Habitat Impact Assessment & Hydraulic Analysis (Hydraulic Analysis to be Conducted by Outside Third Party Consultant)	$~~540~~556.00 + Third Party Review Fees
Mitigation Plan Review Associated with a Floodplain Development Permit	$~~275~~283.00
City Acknowledgement Review of FEMA Flood Map Revision Application	$~~106~~109.00
Landscape Plan Revision after initial implementation and after city acceptance of initial maintenance period.	$109.00
Mining Permits (covers 3 meetings with staff after which additional meeting fees apply)	$~~3,844~~3,959.00
Miscellaneous Administrative Decisions (i.~~e~~g. sign area deviation, written code interpretations, etc.)	$~~530~~546.00
Multi-Family/Mixed Use Design Standards Compliance Review (application covers 1 meeting with staff after which additional fees apply)	$~~1,208~~1,373.00
Plat Alteration or Vacation[6] (application covers 1 meeting with staff after which additional fees apply)	$~~1,060~~1,092.00/request + Hearing Examiner expenses.
Plat Modification (application covers 1 meeting with staff after which additional fees apply)	$~~1,060~~1,092.00/request
Preliminary Plats – Subdivisions[1, 6] (application covers 3 meetings with staff after which additional fees apply)	$~~3,183~~6,121.00 + $128.00/lot + Hearing Examiner expenses.
Preliminary Plats – Short Plats[1] (application covers 1 meeting with staff after which additional fees apply)	$~~1,537~~1,583.00 + $64.00/lot
Preliminary Site Plan Review (non-PUD) (application covers 1 meeting with staff after which additional fees apply)	$~~1,098~~1,131.00

[6] The total expense ~~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~~ expense ~~separately~~ for Hearing Examiner services ~~fees~~ will be determined after the Hearing Examiner has provided an invoice to the City that itemizes expenses incurred and this will be entered in the electronic permit tracking system as a payment due the city from the Applicant prior to final project approval. ~~as a result of their services.~~

Pre-application Meeting (application covers 1 meeting with staff after which additional fees apply)	$~~275~~283.00 – fee will be applied towards any related application made within one year of the date the pre-application meeting was held
PUD – Major Adjustment[7] (application covers 2 meetings with staff after which additional fees apply)	$~~2,714~~2,795.00
Public Notice Boards: 2' x 4' public notice board 4' x 4' public notice board	 $~~85~~88.00 $~~144~~148.00
Rezone – zoning map amendment (application covers 2 meetings with staff after which additional fees apply)	$~~1,867~~2,334.00
School Impact Fee Collection:[8] Per Single Family Dwelling Unit Per Multi-Family Dwelling Unit	 $~~56~~58.00 $~~28~~29.00
SEPA – *see Environmental Review*	
Shoreline (application covers 1 meeting with staff after which additional fees apply): Shoreline Exemption Determination Shoreline Conditional Use Permit[6] Shoreline Substantial Development Permit[6] Shoreline Variance[6]	 $~~228~~235.00 $~~1,208~~1,243.00 + Hearing Examiner expenses. $~~1,208~~1,243.00 + Hearing Examiner expenses. $~~1,208~~1,243.00 + Hearing Examiner expenses.
Short Plat Modification (application covers 1 meeting with staff after which additional fees apply)	$~~275~~283.00/requested modification
Site Plan Approval – PUD, Residential[9] (application covers 1 meeting with staff after which additional fees apply)	$~~1,208~~1,244.00 + $66.00/lot or unit
Site Plan Approval - PUD, Non-residential[9] (application covers 1 meeting with staff after which additional fees apply)	$~~1,208~~1,244.00 + $66.00/lot or unit
Special Exception [1 6] Single Family Residential; for a single lot request (to Hearing Examiner) All Other Instances	 $283.00 + Hearing Examiner expenses $1,061.00 + Hearing Examiner expenses
Special Home Occupation Permits	$~~275~~283.00
Third Party Review of Reports	$~~172~~177.00 + Actual Costs of Consultant
Three-Party Outside Utility Extension Agreement - Site Specific Review (application covers 1 meeting with staff after which additional fees apply)	$~~1,098~~1,131.00 + plus the City's actual costs in performing under the terms of the agreement as negotiated between the parties

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

Type I Temporary Use Permit[1]	$~~102~~105.00 ~~+~~ $52.00 per extension request
Type II Temporary Use Permit[1]	$~~153~~158.00 ~~+~~ $52.00 per extension request
~~Variance[1] (inclusive of Special Exceptions):~~ ~~Per each residence on a single family lot~~ ~~Administrative~~ ~~Variance before Hearing Examiner~~ Variance[1] Administrative Single Family Residential for a single lot request (to Hearing Examiner) All other instances (includes mixed use residential)(to Hearing Examiner)	 $~~275~~283.00 ~~$610~~628.00 ~~$1,030~~1,061.00 $628.00 $283.00+ Hearing Examiner expenses $1,061.00 + Hearing Examiner expenses
Water/Sewer Certificate[1] (outside of city limits for other than one single-family residence)	$~~330~~340.00
Zoning Certification Letter: Residential Non-Residential (includes mixed use development)	 $~~56~~58.00 $~~110~~115.00
Zoning Code Text Amendment (application covers 1 meeting with staff after which additional fees apply)	$~~1,098~~1,131.00

2. BOOKS, MAPS, MATERIALS:[9]*(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 Resolution No. 4424, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.*)	
Land Clearing: Base Fee (for up to 1 acre) 1 to 5 acres Over 5 acres	 $~~330~~340.00 Base Fee + $121.00/acre Base Fee + $89.00/acre
Grading and Filling Fees: Base Fee without FAC (for up to 500 cubic yards) Base Fee with FAC (for up to 500 cubic yards) 500 to 250,000 cubic yards Over 250,000 cubic yards	 $~~552~~2,509.00 $~~330~~340.00 Base Fee + $0.~~12~~38/cubic yard Base Fee + $0.~~02~~07/cubic yard

[9] Prices for printed materials do not include any taxes.

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, Resolution No. 5134, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*

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 1st of each year. The fee for each International Building Code, International Residential Code, Washington State Energy Code or Washington State Indoor Air Quality Code building permit shall be as set forth in Table 1-A, below.[10]

Table 1-A BUILDING PERMIT FEES

TOTAL VALUATION	FEE
$1.00 to $500.00	$32.00
$500.01~~1.00~~ 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
$2,00~~1~~0.0~~0~~1 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
$25,00~~0~~1.01~~0~~ 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
$50,00~~0~~1.01~~0~~ 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
$100,00~~1~~0.01~~0~~ 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
$500,00~~0~~1.0~~0~~1 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
$1,000,000.01~~0~~ 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..... $~~65~~67.00 per hour[1]
   (minimum charge – two hours)
2. Reinspection fees assessed under provisions of Section 109.4.13 ..... $~~65~~67.00 per hour[1]
3. Inspections for which no fee is specifically indicated ..... $~~65~~67.00 per hour[1]
   (minimum charge – one ~~half~~ hour)
4. Additional plan review required by changes, additions or revisions to plans ..... $~~65~~67.00 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.

[10] 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.

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 $19~~685~~.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 $133~~29~~.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.....$~~26~~27.00
2. In addition to the base mechanical permit fee, each mechanical fixture shall include a charge of..... $~~12~~13.00

Other Inspections and Fees:

1. Inspections outside of normal business hours, per hour (minimum charge -- two hours) ..... $~~65~~67.00
2. Reinspection fees assessed under provisions of Section 109.4.13 ..... $~~61.00~~67.00.
3. Inspections for which no fee is specifically indicated, per hour (minimum charge -- one ~~half~~ hour) ..... $~~65~~67.00
4. 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) ..... $~~65~~67.00

* 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 $~~191~~196.00 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~~133~~29~~.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 ..... $~~26~~27.00
2. In addition to the base mechanical permit fee, each mechanical fixture shall include a charge of.....$1~~0~~3.00

Other Inspections and Fees:

1. Inspections outside of normal business hours ..... $~~65~~67.00
2. Reinspection fee ..... $~~65~~67.00
3. Inspections for which no fee is specifically indicated ..... $~~65~~67.00
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one ~~half~~ hour) .....$~~65~~67.00

*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 $~~130~~134.00.

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 $~~113~~116.00 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 $~~260~~268.00 for issuance of a temporary certificate of occupancy and a fee of $~~130~~134.00 for any subsequent extensions requested.

5. FIRE IMPACT FEES. 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

6. **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	$~~165~~170.00
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~~$195.00
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.

7. BUSINESS LICENSE FEES	
a. The annual fee for a General Business License as defined in Chapter 5.10 of the Auburn City Code.	$~~50~~100.00
b. Contractors who are based outside of Auburn but that are performng work inside of Auburn.	$50.00
~~a.~~c. Replacement fee for commercial vehicle parking permit issued in accordance with ACC 10.36.190.B	$10.00
~~6~~8. 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, Resolution No. 5181, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*

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~~0.63	~~$8.02~~$5.68	-
~~General Heavy Industrial~~	~~120~~	~~sf/gfa~~	~~0.68~~	~~$6.30~~	~~-~~
Industrial Park	130	sf/gfa	~~0.85~~0.40	~~$7.03~~$3.60	-
Manufacturing	140	sf/gfa	~~0.73~~0.67	~~$3.62~~$2.72	-
Warehousing	150	sf/gfa	~~0.32~~0.19	~~$3.70~~$2.65	-
Mini-Warehouse/Storage	151	sf/gfa	~~0.26~~0.17	~~$1.98~~$1.41	-
Residential					
Single-Family (detached)	210	du	0.99~~1.00~~	$4,895.23~~$4,537.89~~	$3,965.14~~$3,675.69~~
Accessory Dwelling Unit	N/A	du	0.51	$2,545.52	$2,061.87
Multi-Family without commercial	220-~~233~~221	du	~~0.62~~0.50	$2,613.62~~$2,974.26~~	$2,117.03~~$2,409.15~~
Multi-Family with commercial	231	du	0.36	$1,881.80	$1,524.26
Mobile Home	240	du	0.46~~0.59~~	$1,819.64~~$2,141.88~~	-
Senior Housing	251, 252	du	0.28~~0.27~~	$1,107.61~~$980.18~~	$897.16~~$793.95~~
Congregate Care Facility	253	du	0.17	$672.78	$544.71
Lodging					
Hotel	310	room	0.60	$3,390.64~~$3,111.69~~	$2,746.42~~$2,520.47~~
Motel	320	room	~~0.47~~0.38	$2,147.40~~$2,437.49~~	-
Recreational					
Movie Theater	444, 445	seat	0.08	$220.96~~$202.78~~	$163.51~~$150.06~~
Health Club	492, 493	sf/gfa	~~3.53~~4.87	$16.00~~$10.64~~	$11.84~~$7.88~~
Institutional					
Elementary School	520	student	0.17~~0.15~~	$326.63~~$264.49~~	$241.71~~$195.73~~

Land Use	ITE Land Use Code	Independent Variable	Trip Rate	Non-Downtown Fee Rate	Downtown Fee Rate
Middle School/Jr. High	522	student	0.170 .16	$518.77$448.08	$383.89$331.58
High School	530	student	0.140 .13	$585.45$498.91	$433.23$369.19
Church	560	sf/gfa	0.490 .55	$2.56$2.64	$1.90$1.95
Day Care Center	565	sf/gfa	11.12 12.34	$31.42$24.00	$23.25$17.76
Library	590	sf/gfa	8.167 .30	$14.70$12.07	$10.88$8.93
Medical					
Hospital	610	sf/gfa	0.970 .93	$5.48$4.82	$4.44$3.91
Asst. Living, Nursing Home	254, 620	bed	0.240 .22	$949.38$798.67	-
Office					
General Office	710, 715, 750	sf/gfa	1.491 .24	$8.04$8.87	$5.47$6.03
Small Office	712	sf/gfa	2.45	$15.89	$10.80
Medical Office	720	sf/gfa	3.573 .46	$17.60$16.66	$11.97$11.33
Post Office	732	sf/gfa	11.22 11.21	$20.19$18.55	$13.73$12.61
Retail					
Free Standing Discount Superstore	813	sf/gla	4.334 .35	$9.12$8.53	$6.75$6.31
Free Standing Discount Store	815	sf/gla	4.834 .98	$11.89$11.26	$8.80$8.33
Hardware/Paint Store	816	sf/gla	2.684 .84	$4.76$7.90	$3.53$5.84
Shopping Center	820	sf/gla	3.813 .71	$7.46$6.67	$5.52$4.93
Car Sales – New	841840	sf/gla	5.132 .59	$26.67$12.36	$19.74$9.14
Car Sales – Used	N/A841	Spacesf/gla	3.750 .28	$19.50$1,355.95	$14.43$988.61
Automobile Parts Sales	843	sf/gla	4.915 .98	$6.72$7.51	$4.97$5.56
Tire Store	848	sf/gla	3.984 .15	$8.91$8.52	$6.59$6.31
Supermarket	850	sf/gla	10.94 9.48	$20.77$16.52	$15.37$12.22
Convenience Market	851	sf/gla	49.11 52.41	$44.20$34.45	$32.71$25.49
Home Improvement Store	862	sf/gla	2.33	$4.01$3.30	$2.97$2.44

Land Use	ITE Land Use Code	Independent Variable	Trip Rate	Non-Downtown Fee Rate	Downtown Fee Rate
Drugstore w/o Drive-Through	880	sf/gla	8.51~~8.40~~	$9.61~~$8.70~~	$7.11~~$6.44~~
Drugstore w/ Drive-Through	881	sf/gla	10.29~~9.91~~	$12.60~~$11.14~~	$9.33~~$8.24~~
Marijuana Dispensary	882	sf/gla	21.83	$113.49	$83.99
Furniture Store	890	sf/gla	0.52~~0.45~~	$0.59~~$0.47~~	$0.43~~$0.35~~
Services					
Drive-in Bank	912	sf/gfa	20.45~~24.30~~	$28.17~~$25.05~~	$20.85~~$18.54~~
Quality Restaurant	931	sf/gfa	7.80~~7.49~~	$20.98~~$18.49~~	$15.53~~$13.68~~
High Turnover Restaurant	932	sf/gfa	9.77~~9.85~~	$18.10~~$16.74~~	$13.39~~$12.39~~
Fast Food Restaurant w/o Drive-Through	933	sf/gfa	28.34~~26.15~~	$40.84~~$34.58~~	$30.22~~$25.59~~
Fast Food Restaurant w/ Drive-Through	934	sf/gfa	32.67~~32.65~~	$46.16~~$43.18~~	$34.16~~$31.95~~
Espresso Stand w/ Drive-Through	938	sf/gfa	83.33~~75.00~~	$40.03~~$33.06~~	$29.62~~$24.47~~
Auto Care Center	942	sf/gfa	3.11~~3.11~~	$6.77~~$6.21~~	$5.01~~$4.60~~
Service Station	944	vfp	14.03~~13.87~~	$19,543.60~~$17,731.23~~	$14,462.26~~$13,121.11~~
Service Station w/ Mini-Mart	945	vfp	13.99~~13.51~~	$14,793.91~~$13,102.15~~	$10,940.09~~$9,695.59~~
Lakeland PUD *(Per Ordinance No. 4867 as amended by Resolution No. 2955, Ordinance No. 6176, ~~and~~ Resolution No. 5181, and Resolution No. 5388.)*					
Detached Single-Family Residential Unit	N/A	du	n/a	$1,352.83~~$1,307.06~~	-
Attached Single-Family/Multi-Family Unit	N/A	du	n/a	$878.08~~$848.37~~	-
Senior-Family Unit	N/A	du	n/a	$301.74~~$291.53~~	-
Commercial/Retail Units	N/A	sf/gfa	n/a	$3.51~~$3.39~~	-
Administrative Fee for Independent Fee Calculation					$~~200~~205.00

Notes:

A. Basic trip rates are based on the ITE Trip Generation Manual, ~~9~~10th 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~~Dependent Land Use Supplementary Transportation Impact Fee Rate Schedule: (*Per Resolution No. 4122, Resolution No. 4424, Resolution No. 5181, ~~and~~ Resolution No. 5319, and Resolution No. 5388.*)

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	$0.12
~~Heavy Industry~~	~~120~~	~~sf/gfa~~	~~0.04~~	~~$0.07~~
Retail				
Shopping Center	820	sf/gla	0.01	$0.02
Car Sales	~~841~~840, 841	sf/gfa	0.09	$0.14
Supermarket	850	sf/gfa	0.33	$0.~~62~~64
Free-Standing Discount Store	813, 815, 861, 863, 864	sf/gfa	0.10	$0.~~19~~20
Home Improvement Store	862	sf/gfa	0.37	$0.~~70~~73
Services				
Restaurant	931, 932	sf/gfa	0.63	$1.~~18~~23
Fast Food Restaurant	933, 934	sf/gfa	2.87	$5.~~41~~60

Notes:

A. ITE Land Use Code based on ITE Trip Generation, ~~9th~~ 10th 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. Facility Extension Fees: *(Per Ordinance No. 5791 and amended by Ordinance No. 5819, Resolution No. 3953, Resolution No. 4272, Resolution No. 4424, Resolution No. 5114, Resolution No. 5319, ~~and~~ Resolution 5380, and Resolution No. 5388.)*

The Facility Extension Application Fee is $715~~569~~.00, plus $215~~172~~.00 for each Facility (w~~W~~ater, s~~S~~anitary s~~S~~ewer, s~~S~~torm d~~D~~rainage, s~~S~~treet, private street and private storm systems within private streets).

Facility Extension Fees are the summation of the following categories (a+b+c+d), or $2~~1~~,1~~74~~10.00, 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 $7~~5~~.25~~70~~ per LF plus,
The next 1001 LF to 2500 LF is charged at $3~~2~~.75~~90~~ per LF plus,
Any additional over 2500 LF is charged at $2~~1~~.25~~70~~ per LF.

b. For the linear footage of streets and private streets:

The first 0 LF to 500 LF will be charged at $97.010 per LF plus,
The next 501 LF to 1000 LF will be charged at $54.250 per LF plus,
Any additional over 1000 LF will be charged at $1.510 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 $575457.00 plus $65.510 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%) of the estimated fee will be paid when the applicant applies for second review or, if no second review is needed, before the City issues a notice of plan approval.

b. The remaining balance will be paid by the applicant before the City signs the facility extension agreement. (After plan approval, but before the start of construction.)

Additional Review:

Each additional plan review beyond a 3rd review prior to plan approval will require an additional fee of $53627.00 be paid at the time of the additional review submittal. If the review requires more than 8 hours of staff time to complete an additional fee of $676.00 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 $2684.00 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 $676.00 per hour will be charged and must be paid prior to plan approval.

For each deviation, deferral, or appeal submitted for review, the applicant will be charged a $268.00 fee, regardless of the City's approval or rejection of the request. If the review of the request requires more than 4 hours of staff time to complete, an additional fee of $67.00 per hour will be charged and must be paid prior to plan approval.

Additional Inspection:
Fees to inspect work beyond the Authorized Construction Period, re-inspect previously inspected work that was found to be incomplete or deficient, and inspection of non-linear extension work are $67.00 per hour during normal business hours and $100.00 per hour during non-business hours (weeknights, weekends, and holidays).

4. Right-of Way Use Permit Fees: *(Per Ordinance No. 6125, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*	
Type A – Banner	$542.00
Type B – Short Term	$642.00
Type C – Long Term	$26558.00 for the 1st year (or any term longer than 30 days and less than 1 year)/ $1063.00 for each additional year (or portion thereof) up to 5 years

Type D – Hauling	$1063.00 + estimated staff time @ $542.00 per hour
Street Closure – Type B or C	$963.00
Sidewalk Closure – Type B or C	$642.00
Parking Closure – Type B or C	$642.00
5. Franchise Agreements: *(Per Ordinance No. 6546, Resolution No. 5114, Resolution No. 5255, and Resolution No. 5319, and Resolution No. 5388.)*	
Application/Renewal/Amendment Application Fee (ACC 13.36.040, ACC 20.06.120, ACC 20.06.130)	$5,300150.00 Nonrefundable Initial Fee + plus the City's actual costs incurred in excess of $5,300150.00. 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
6. Public Way Agreements: *(Per Ordinance No. 6546, Resolution No. 5114, and Resolution No. 5319, and Resolution No. 5388.)*	
Application/Renewal Application Fee (ACC 20.04.020, ACC 20.04.120)	$5,150300.00 nonrefundable Initial Fee + plus the City's actual costs incurred in excess of $5,300150.00. 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
7. Right-of-Way Vacations: *(Per Resolution No. 4143, Resolution No. 5114, and Resolution No. 5319, and Resolution No. 5388.)*	
Application Fee	$1,600545.00
Land Value Compensation	Per ACC 12.48.085

8. 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, Resolution No. 5181, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)* 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 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[1]	Water Service & Meter Box Installed by City[2,3]		
		Paved Street	Unpaved Street	
¾ or less	$~~375.00~~390.00	$4,212.00 ~~3,700.00[3]~~	$~~2,150.00~~2,712.00	$~~6,630.00~~7,121.00
1	$~~430.00~~445.00	$~~3,750.00~~4,266.00[3]	$~~2,200.00~~2,766.00	$~~6,630.00~~7,121.00
1-1/2	$~~1,010.00~~1,020.00	$~~5, 300.00~~7,383.00[3]	$~~3,800.00~~5,883.00	$~~22,077.00~~23,711.00
2	$~~1,080.00~~1,090.00	$~~5,750.00~~7,454.00[3]	$~~4,200.00~~5,954.00	$~~35,336.00~~37,951.00
3	Actual Cost	By Applicant	By Applicant	$~~70,738.00~~75,973.00
4	Actual Cost	By Applicant	By Applicant	$~~110,516.00~~118,694.00
6	Actual Cost	By Applicant	By Applicant	$~~220,968.00~~237,320.00
8	Actual Cost	By Applicant	By Applicant	$~~353,562.00~~379,726.00
10	Actual Cost	By Applicant	By Applicant	$~~508,298.00~~545,912.00

[1]Installation of a water meter done by the City and the service either already exists or has been installed by the Applicant.

[2]Installation of the entire water service is done by the City.

[3]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)*
New Connection[4]	$~~190.00~~200.00	$~~2,460.00~~2,642.00 ~~Per~~ per RCE[5]
Grinder Pump (New Connection)[4]	$~~265.00~~275.00	$~~2460.00~~2,642.00 per RCE[5]
Tenant Improvement[4]	$~~60.00~~65.00	$~~2,460.00~~2,642.00 ~~Per~~ per net increase in RCE's[5]

[4]All construction is the responsibility of the Applicant. If a new connection or repair requires work within City right-of-way, a Construction Permit (EXC - see Section 11) is required in addition to the Sewer Permit.

[5]RCE, Residential Customer Equivalent - An RCE shall be as defined by the King County Department of Natural Resources.

NOTE: In addition to City sanitary sewer connection fees, King County will impose a sanitary sewer connection fee (King County Capacity Charge) for improvements in King County's regional sewer system, in accordance with King County Code 28.84.050. King County will bill customers directly for this charge once the sewer work is complete. This charge is not to be paid to the City.

c. Storm Drainage Utility: *(Per Resolution No. 4566 and amended by Resolution No. 5181, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*

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

Type	Permit Fee[6]		System Development Charge (SDC)
Single Family Residence & Duplexes (on Individual Parcels)	Level 1	$~~215.00~~220.00	$~~1,229.00~~1,320.00 per ESU[8]
	Level 2	$~~415.00~~430.00	
	Level 3 [7]	Base Fee = $~~1,485.00~~1,530.00 for up to 10,000 SF of disturbed area Cumulative Additional Fee #1 = Base Fee + $~~415.00~~430.00 for 10,001 SF up to 43,560 SF (1 Acre) of disturbed area Cumulative Additional Fee #2 = Cumulative Additional Fee #1 + $~~105.00~~110.00 per whole or partial Acre disturbed over 1 Acre	
Other Parcels	Level 1	$~~215.00~~220.00	$~~1,229.00~~1,320.00 per ESU[8]
	Level 2	$~~415.00~~430.00	
	Level 3 [7]	Base Fee = $~~1,485.00~~1,530.00 for up to 10,000 SF of disturbed area Cumulative Additional Fee #1 = Base Fee + $~~415.00~~430.00 for 10,001 SF up to 43,560 SF (1 Acre) of disturbed area Cumulative Additional Fee #2 = Cumulative Additional Fee #1 + $~~105.00~~110.00 per whole or partial Acre disturbed over 1 Acre	

[6]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 hard surface area; and/or disturb less than 7,000 square feet of land.

  Note: Single-family residential projects disturbing 500 square feet or less may not require a permit.

- Level 2 permits are for all projects that add or replace 2,000 to 4,999 square feet of 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 hard surface area, or convert ¾ 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 hard surface area is 5,000 square feet or more and the value of improvements exceeds 50% of the assessed value of existing improvements.

[7]Level 3 permit is calculated as the Base Fee plus the Cumulative Additional Fees described herein.

[8]ESU, Equivalent Service Unit - A configuration of development of hard surfaces (which include impervious surfaces, permeable pavements, and vegetated roofs) 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. Although gravel surfaces are considered a hard surface under ACC 13.48.010, existing gravel surfaces are not included in the calculation of the SDCs. One ESU is considered equal to 2,600 square feet of parcel coverage by hard surfaces. Per ACC 13.48.010.

When calculating the total SDC, a credit will be applied for the existing hard surface area except existing gravel surfaces ~~(e.g., new total SDC minus calculated SDC for existing hard surface area using the definition of hard surface as given in ACC 13.48.010)~~.

9. Other Utility Fees: (Per Ordinance No. 5819, Ordinance No. 5944, Resolution No. 3797, Resolution No. 3953, Resolution No. 4424, Resolution No. 5114, Resolution No. 5134, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)	
Fireline Connection Permit	$~~140.00~~145.00
Hydrant Installation Permit and Inspection Fee	$~~245.00~~250.00
Hydrant ~~Meter~~ Use Monthly Rate (applies to Type A and B permits): 3-inch water meter monthly rate, plus Actual usage at Commercial water rate	~~$48.04~~Per Current Utility Rate Schedule
Fire Hydrant Meter Wrench Fee (Type A Permit) ~~– Refundable Deposit~~[1]	$~~40.00~~45.00
Hydrant Meter with RPBA, Valve, and Wrench (Type B Permit) – Refundable Deposit~~[1]~~ [2]	$~~2,045.00~~2,110.00
Water Use Charge for Unreturned Hydrant Meter ~~Water Use Charge~~ (if equipment not returned for final reading)	$~~700.00~~720.00
Water Meter Test Fee, 2" or less	$~~225.00~~230.00
Water Meter Test Fee, greater than 2"	At Actual Cost
Water Meter Removal Fee (3/4" to 1") – (service line remains)	$~~310.00~~320.00
Water Meter Removal Fee (1-1/2" to 2") – (service line remains)	$~~925.00~~640.00
Water Meter Removal Fee (3" and larger) – (service line remains)	At Actual Cost
Water Service Abandonment Permit (City abandons at main, removes meter and box)	$~~2,990.00~~3,080.00
Water Meter Relocation Permit by City	Same as Water Service Installation Permit Fee, see ~~9~~8.a.
Meter Damage/Tamper Repair Permit	$500.00 plus Meter Cost, if applicable
Water Service Alteration/Repair Permit on Private Property (by Applicant)	$~~80.00~~85.00
Backflow Permit for Premises Isolation (internal or external)	$~~80.00~~85.00
Hydraulic Modeling	At Actual Cost, $3,000.00 Deposit
King County Right-of-Way Permit	At Actual Cost, $1,000.00 Deposit
Hourly Rate for Negotiation, Development, Administration, and Execution of Special Agreements for Utility Service (Franchise Agreements, Service Area Agreements)	$100.00
Re-Locate Fee (if <45 days from initial locates)	$~~200.00~~210.00
Side Sewer Repair Permit on Private Property	$~~80.00~~85.00
Side Sewer Repair Permit in Right-of-Way[3]	$~~160.00~~165.00
Demolition Cap Permit (cap side sewer before building demolition)	$ ~~$80.00~~85.00
Side Sewer Relocation/Replacement Permit	$~~130.00~~135.00
Oil/Water Separator Permit	$~~205.00~~210.00
Grease Interceptor Permit[3]	$~~205.00~~210.00
Storm Drainage Repair Permit – Existing Private System on Private Property	$~~80.00~~85.00
Storm Drainage Repair Permit – Existing System in Public Right-of-Way/Easement[3]	$~~160.00~~165.00
Utilities Payback Administration Fees: ~~*(per Ordinance No. 5954)*~~ Application Fee[4]: Base Fee (BF) Per Benefited Parcel (BP) *Application Fee Calculation = BF + (BP x Number of Benefited Parcels)*	 ~~$515.00~~ ~~$1,030.00~~2, $2,100.00 $~~515.00~~50.00

Payment Processing Fee (per parcel)e[5] Area of Special Benefit Analysis Transaction/Collection Fee Recording Fee Outside Professional Services, including Area of Special Benefit Analysis	$310.00100.00 $84.00 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

[1]Non-refundable fee. Wrench is only for withdrawing water at City-designated hydrant fill stations. Applicant will be charged the Hydrant Use Monthly Rate and all monthly reported water use at Commercial water rates until applicant notifies City that applicant is no longer using water from City-designated hydrants. If the equipment is not returned or is returned in a damaged condition, the deposit amount shall be forfeited.

[2]Each year, the hydrant meter with RPBA, Valve, and Wrench must be returned to City for annual maintenance and testing no later than the date specified by the City at the time of application. **The deposit amount will be forfeited if the equipment is not returned to the City by the deadline.** If needed, the City will re-issue a hydrant meter to the applicant under the same permitDecember 1 for maintenance and final annual meter reading. In that instance, the applicant will be billed for any damages to the returned meter; the deposit will be applied to the re-issued hydrant meter. The deposit amount shall be forfeited if the equipment is not returned to the City by the deadline.Upon final return of the equipment to the City, the cost of repairing any damages will be deducted from the deposit.

[3]If repair or new construction requires work within City right-of-way, including a new connection to the City's system, a Construction Permit (EXC - see Section 11) is required in addition to the permit.

[4]Per Payback Agreement included in the application. Payback Agreement Application Fee includes recording and mailing costs.

[5]Per Payback amount received during the term of the Payback Agreement. Fee Amount to be deducted from the amount due to the developer when payback is collected for a parcel.

10. Construction Permits: *(Per Ordinance No. 5817, Resolution No. 3953, Resolution No. 4272, Resolution No. 4424, and Resolution No. 5319, and Resolution No. 5388.)*	
Basic Fee (BF) Basic fee covers permit intake, admin, limited review and inspection time.	$1504.050
Hourly Daily Review, and Inspection Rate (DIRHIR) : Normal Business DaysHours Non-Business DaysAfter Hours (includes weeknights, weekends, and holidays)) and will be charged at the after hours HIR x the duration of the work	 $40054.00 $60083.00
For Excavation Type Work: Length of Excavation (feet) 31 – 100 feet of excavation length 101 – 250 feet of excavation length 251 – 500 feet of excavation length 501 – 750 feet of excavation length 751 – 1000 feet of excavation length	 Additional Fee (AF) $54.00 $160.00 $267.00 $373.00 $480.00
Fee Calculation: Permit Fee = BF + (DIR x Estimated Days In Right of Way)*AF (for the appropriate length of excavation) If the excavation exceeds 1,000 linear feet Permit Fee = BF + $480.00 + (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 significant review and inspection time, after hours work, or ly more than 1,000 feet of street excavation or when the review and inspection scope or duration requirements cannot be accurately estimated, the city engineer may establish a deposit account to manage permitee 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 permitee.	

11. Memorial Sign Program: *(Per Ordinance No. 6137, Ordinance No. 6149, and Resolution No. 5319, and Resolution No. 5388)*	
Memorial Sign	$155160.00

12. Special Permits: *(Per Ordinance No. 5817 and amended by Resolution No. 3953, Resolution No. 4272, Resolution No. 4424, and Resolution No. 5319, and Resolution No. 5388.)*		
Permit Type	**Base Fee**	**Additional Per Linear Foot**
Sidewalk	$57.506.00	$1.150/foot for each foot over 25 linear feet
Residential Driveway	$57.506.00	$1.750/foot for each foot over 20 linear feet*
Commercial Driveway	$113.5010.00	$2.250/foot for each foot over 48 linear feet*
*Driveway widths are based on the width of the driveway apron in the right-of-way.		

13. Street Payback Agreements: *(Per Ordinance No. 6319, Resolution No. 4624, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*	
Street Payback Administration Fees:	
Application Fee[1]:	
Base Fee (BF)	$2100.00
Per Benefited Parcel (BP)	$50.00
Application Fee Calculation = BF + (BP x Number of Benefited Parcels)	
Payment Processing Fee (per parcel)[2]	$100.00
Outside Professional Services, including Area of Special Benefit Analysis	Time & Materials
~~Application Fee~~	~~$515.00~~
[1] Payback Agreement Application Fee includes recording and mailing costs. [2] Fee to be deducted from the amount due to the developer when payback is collected for a parcel.	
~~[1]Per Payback Agreement included in the application. Payback Agreement Application Fee includes recording and mailing costs.~~ ~~[2]Per Payback amount received during the term of the Payback Agreement. Amount to be deducted from the amount due to the developer.~~ ~~Processing Fee~~	~~$1,030.00~~
~~Assessment Reimbursement Area Analysis~~	~~$1,030.00~~
~~Transaction/Collection Fee~~	~~$310.00~~
~~Recording Fee~~	~~$84.00~~
~~Outside Professional Services (when needed)~~	~~Time and Materials~~

14. Mitigation and Impact Fees for Exempt Wells: *(Per Resolution No. 5352 and ESSB 6091.)*	
Mitigation and Impact fees for properties that will be served by new exempt wells drilled on or after January 19, 2018.*	$500.00
*$350.00 of the $500.00 fee shall be sent to the Washington State Department of Ecology for mitigation enhancements in the well's drainage basin, with the remaining $150.00 to be retained by the City to cover its administrative costs.	

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	[redacted]	$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	[redacted]	$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, Resolution No. 5213, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*

1. Lease Fees

Lease Type:

Open G-D	$~~210.00~~217.00
Open C	$~~250.00~~258.00
Closed J	$~~372.00~~389.00
Closed H	$~~401.00~~414.00
Closed Y & Z	$~~465.00~~480.00
Closed Y1 & Z22	$~~599.00~~618.00
Outside Tiedowns	$~~80.00~~83.00
Storage Rows H-D	$~~135.00~~139.00
Storage Units (185 sq. ft. – Buildings Y&Z)	$~~119.00~~123.00
Storage Units (298 sq. ft.)	$~~144.00~~149.00
Storage Units (380 sq. ft. – Buildings Y&Z)	$~~182.00~~188.00

A security surcharge of $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, ~~2018~~2019.

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 $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 $~~61.00~~63.00 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.) Limit 2 Cards per space.	$25.00
Annual Aeronautical Business License ~~*(includes listing of your business on airport signs and airport webpage.)*~~	$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, 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)	as 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	$12.00
Citizen	$25.00
Late Registration Fee	
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	$200.00
Alarm Fee*	$200.00
Supplemental Fee for Non-permitted Alarm System, each alarm	$100.00
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, Resolution No. 5114 and Resolution No. 5312.)*

Type	Fees
Fees for public records – collection	
Non-certified photocopies of public records, printed copies of electronic public records when requested by the person requesting records	$0.15 per page plus postage
Certified copies of public records	$5.00 per document plus copying fees
Scanned public records into an electronic format	$0.10 per page
Electronic files or attachments uploaded to email, cloud-based storage service or other means of electronic delivery	$0.05 per each 4 electronic files
Transmission of public records in an electronic format	$0.10 per gigabyte
Digital Storage Media or Device; Container or Envelope Used to Mail Copies to Requestor, and Postage	Actual Cost
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, Resolution No. 5181, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*

Type	Fees
Graves	
Section 9A and 9B	$2,795.00
All other adult graves	$2,395.00
Child's Place	$300.00
Double Depth (includes 2 burial spaces / 2 liners)	$~~4,790.00~~4,890.00
Section 9A and 9B (Quads and Upright monument plots)	$~~5,995.00~~6,995.00 each
Section 9B (Plaza Estates)	$9,995.00 each
Ground Cremation Plots	
Centennial Um Garden (single)	$995.00
Centennial Um Garden (double)	$1,895.00
Section 9 Upright Section Um 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 2	$2,295.00
Centennial Columbarium II (1 or 2 urns) – Row 1	$1,995.00
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. Inurnment will be $695.00 per occasion. See guidelines for additional pertinent information. A single inscription on the glass front is $240 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	$1,995.00
*If the niche (external) is to be used as a double niche, the inurnment, 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~~595.00
Memorial Plaque - $175 additional for inscription + tax	$295.00
Services	
"Chapel of Memories" rental for services	$350.00
Opening and Closing – Ground Burials	
Liner/Vault	$1,495.00
Children's Place	$490.00
Opening and Closing – Cremation	
ForestWalk	
Cremation Plot	$795.00
Niche	$695.00
Opening and Closing – Entombment	$1,295.00

Marker Services	
Flat Grass:	$~~265.00~~300.00 + tax
Inscription	$295.00 + tax
Setting Fee	$150.00 + tax
Resetting Fee	$175.00
New Inspection Fee for outside sales	
Upright	$475.00 + tax
Setting Fee	$~~390.00~~425.00 + tax
Inscription	$325.00
Resetting Fee	$45.00 + tax
Vase Setting Fee	$100.00
Recording Fee	$175.00
Overtime Charge – per hour	
Saturday Service Fee	$~~795.00~~850.00
Full Interment	$450.00
Cremation	
Materials	
Flower Vases: (prices include vase setting fee)	
Standard	$~~150.00~~200.00
Deluxe Cast Zinc (gray or bronze zinc)	$~~250.00~~275.00
Deluxe Wall (brass)	$250.00
Liners: Concrete Liner	$795.00 + tax
Mountain View Vault	$1,695.00 + tax
Vault Installation	$595.00 + tax
Double Depth	$995.00 + tax
Urn Encasement	$~~300.00~~350.00 + tax
Forestwalk Informal Cremation Garden	
Phase I: Single 3' Single Ground Plot	$1,495.00
Phase I: Double 4' Plots	$2,295.00
Phase II: Double 4' Double Ground Plot	$2,295.00- $3,995.00
Wishing Well Scattering	$295.00
Granite Memorials Start At	$~~395.00~~595.00 + tax

H. PARKS, ARTS 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, Resolution No. 5255, ~~and~~ Resolution No. 5319, and Resolution No. 5388.)*

LES GOVE MULTI-PURPOSE BUILDING	**Resident**	**Non-Resident**		
Monday – Sunday	$60.00/ Per 3 hr block	$75.00/ Per 3 hr block		
LES GOVE GYMNASIUM	**Resident**	**Non-Resident**	**Auburn Non-Profit**	**Other Non-Profit**
Gymnasium (athletics practice, birthday parties, etc.)	$45.00/hour	$$55.00/hour	$35.00/hour	$45.00/hour
Gymnasium (tournaments, trade shows, fairs, etc.)	$75.00/hour	$90.00/hour	$60.00/hour	$75.00/hour
Damage Deposit	$300.00	$300.00	$300	$300
Optional Cleaning Fee	$275.00	$275.00	$275	$275
SENIOR ACTIVITY CENTER	**Resident**	**Non-Resident**	**Auburn Non-Profit**	**Other Non-Profit**
Millennium Room (includes basic kitchen use) Available Friday evenings, Saturday and Sunday.	$80.00/hour	$100.00/hour	$60.00/hour	$80.00/hour
Full Facility Rental Package Friday night & Saturday: 4 hours Friday and up to 12 hours of use on Saturday	$1,200.00	$1,500.00	$900.00	$1,200.00
Full Facility Rental Package Full Day Saturday or Full Day Sunday: up to 12 hours of use on either day	$1,000.00	$1,300.00	$750.00	$1,000.00
1/3 Millennium Room	$45.00/hour	$55.00/hour	$35.00/hour	$45.00/hour
Lions Room	$35.00/hour	$45.00/hour	$25.00/hour	$35.00/hour

Monday – Friday				
*Additional Cleanup time available 11:00 p.m. – midnight	$80.00	$100.00	$60.00	$80.00
Damage & Cleaning Deposit (for Full Facility and Millennium room rentals) without alcohol	$300.00	$300.00	$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	$500.00	$500.00
Optional cleaning fee (fee required with use of alcohol in facility)	$275.00	$275.00	$275.00	$275.00
Kitchen with room rental.	$20.00 (1-4 hours) $80.00 (5-12 hours)	$20.00 (1-4 hours) $80.00 (5-12 hours)	$20.00 (1-4 hours) $80.00 (5-12 hours)	$20.00 (1-4 hours) $80.00 (5-12 hours)
Kitchen – Private and Commercial Use	$20.00/hour	$25.00/hour	$20.00/hour	$25.00/hour
AUBURN COMMUNITY & EVENT CENTER	**Resident**	**Non-Resident**	**Auburn Non-Profit**	**Other Non-Profit**
Full Community Room	$120.00/hour	$150.00/hour	$90.00/hour	$120.00/hour
2/3 Rooms of Full Community Room	$90.00/hour	$120.00/hour	$70.00/hour	$90.00/hour
1/3 Room of Full Community Room	$60.00/hour	$80.00/hour	$45.00/hour	$60.00/hour
Full Community Room (up to 12 hours)	$1,200.00	$1,500.00	$900.00	$1,200.00
Classroom	$20.00/hour	$25.00/hour	$15.00/hour	$20.00/hour
Kitchen with room rental.	$20.00 (1-4 hours) $80.00 (5-12 hours)	$20.00 (1-4 hours) $80.00 (5-12 hours)	$20.00 (1-4 hours) $80.00 (5-12 hours)	$20.00 (1-4 hours) $80.00 (5-12 hours)
Kitchen – Private and Commercial Use	$20.00/hour	$25/hour	$20.00/hour	$25.00/hour
Damage & Cleaning Deposit for Full Facility without alcohol	$300.00	$300.00	$300.00	$300.00
Damage & Cleaning Deposit for Full Facility with alcohol ($1,000,000.00 excess liability insurance required)	$500.00	$500.00	$500.00	$500.00
Optional cleaning fee (fee required with use of alcohol in facility)	$275.00	$275.00	$275.00	$275.00
THE REC				
Full Facility (Includes Rec Room & Lobby)	$90.00/hour	$120.00/ hour	$70.00/ hour	$90.00/ hour
Rec Room	$60.00/hour	$75.00/hour	$45.00/hour	$60.00/hour

WILLIAM C. WARREN BUILDING	Resident	Non-Resident
	$40.00/hour	$50.00/hour
BACKYARD IDEA GARDEN	$60.00/Half Day	$75.00/Half Day
	$100.00/Full Day	$125.00/Full Day
GRASS FIELDS	**Resident**	**Non-Resident**
Youth	$7.00/hour	$10.00/hour
Adult	$15.00/hour	$20.00/hour
Field Lights	$20.00/hour	$20.00/hour
Field Maintenance	$30.00 per field	$30.00 per field
BASEBALL/SOFTBALL/ FASTPITCH TOURNAMENTS	**1 Day**	**2 Day**
Youth	$700.00	$1,000.00
Adult	$900.00	$1,300.00
Field Lights	$20.00/hour	$20.00/hour
SYNTHETIC TURF FIELDS	**Resident**	**Non-Resident**
Youth	$30.00/hour	$40.00/hour
Adult	$40.00/hour	$50.00/hour
Field Lights	$20.00/hour	$20.00/hour
GAME FARM WILDERNESS PARK CAMPGROUNDS	**Resident**	**Non-Resident**
	$~~25~~35.00/night	$~~25~~35.00/night
GAME FARM WILDERNESS PARK DAY CAMP	**Resident/ Non-Resident**	**Non-Profit**
	$75.00/day	$50.00/day

PICNIC SHELTERS	Resident		Non-Resident	
GAME FARM PARK	**Half Day***	**Full Day***	**Half Day***	**Full Day***
Single quadrant (max: 25)				
Monday – Friday	$30.00	$50.00	$40.00	$65.00
Saturday - Sunday	N/A	N/A	N/A	N/A
Full day				
Mon-Sun (Full Shelter) 1-99	$120.00	$200.00	$150.00	$250.00
Mon-Sun (Full Shelter) 100-199	$180.00	$300.00	$225.00	$375.00
Mon-Sun (Full Shelter) 200+ (must also rent amphitheater)	N/A	$375.00	N/A	$475.00
Amphitheater	$75.00	$125.00	$100.00	$175.00
ISAAC EVANS PARK	$60.00	$100.00	$75.00	$125.00
LEA HILL PARK	$60.00	$100.00	$75.00	$125.00
ROEGNER PARK	$60.00	$100.00	$75.00	$125.00
GAME FARM WILDERNESS PARK	$60.00	$100.00	$75.00	$125.00
LES GOVE PARK	$60.00	$100.00	$75.00	$125.00

SUNSET PARK				
Mon-Sun Single Quadrant (max: 25)	$30.00	$50.00	$40.00	$65.00
Mon-Sun (Full Shelter) 1-99	$120.00	$200.00	$150.00	$250.00
Mon-Sun (Full Shelter) 100-199	$180.00	$300.00	$225.00	$375.00
Mon-Sun (Full Shelter) 200+	NA	$375.00	NA	$475.00

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

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 equipment additional charge	$35.00/hour	$45.00/hour
$1,000,000 excess liability insurance required	Upon request	Upon request
Custodial Fee	$130.00	$130.00
Sound & Light Technician	$30.00/hour	$30.00/hour
Stage Hand	$15.00/hour	$15.00/hour
Theater House Manager	$25.00/hour	$25.00/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 GIS[11] *(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[12] + tax
Data	
Digital Data Requests	$50.00 per hour[13] + tax
Miscellaneous	
CD-Rom	$5.00 + tax
All other requests for data or information not specifically listed	$50.00 per hour + tax

[11] Hourly charge to complete any of the below (one hour minimum charge).
[12] Hourly charge includes the cost of processing and providing custom map requests.
[13] Hourly charge includes the cost of processing and providing digital data requests.

K. ECONOMIC DEVELOPMENT FEES (*per Resolution No. 5388*)

COMMERCIAL PARKING LOT FEES

LOT	**NON-PROFIT ORGANIZATION** (must submit IRS status with application)	**OTHER ORGANIZATION**
	**$250 minimum flat fee + additional per space / daily fee*	
Lot 1 – Kiss & Ride (21 stalls)	$0 / per space / per day	$2.50 / per space / per day
Lot 2 – 11 A St NW (47 stalls)	$0 / per space / per day	$2.50 / per space / per day
Lot 3 – Mel's Lot (120 stalls)	$0 / per space / per day	$2.50 / per space / per day
Lot 4 – B St (60 stalls)	$0 / per space / per day	$1.50 / per space / per day
Lot 5 – Safeway (122 stalls)	$0 / per space / per day	$1.50 / per space / per day
Lot 6 – D St (20 stalls)	$0 / per space / per day	$1.00 / per space / per day

~~K~~L. RETURNED CHECK FEE

Any instance where a check is tendered for payment and non-sufficient funds exist to settle the transaction, a $35.00 fee shall apply.

M. **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.

RESOLUTION NO. 5 3 8 8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING THE CITY OF AUBURN FEE SCHEDULE TO ADJUST FOR ~~2018~~ 2019 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~~ has adopted~~ion~~ of a Fee Schedule ~~with the passage of Ordinance 5707~~, which was most recently updated in Resolution XXXX; and

WHEREAS, after reviewing the cost to provide City services, Staff recommends~~it is appropriate to review and~~ amending the fees and charges ~~for City applications and activities for which fees are charged to adjust for changes~~ ,to be effective January 2019.

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."

Section 2. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. This Resolution ~~shall~~ will take effect and be in full force on passage and signatures ~~hereon~~. The new fees will be effective~~, and~~ on January 1, 2019.

Dated and Signed this _____ day of _____, 2018.

CITY OF AUBURN

_____
NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Steven L. Gross, City Attorney

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6702 (Coleman) (10 Minutes)

Date:
November 6, 2018

Department:
Finance

Attachments:
Memo
Ordinance No. 6702

Budget Impact:

Administrative Recommendation:

City Council to introduce and adopt Ordinance No. 6702, establishing the Property Tax levy for calendar year 2019.

Background Summary:

Proposed Ordinance No. 6702 establishes the 2019 Property Tax Levy based upon preliminary information from King County. It represents an increase over the 2018 levy of $214,405 plus the increase due to new construction and refund levy. King County will not finalize the City's assessed valuation (AV), new construction, and refund levies until December. Therefore the levy is based upon preliminary information as it is scheduled for Council adoption on November 19, 2018. The following table summarizes the 2019 Property Tax levy:

Table 1. 2019 Property Tax Levy Calculations	
2018 property tax levy	$ 21,440,472
1.000% increase	214,405
Estimated new construction	261,722
Estimated refund levy	32,000
Total Estimated property tax levy	$ 21,948,599

As of this date the County has preliminarily established the 2019 assessed valuation (including estimated new construction) for the City of Auburn at $11.330 billion which is a 7.3% increase over the 2018 level of $10.559 billion. The total 2019 Property Tax Levy will be distributed to the General Fund to support general governmental operations.

Reviewed by Council Committees:

Councilmember:

Staff: Coleman

Meeting Date: November 13, 2018

Item Number:

CITY OF AUBURN WASHINGTON

Interoffice Memorandum

To: City Council

From: **Shelley Coleman, Finance Director**

CC: Nancy Backus, Mayor

Date: November 7, 2018

Re: 2019 Property Tax Ordinance No. 6702

Attached is proposed Ordinance No. 6702, establishing the 2019 Property Tax Levy. The 2019 Property Tax Levy is based upon preliminary information from King County as of November 5, 2018, and represents an increase over the 2018 levy of $214,405, not including new construction and the refund levy.

The estimated increase on new construction is $261,722 and the refund levy is $32,000. King County will not finalize the City's assessed valuation (AV) and new construction until December therefore the levy will be based upon preliminary information as it is scheduled for Council adoption on November 19, 2018. The following table summarizes the 2019 Property Tax levy:

Table 1. 2019 Property Tax Levy Calculations

2018 property tax levy	$	21,440,472
1.000% increase		214,405
Estimated new construction		261,722
Estimated refund levy		32,000
Estimated Property Tax Levy	$	21,948,599

As of this date the County has preliminarily established the 2019 assessed valuation (including estimated new construction) for the City of Auburn at $11,329,761,815 which is a 7.3% increase over the 2018 level of $10,559,150,907.

The total 2019 Property Tax Levy will be distributed to the General Fund to support general governmental operations.

Attachments:

- 1. Ordinance No. 6702

ORDINANCE NO. 6 7 0 2

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 2018 FOR GENERAL CITY OPERATIONAL PURPOSES IN THE AMOUNT OF $21,948,599.00

WHEREAS, the City Council of the City of Auburn has met and considered its budget for the calendar year 2019; and

WHEREAS, pursuant to RCW 84.55.120 the City Council held public hearings on November 26, 2018 and December 3, 2018, after proper notice was given, to consider the City of Auburn's 2019 budget and the regular property tax levy to support it; and

WHEREAS, the City Council of the City of Auburn, after public hearing, and after duly considering all relevant evidence and testimony presented, has determined that the City of Auburn requires property tax revenue and any increase of new construction and improvements to property, any increase in the value of state-assessed property, annexations, and any refund levies in order to discharge the expected expenses and obligations of the City and in its best interest; and

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

Section 1. Regular property taxes for collection in the City of Auburn for the year 2019 are authorized in the amount of $21,948,599.00. Not including

the addition of new construction and improvements to property, any increases related to the value of state assessed property, and any refund levies available, the regular property tax levy for 2019 collection represents an increase from regular property taxes levied for collection in 2017 of $214,405 which is a 1.0% increase in revenue from the previous year.

Section 2. **Implementation.** The Mayor is hereby authorized to implement those administrative procedures necessary to carry out the directions of this legislation.

Section 3. **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 of it to any person or circumstance will 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 will 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:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Steven L. Gross, City Attorney

Published: _____

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6704 (Gaub) (10 Minutes)

Date:
November 5, 2018

Department:
Public Works

Attachments:
Draft Ordinance No. 6704
Exhibits

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background Summary:

Auburn City Code (ACC) 13.20, Sewers, contains the regulations for the public sewer utility and the private side sewers that serve private property. The regulations need to be modified to distinguish when and where the maintenance and repair responsibility belongs to the City, and when and where they belong to the property owner.

Staff recommends the attached changes to ACC 13.20 in order to:

1) Clarify that the City is responsible for maintenance and repair of the portion of the private side sewers in the public right-of-way, and the property owner is responsible for maintenance and repair of the portion of the private side sewer on private property,

2) Clarify who is responsible when tree roots cause a problem in a sewer line,

3) Require a Construction Permit for a property owner's contractor to install a new side sewer when the work is in the right-of-way,

4) Revise the requirement that abandoning a septic system always requires connection to the public sewer system, and

5) Clarify various definitions.

Reviewed by Council Committees:

Councilmember:

Staff: Gaub

Meeting Date: November 13, 2018

Item Number:

ORDINANCE NO. 6 7 0 4

CITY OF AUBURN, WASHINGTON, AMENDING SECTIONS 13.20.010, 13.20.040, 13.20.080, 13.20.090, 13.20.095, 13.20.120, 13.20.182, 13.20.200 AND 13.20.230 OF THE AUBURN CITY CODE RELATING TO MAINTENANCE AND REPAIR RESPONSIBILITIES FOR PUBLIC AND PRIVATE PORTIONS OF THE SEWAGE COLLECTION SYSTEM; AND REMOVING INAPPLICABLE CODE REQUIREMENTS

WHEREAS, the City Council wishes to clearly define the responsibilities of both the City and property owners regarding the installation, maintenance, repair, and replacement of sewers serving those properties; and

WHEREAS, the City Council finds that it is in the City's best interest to assume responsibility for repairing damaged side sewers located within the public right-of-way; and

WHEREAS, the City Council finds property owners should assume responsibility for maintenance, operation, and if necessary, repair of damaged private side sewers located on the property served by the side sewer or within public or private easements on other properties; and

WHEREAS, the City Council wishes to clarify the definitions relating to public and private sewers to more clearly differentiate between public sewers, private side sewers connecting to the public sewer system, and private sewage disposal systems; and

WHEREAS, the City Council understands that there may be occasions where a private sewage disposal system is removed from service and the

property should not be obligated to connect to the public sewer within 30 days; and

WHEREAS, the City Council wishes to clarify the responsibility of property owners when trees or shrubs on their property or discharges from their property cause an obstruction within public or private sewers; and

WHEREAS, the City Council wishes to clarify that private construction or repair of sewer lines within city right-of-way is subject to city right-of-way permit requirements: and

WHEREAS, the City Council wishes to correct the definitions of Polar and Nonpolar FOG.

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

Section 1. **Amendment to City Code.** That section 13.20.010 of the Auburn City Code is amended to read as shown in Exhibit A.

Section 2. **Amendment to City Code.** That section 13.20.040 of the Auburn City Code is amended to read as shown in Exhibit B.

Section 3. **Amendment to City Code.** That section 13.20.080 of the Auburn City Code is amended to read as shown in Exhibit C.

Section 4. **Amendment to City Code.** That section 13.20.090 of the Auburn City Code is amended to read as shown in Exhibit D.

Section 5. **Amendment to City Code.** That section 13.20.095 of the Auburn City Code is amended to read as shown in Exhibit E.

Section 6. **Amendment to City Code.** That section 13.20.120 of the Auburn City Code is amended to read as shown in Exhibit F.

Section 7. **Amendment to City Code.** That section 13.20.182 of the Auburn City Code is amended to read as shown in Exhibit G.

Section 8. **Amendment to City Code.** That section 13.20.200 of the Auburn City Code is amended to read as shown in Exhibit H.

Section 9. **Amendment to City Code.** That section 13.20.230 of the Auburn City Code is amended to read as shown in Exhibit I.

Section 10. **Implementation.** The Mayor is authorized to implement those administrative procedures necessary to carry out the directions of this legislation.

Section 11. **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 ordinance 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 will 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:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Steven L. Gross, City Attorney

Published: _____

EXHIBIT A

13.20.010 Definitions.

Unless the context specifically indicates otherwise, the meaning of the terms used in this chapter shall be as follows:

A. "Assessment" means a financial burden placed upon a property for benefits received, directly or indirectly. An assessment is typically applied to property through a local improvement district and is collected by the city finance department; however, it can be established for collection upon use of the defined benefit.

B. "BOD" (denoting biochemical oxygen demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20 degrees centigrade expressed in parts per million by weight.

C. "Building sewer" means that part of the lowest horizontal piping of the building sewer system which receives the discharge from wastewater pipes inside the building footprint and conveys it to the side sewer ~~at~~ up to five feet outside of the building footprint. Building sewers are private sewers and are not part of the public system.

D. “Charge in lieu of assessment” means a charge made by the city on property which has not previously participated in the cost of a public sewer line directly serving the property.

E. “City of Auburn design and construction standards” means the requirements adopted under Chapter 12.04 ACC for storm drainage, sanitary sewer, street, and water design and construction.

F. “Commercial” means, for the purposes of this chapter, multiple dwelling units (as defined hereinafter) or businesses engaged in the manufacturing and/or sale of a commodity or commodities, or rendering of a service such as, but not limited to, hotels, motels, hospitals, industrial complexes, schools and colleges, convalescent homes, nursing homes, and retirement homes.

G. “Deduct meter” means an approved city water meter that is located upon a private water service serving a non-single-family residential development for the purpose of monitoring water consumption that does not enter into the sanitary sewer system. A deduct meter is not an irrigation meter, and shall not be used as such.

H. “Dwelling unit” means one or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen facilities for use solely by one family.

I. “F.O.G. (FOG)” means fats, oils, and grease.

J. “FOG control plan” means a document, signed by the business owner, outlining FOG issues within the facility and how they are to be addressed.

K. “Grease trap” means an indoor hydromechanical grease interceptor, typically with a holding capacity of 55 gallons or less, designed for the purpose of removing and preventing fats, oils, and grease from entering the sanitary sewer system. Such traps are typically compact under-the-sink units that are near food preparation areas.

L. “Grease interceptor” means an outdoor gravity grease interceptor, typically with a holding capacity of 500 gallons or more, designed for the purpose of removing and preventing fats, oils, and grease from entering the sanitary sewer collection system. These devices are often below-ground units in outside areas and are built as two- or three-chamber baffled tanks.

M. “Irrigation meter” means an approved city water meter connected to a public water service to determine the amount of water being used for landscape watering.

N. “LID” or “local improvement district” means a method of assisting benefiting properties in financing needed capital improvements through formation of special assessment districts.

O. “Multiple dwelling units” means, for this chapter, two or more residential units connected to a single water service.

P. “Natural outlet” means any outlet (conveyance) into a watercourse, pond, ditch, lake, or other body of surface or groundwater.

Q. “Nonpolar FOG” means FOG of mineral origin.~~of animal or vegetable origin.~~

R. “Oil/water separator” means a pretreatment device, either coalescing plate or API separator, that prevents oil from being discharged into the sewer system.

S. “pH” means the measurement of acidity or alkalinity of sewage and is measured as the logarithm of the reciprocal of the weight of hydrogen-ion concentration in gram atoms per liter of solution.

T. “Polar FOG” means FOG of animal or vegetable origin.~~mineral origin.~~

U. “Premises” means property, including improvements, utilized under one ownership and/or under a single entity control with respect to the use of sewer services and the responsibility for payment thereof.

V. “Private sewage disposal system” means an integrated arrangement of components for premises not connected to the public sewer which conveys, stores, treats, or provides subsurface soil treatment and disposal of residential sewage on the property where it originates; including piping, treatment devices, other accessories, and the soil underlying the disposal component of the initial and reserve areas.

W “Private sewer” means ~~a~~ sewage conveyance facilit~~y~~ies which ~~is~~ are owned, operated, maintained and controlled by the property owner served by that system.

X “Private side sewer” means the extension from the building sewer to the connector (tee or wye) on the public sewer mainline.

~~W~~Y. "Public sewer" means any sewage conveyance facility which is ~~owned,~~ operated, maintained and controlled by a public authority.

Z. "Public sewer mainline" means that portion of the public sewage conveyance system which includes manholes and pipe between manholes, which is owned, operated, and controlled by a public authority.

~~X~~AA. "Residential customer equivalent (RCE)" means the term used by King County's department of natural resources, wastewater treatment division, to define the capacity that is required by new development within the sanitary sewer system. Single-family homes are established as one RCE. RCEs for non-single-family homes and multifamily dwellings shall be calculated using King County guidelines. Multifamily residential units with individual water meters shall be classified as one RCE per family unit.

~~Y~~AB. "Sanitary sewer" means a wastewater conveyance facility to which storm, surface, and groundwater are excluded.

~~Z~~AC. "Septage" means the mixture of solid wastes, scum, sludge, and liquids pumped from the septic tanks, pump chambers, holding tanks, and other on-site sewer system components.

~~AA~~AD. "Sewage" means residential, business, industrial, and institutional wastewater.

~~AB~~AE. "Sewer" means a facility for conveying sewage.

~~AC~~AF. "Sewerage" means all facilities for collecting, transporting, pumping, treating, and disposing of sewage.

~~AD~~AG. "Sewer meter" is a city-approved device used to measure sewage that enters the sanitary sewer system.

~~AE. "Side sewer" means the extension from the building sewer to the connector on the public sewer mainline. Side sewer may be a public or private sewer.~~

~~AF~~AH. "Single-family residential" means, for this chapter, any isolated/detached building designed exclusively for occupancy of one family.

~~AG~~AI. "Storm drain" means a wastewater conveyance facility for storm, surface, and groundwater.

~~AH~~AJ. "Suspended solids" means solids that float on the surface of, or are in suspension in, water, sewage, or other liquids, and which are removable by laboratory filtering.

~~AI~~AK. "UPC" means the Uniform Plumbing Code, including amendments, as adopted by the city.

~~AJ~~AL. "Utility" means, for this chapter, the city of Auburn sewer utility or sewer division.

~~AK~~AM. "Watercourse" means a channel, either natural or manmade, in which a flow of water occurs, either continuously or intermittently. (Ord. 6152 § 1, 2008; Ord. 5934 § 1, 2005; Ord. 5852 § 1, 2004; Ord. 5381 § 1, 2000; Ord. 5302 § 1, 1999; Ord. 5222 § 1 (Exh. B), 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

EXHIBIT B

13.20.040 Sewer system responsibility.

Once sewer facilities have been constructed and approved by the city, t~~T~~he city shall be responsible for the maintenance, ~~and~~ operation, repair, and replacement of the public sewer system and the portions of private side sewers located within public rights-of-way ~~and easements~~. The owner of the property served by the side sewer is responsible for the maintenance, operation, and repair of the side sewer on the property and within public or private easements on other properties. ~~The responsibility for the maintenance and operation of the nonpublic sewer system within private property shall be the property owner's.~~ (Ord. 5852 § 1, 2004; Ord. 5381 § 1, 2000; Ord. 5222 § 1 (Exh. B), 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

EXHIBIT C

13.20.080 Private system – Allowed when.

A private sewage disposal system~~private sewer system or sewage disposal system~~ may be installed as allowed by and in accordance with the provisions of the county health authority. The allowance of private sewage disposal system ~~a private sewage disposal system~~ will take into consideration city water resource protection efforts and possible impacts to city drinking water sources. (Ord. 5852 § 1, 2004; Ord. 5302 § 1, 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.))

EXHIBIT D

13.20.090 Private system – Requirements.

The type, capacity, location, layout, and design of a private sewage disposal system~~private sewage system~~, if required, ~~shall~~ will comply with the recommendations and regulations of the county health authority. Each private sewage disposal system ~~private sewage system shall~~ will be designed by a registered professional civil engineer or certified sewage system designer. No sewage ~~shall~~ will be permitted to discharge to any natural outlet or to the ground surface. The property owner ~~shall~~ will operate and maintain the private sewage disposal system~~private sewage disposal facilities~~ in a sanitary manner at all times and at no expense to the city. (Ord. 5852 § 1, 2004; Ord. 5302 § 1, 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

EXHIBIT E

13.20.095 Private system – Abandonment upon public system availability.

A. Any party permanently removing a septic tank, seepage pit, cesspool, wastewater tank or other on-site sewage system from service ~~shall~~ will ~~within 30 days connect to the public sewer system; and~~:

1. Have the septage removed by a hauler approved by the county health authority; and
2. Remove or destroy the lid; and
3. Fill the void created with compacted soil; and
4. Report the abandonment to the county health authority on a form obtained from the appropriate health officer. A copy of the abandonment form shall also be distributed to the city prior to close out of the required side sewer connection permit.

B. Whenever a public sewer becomes available to a lot/parcel served by a private ~~sewer~~ sewage disposal system not in compliance with ACC 13.20.090, a direct connection ~~shall~~ will be made to the public sewer in compliance with this chapter~~.~~, and ~~Any~~ any private sewage disposal system~~private sewage facilities not approved for connection to the public system shall~~ will be abandoned ~~as noted in~~consistent with subsection A of this section. (Ord. 5852 § 1, 2004; Ord. 5302 § 1, 1999; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

EXHIBIT F

13.20.120 Trees or shrubs obstructing sewers ~~prohibited~~.

~~It is unlawful to~~ The owners of private property will not allow ~~to grow~~ any tree or shrub to grow so that its ~~whose~~ roots obstruct public or private sewers. Wherever such plantings ~~are shown to be obstructing~~ obstruct a public sewer~~s~~, ~~they shall be~~the owner will ~~removed~~ remove the plantings or will otherwise ~~remedied from obstructing~~ remedy the ~~said~~ sewer obstruction, any of which will be at the expense of the owner of the property on which the planting grows. If the property owner fails to correct the obstruction in a timely manner, the city may take corrective action and the property owner will be financially responsible to reimburse the city for any corrective actions taken. (Ord. 5852 § 1, 2004; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

EXHIBIT G

13.20.182 Property owner responsible for damages.

If the city determines that the actions of a property owner, or discharges from a ~~building~~ private side sewer result in damage to or partial or complete blockage within the public right-of-way or of a city-owned public sewer, or if such action or discharge ~~the building sewer, side sewer, or adversely affects transmission capabilities of the public sewer, or~~ requires ~~excessive maintenance~~ corrective action by the city as determined by the city engineer, the ~~discharger responsible~~property owner ~~shall~~ will be liable for said damage, blockage, and/or maintenance and will be financially responsible for any and all necessary repairs or other corrective actions necessary to restore the public sewer system to full and normal operation. (Ord. 5852 § 1, 2004.)

EXHIBIT H

13.20.200 Permits – Application – Inspection – Fee.
An application for any side sewer permit shall be made with the city, which the applicant shall supplement with plans, specifications or other information as deemed necessary by the city. A permit application and inspection fee shall be charged in accordance with the city of Auburn fee schedule. Any work undertaken within a public right-of-way is subject to Chapter 12.66 ACC for work within the City or subject to other applicable permit requirements as specified by the City or County with jurisdiction where the work is being performed. (Ord. 5852 § 1, 2004; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

EXHIBIT I

13.20.230 Side sewer repair or replacement – Permit required.

It is unlawful for any person to repair, replace, or reconnect to the public sewer mainline any side sewer without first obtaining a permit to do so from the city. The fee for such permit shall be charged in accordance with the city of Auburn fee schedule. Any work undertaken within a public right-of-way is subject to Chapter 12.66 ACC for work within the City or subject to other applicable permit requirements as specified by the City or County with jurisdiction where the work is being performed. (Ord. 5852 § 1, 2004; Ord. 5381 § 1, 2000; Ord. 5212 § 1 (Exh. I), 1999; Ord. 4241 § 2, 1987.)

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6705 (Gaub) (15 Minutes)

Date:
November 5, 2018

Department:
Public Works

Attachments:
Ordinance No. 6705
Exhibit A

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

City Council to discuss Ordinance No. 6705.

Background Summary:

At previous City Council Study Sessions in July and October of 2018, staff discussed potential revisions to the City's development standards related to public improvements required by development activities. Based on this discussion, revisions to City Code Chapter 12.64A, Required Public Improvements, are being proposed with Ordinance 6705 that, if adopted, would change when public improvements are triggered and clarify what public improvements are required.

Reviewed by Council Committees:

Councilmember:

Staff: Gaub

Meeting Date: November 13, 2018

Item Number:

ORDINANCE NO. 6 7 0 5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON AMENDING CHAPTER 12.64A OF THE AUBURN CITY CODE RELATED TO PUBLIC RIGHT-OF-WAY IMPROVEMENTS

WHEREAS, Chapter 12.64A of the Auburn City Code requires applicants for development to construct public improvements; and

WHEREAS, the City Council finds that to apply the requirements of Chapter 12.64A to proposed developments in a fair and equitable way requires clarification of the code; and

WHEREAS, the City Council wishes to clarify the guidelines used by the City Engineer in determining whether a development makes a given public improvement necessary.

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

Section 1. Amendment to City Code. Chapter 12.64A of the Auburn City Code is amended to read as shown in Exhibit A.

Section 2. Implementation. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. 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

of this ordinance to any person or circumstance will 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 will 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:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Steven L. Gross, City Attorney

Published: _____

Chapter 12.64A
REQUIRED PUBLIC IMPROVEMENTS

Sections:

12.64A.010 Purpose.

12.64A.020 Applicability of chapter.

12.64A.030 Requirements.

12.64A.040 Construction.

12.64A.050 Deferral and fee in lieu of improvements.

12.64A.060 Appeal and enforcement.

12.64A.010 Purpose.

The purpose of this chapter is to:

A. Establish the city's authority to require an applicant for a building, grading and/or special permit to make reasonable public street improvements ~~and/~~or defer said improvements through an agreement process ~~and/~~or pay a fee in lieu of ~~said~~ those improvements;

B. Establish procedures to determine when applicants for building, grading and/or special permit applicants ~~shall~~ will be required to provide public improvements;

C. Establish criteria to be used to determine the nature, extent and location of required public improvements;

D. Promote the development of the city's transportation infrastructure in conformance with the city's comprehensive plan and design standards, in ~~such manner as~~order to avoid public harm or the creation of nuisance situations. (Ord. 6083 § 2, 2007.)

12.64A.020 Applicability of chapter.

~~It shall be a condition of~~ A~~a~~ny building, grading ~~and/~~or special permit meeting one or more of the following criteria ~~that the applicant shall~~ will include a requirement that the permittee construct or otherwise provide public right-of-way improvements as ~~set forth~~required in ACC 12.64A.030.

A. Four residential dwelling units or less, and ~~the estimated value of~~ the proposed ~~structural~~ improvements add 1 or more units ~~exceed 50 percent of the King or Pierce County assessor's value of the existing structure(s)~~ on the subject property. For the purposes of this condition, an auxiliary dwelling unit (ADU) is not considered a unit; or

B. Commercial development, industrial development, or residential development with more than four dwelling units, ~~and~~ when the ~~estimated value of the~~ proposed ~~structural~~ improvements add 1 or more units and increase the net building square footage~~exceeds 25 percent of the King or Pierce County assessor's value~~ of the existing structure(s) on the subject property; or

C. Commercial development, industrial development, or residential development with more than four dwelling units, where no additional units are being added and when the proposed improvements increase net building square footage on the subject property by 10% or 1000 square feet, whichever is lower; or

D. Drive-~~-~~through service is added on the subject property; or

E. A standalone parking lot is added on the subject property. For the purposes of this condition, a standalone parking lot is a parking lot that is not designated to meet parking requirements of a building or other improvement located on the same parcel; or

~~C. New or additional residential, commercial, or industrial units will be created; or~~

F~~D~~. A change in use on the subject property that results in an increase in the required number of parking stalls by f~~F~~ive or more ~~more new parking stalls on the subject property will be created~~; or

E. Vehicular or non-motorized access from the subject property to a public right-of-way, either directly or through a private road, easement, or tract, is created, modified, or relocated. This requirement does not apply to a relocation or modification of an access used for only a single-family residence if the access change connects to the same public right-of-way. The City Engineer may waive this requirement in circumstances where the City Engineer determines that the access is being modified to address safety deficiencies associated with the existing access. ~~A new access point to a public street will be created. (Ord. 6083 § 2, 2007.)~~

12.64A.030 Requirements.

The permitted actions set forth in ACC 12.64.A.020 trigger the requirement of the following public improvements to each public street frontage with vehicular or non-motorized access:

A. paved roadway
B. sidewalks
C. curb and gutter
D. street landscaping
E. street lighting and conduit

F. storm drainage

G. dedication of public right of way

H. conduit for City communication systems

The city engineer will determine whether one or more of the following public right-of-way improvements are needed to mitigate the impacts of a permitted action set forth in ACC 12.64.A.020:

A. Additional street lighting

B. Additional storm drainage systems

C. Traffic control and other safety systems including, but not limited to, roadway channelization, signage, non-motorized safety , and traffic calming

D. Dedication of public right-of-way on public street frontages without vehicular or non-motorized access

~~The city engineer shall determine in consultation with police; parks, arts, and recreation; planning and development department; information services; and the local fire authority whether one or more of the following public right-of-way improvements are necessary to mitigate the impacts of a permitted action set forth in ACC 12.64A.020, which improvements shall, after construction and installation, be dedicated to and owned by the city. Construction or provision of those improvements in the manner specified by the city engineer shall be a condition of granting said permit:~~

~~A. Paved roadway on the same side of the street as the subject property;~~

~~B. Street lighting;~~

~~C. Sidewalks on the same side of the street as the subject property;~~

~~D. Concrete curbs and gutters on the same side of the street as the subject property;~~

~~E. Storm drainage systems;~~

~~F. Street landscaping and appurtenances on the same side of the street as the subject property;~~

~~G. Traffic control and other safety devices including, but not limited to, provisions for channelization, pavement markings, signage, pedestrian safety, and traffic calming;~~

~~H. Dedication of public right-of-way on the same side of the street as the subject property;~~

~~l. Conduit at least three inches in diameter in any street/public right-of-way being improved under this chapter. (Ord. 6414 § 1, 2012; Ord. 6287 § 2, 2010; Ord. 6112 § 1, 2007; Ord. 6083 § 2, 2007.)~~

12.64A.040 Construction.

Unless a deferral ~~and/~~or fee in lieu of improvements is granted ~~per~~ under ACC 12.64A.050, applicants for a building, grading, ~~and/~~or special permit ~~shall~~ will construct said improvements in conformance with the public facility extension requirements of Chapter 13.40 ACC. (Ord. 6083 § 2, 2007.)

12.64A.050 Deferral and fee in lieu of improvements.

A. The city engineer may grant a deferral ~~and/~~or payment of fee in lieu of improvements for some or all of the improvements required ~~pursuant~~ under~~to~~ this chapter ~~up~~on receipt of a written request from the applicant, or may require a deferral ~~and/~~or payment of fee in lieu of improvements for some or all of the required improvements. ~~; provided, d~~Dedication of necessary right-of-way may not be deferred or satisfied through payment of a fee in lieu. The city engineer's decision regarding deferral or payment of a fee in lieu ~~shall~~ will take into account ~~the best interests of the city and~~, among other considerations, the following criteria:

1. Proximity to or lack of similar improvements~~, or lack thereof,~~ within the roadway corridor;

2. Continuity of infrastructure improvements within the public right-of-way;

3. Pending projects programmed within the corridor that may impact the street frontage of the subject property;

4. Safety considerations;

5. Traffic volumes and travel patterns;

6. Storm drainage needs;

7. Input from the police; parks, arts, and recreation; ~~planning and~~community development department; information services; and the local fire authority.

B. For those improvements either deferred or for which a fee in lieu is paid, the applicant ~~shall~~ will be required to:

1. Execute and record an agreement not to protest the formation of a future local improvement district (LID) formed for the construction of ~~such~~ those improvements; and

2. Execute and record an agreement to defer the completion of the required improvements by the applicant until ~~such time as~~ the city determines the improvements are needed; or

3. Pay a fee in lieu of improvements based on the city's estimated costs to complete the required improvements. The city ~~shall~~ will have the discretion to require payment of a fee in lieu of improvements ~~rather than~~instead of the execution and recording of deferral agreements when~~; provided, that~~ the street improvements are part of an identified project in the city's six-year transportation improvement program or other documentation, and the funds can immediately be ~~utilized~~ used for design ~~and/~~or construction efforts, or to leverage additional grant funding for the project; or

4. Execute a combination of a deferral and payment of a fee in lieu of improvements~~; provided,~~ as long as the applicant's combined obligation does not exceed the extent of the total requirements for ~~such~~ those improvements.

C. The applicant has the right under state law to protest the applicant's assessment for any ~~such~~ LID at the time of the final assessment roll public hearing.

D. For those improvements that are deferred, the design standards and construction standards in place at the time of improvements ~~shall~~ will be applied. (Ord. 6287 § 2, 2010; Ord. 6112 § 2, 2007; Ord. 6083 § 2, 2007.)

12.64A.060 Appeal and enforcement.

A. Appeals of determinations by the city engineer made pursuant to this chapter ~~shall~~ must be filed with the city's public works director within 20 working days after the final city engineer decision is issued. The public works director ~~shall~~ will have 15 working days to review the appeal, decide whether to uphold or modify the city engineer's decision, and notify the applicant of such decision.

B. Appeals of decisions of the public works director made pursuant to this chapter ~~shall~~ will be filed with the public works department within 20 working days after the date of the notice of the public works director's decision. Appeals ~~shall~~ will be heard by the city's hearing examiner pursuant to Chapter 2.46 ACC. Decisions of the hearing examiner ~~shall~~ will be based on whether the decision being appealed was consistent with applicable state law and city codes. ~~The hearing examiner's determination shall be final unless appealed as provided herein.~~

C. Appeals of decisions of the hearing examiner under this chapter ~~shall~~ will be final unless appealed to the superior court of the county in which the proposed public improvements are located within the city of Auburn.

The, which appeals shall be in accordance must be filed under with the procedures in RCW 34.05.510 through 34.05.598. ; provided, that tThe notice of appeal of the hearing examiner's decision shall will be filed with the city clerk within 30 days after issuance of the decision of the hearing examiner.

D. When appealing a determination under this chapter, at any stage of appeal, the applicant/appellant must indicate if the appeal pertains to:

1. The determination of the required improvements in the public right-of-way;

2. The determination to require or deny a deferral of said improvements; and/or

3. The determination to require the payment of a fee in lieu for a deferral instead of an executed and recorded agreement.

E. The associated building, grading or special permit shall will not be issued until all appeals are concluded. (Ord. 6442 § 7, 2012; Ord. 6182 § 2, 2008; Ord. 6083 § 2, 2007.)

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6701 (Tate) (5 Minutes)

Date:
November 6, 2018

Department:
Community Development

Attachments:
Ordinance No. 6701
Exhibit A Ordinance No. 6701 - Excerpt Rezone Map
Exhibit B to Ordinance No. 6701 - Hearing Examiner Decision
Exhibit C - Staff Report to Hearing Examiner

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background Summary:

On October 17, 2018, the Hearing Examiner held a public meeting, listened to staff's recommendation, accepted public comment from the Auburn School District in support of the rezone and closed the record upon staff's submittal of corrected materials (reference Exhibit C). Following the public hearing, the Hearing Examiner issued a recommendation of approval (Exhibit B) of the rezone to the City Council.

The staff report provided to the Hearing Examiner and included as Exhibit C of this agenda bill provides the detailed background that led to the Hearing Examiner's recommendation of approval. Of particular note are the following items:

1. At the end of 2015, through passage of Ordinance No. 6584, the City of Auburn adopted a new Comprehensive Plan and revised Comprehensive Plan Map. The re-designation of this parcel from "Single Family" to "Institutional" was included in the revision to the Comprehensive Plan Map.

2. The Applicant has requested a rezone to the P-1, Public Use zoning district to match the same zoning classification that exists for the adjacent school (Pioneer Elementary). Changing the parcel to P-1, Public Use District will help ensure developmental and permitting predictability.

3. While no longer specified as an implementing zone in the City's Comprehensive Plan, the P-1, Public Use District remains in effect on the City's official Zoning Map and in the City's Zoning Ordinance (Title 18).

4. In a future amendment to the Zoning Map, the City anticipates undertaking a city-wide rezone to change all P-1 zoned properties to I, Institutional. The P-1, Public Use District remains an appropriate implementing zone for the Institutional Land Use Designation, as identified on Page LU-14 of the Land Use Element.

5. As indicated by the Applicant in the narrative submitted with the application, the site is currently owned by the Auburn School District, and occupied by a religious institution (church). The church is proposed to be demolished at a future date to allow for the redevelopment of the site as part of the future replacement of the adjacent Pioneer Elementary School.

6. There are no significant adverse impacts associated with the proposed change. No development or redevelopment of the site is proposed at this time. Request: Schedule Ordinance No. 6701 for action by City Council on November 19, 2018.

Reviewed by Council Committees:

Other: Legal, Planning

Councilmember: **Staff:** Tate

Meeting Date: November 13, 2018 Item Number:

ORDINANCE NO. 6701

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, APPROVING THE REZONE OF PARCEL NO. 1921059037 FROM R-7, RESIDENTIAL ZONE – SEVEN DWELLING UNITS PER ACRE TO P-1, PUBLIC USE DISTRICT

WHEREAS, by Ordinance No. 6584, on December 14, 2015 the City of Auburn adopted a revised Comprehensive Plan Map that changed the designation of parcel no. 1921059037 ("subject parcel") from "Single Family" to "Institutional"; and

WHEREAS, the Auburn School District requested the rezone of the subject parcel from R-7, Residential Zone – Seven Dwelling Units Per Acre to P-1, Public Use District; and

WHEREAS, the P-1, Public Use District designation remains in effect on the City's official Zoning Map and in the City's Zoning Code (Title 18); and

WHEREAS, a combined Notice of Application (NOA), Notice of Public Hearing (NOPH), and Determination of Non-Significance (DNS) was issued on September 6, 2018 a minimum of 10 days prior to the public hearing as required by ACC 18.68.040(B)(1)(a). The notices were also posted at the site, mailed to adjacent property owners within 300 ft. of the site, and published in The Seattle Times newspaper, consistent with the noticing requirements of ACC 14.07.040; and

WHEREAS, the public comment period ended September 21, 2018 and the appeal period ended October 5, 2018 and no comments or appeals were received; and

WHEREAS, on October 17, 2018 the Hearing Examiner conducted a public hearing, listened to staff's recommendation, accepted public comment from the Auburn

School District in support of the rezone and closed the record upon staff's submittal of corrected materials ; and

WHEREAS, following the public hearing, the Hearing Examiner issued a recommendation of approval for consideration by the City Council; and

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

Section 1. Amendment to City Code. The proposed change in zoning (File No. REZ 18-0005) from R7 Residential Zone to P-1 Public Use District for Parcel 1921059037 is approved, with no conditions, and the City Zoning Map is amended as set forth in Exhibit "A".

Section 2. Findings of Fact. The Council adopts the City of Auburn Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation for File No. REZ 18-0005, as set forth in Exhibit "B".

Section 3. Filing and Recording. The rezone application and all related documents shall be filed along with this Ordinance with the Auburn City Clerk and the Clerk shall cause this Ordinance to be recorded in the office of the King County Recorder.

Section 4. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 5. Severability. The provisions of this ordinance are declared 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 6. 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: _____

CITY OF AUBURN

_____
NANCY BACKUS, MAYOR

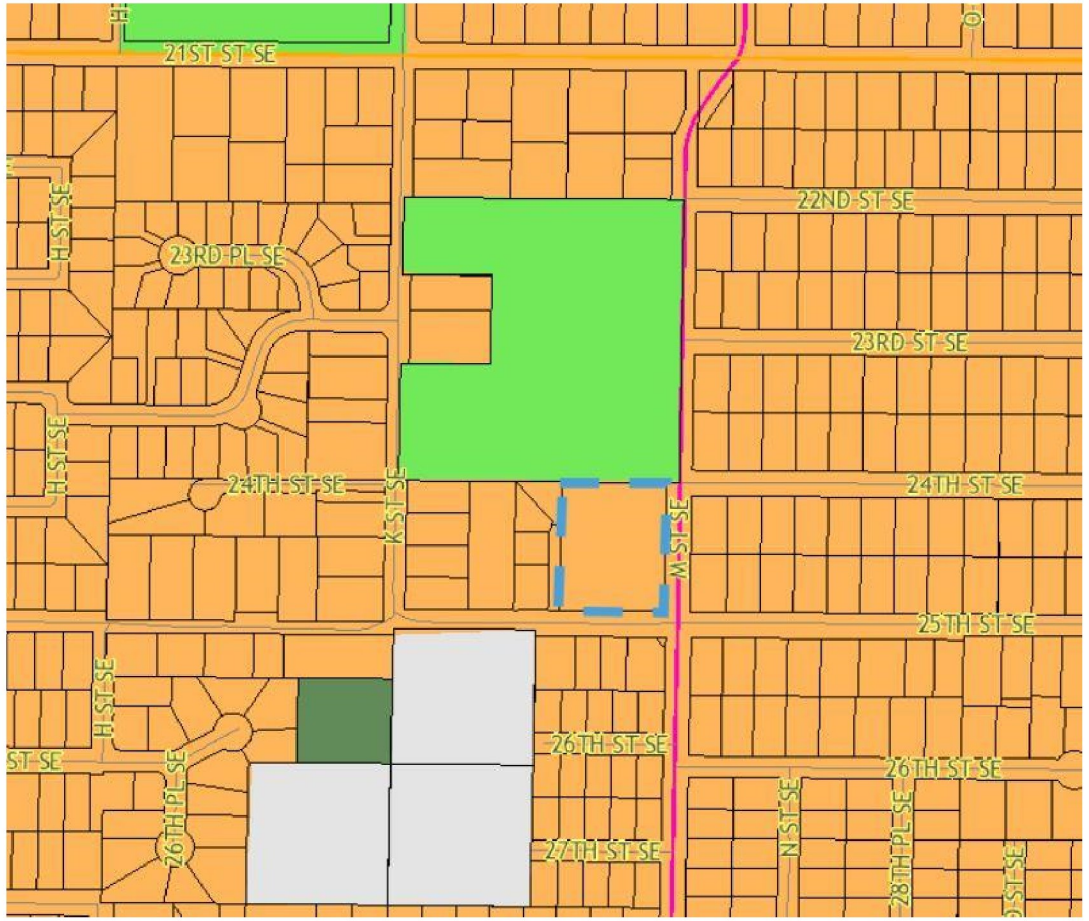
ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Steven L. Gross, City Attorney

PUBLISHED: _____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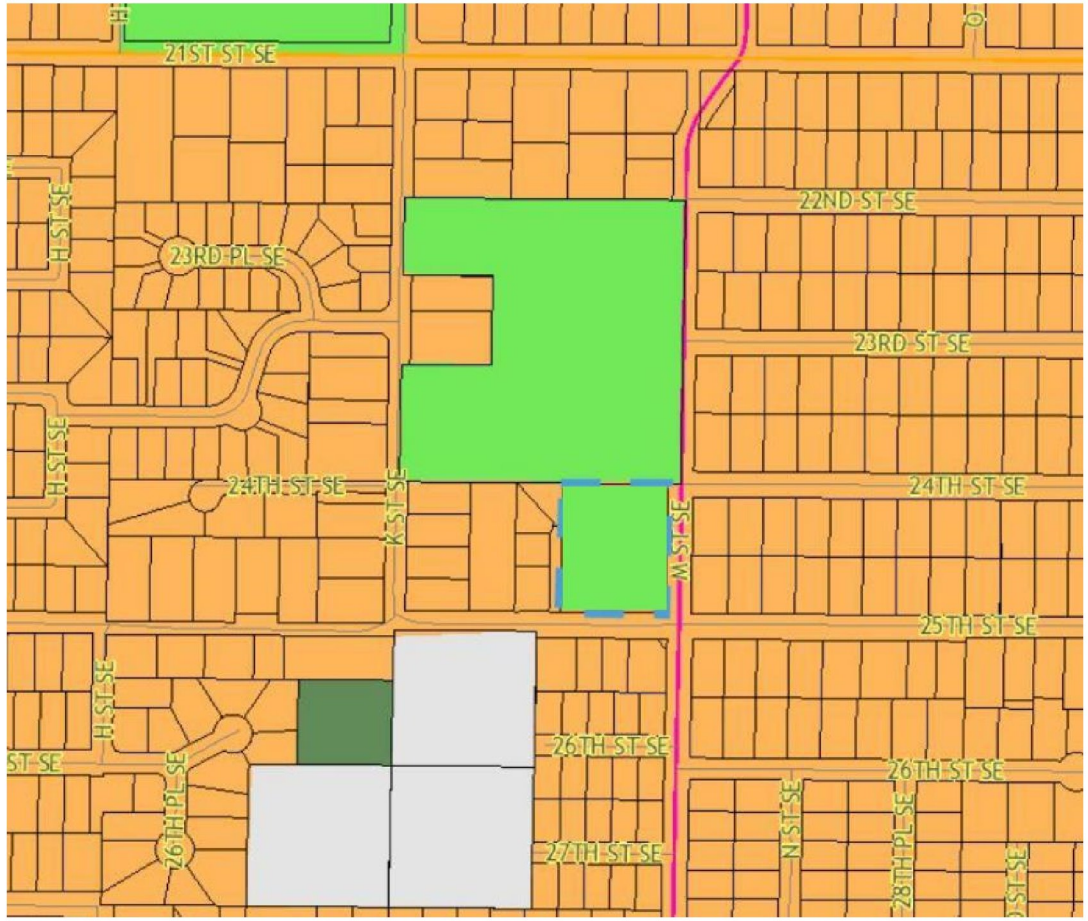
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BEFORE THE HEARING EXAMINER FOR THE CITY OF AUBURN

Emily Terrell, Hearing Examiner

RE: Auburn School District Rezone REZ18-0005	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION**

INTRODUCTION

The Applicant has requested a rezone of a 73,358sf parcel from R7, Residential Zone to P-1, Public Use District. The parcel is located at 2407 M Street SE Street. The rezone is necessary to make the Zoning Map designation consistent with the underlying Institutional Comprehensive Plan Land Use Map designation for the parcel. Approval of the rezone is recommended to provide for consistency between the Comprehensive Plan Land Use Map and the Zoning Map.

TESTIMONY

Alexandria Teague, Planner II, summarized the proposal. In response to the examiner, Ms. Teague noted the church located on the subject property is owned by the School District but is currently in use as a church. Ms. Teague also entered Ex 6, an excerpt of the Land Use Element of the Comprehensive Plan for the Institutional Land Use Designation.

Jeff Gross, the Executive Director for Capitol Projects for the Auburn School District, stated the District has reviewed the staff report and concurs with the City's analysis. The motivation behind the rezone is allowing the District to increase the size of the site prior to commencing renovations of the existing school under a separate project. They will eventually be able to remove many of the existing portables on the school campus. Also, the expansion will allow more on-site parking which should reduce parking impacts in the neighborhood.

EXHIBITS

Exhibits 1-4 identified in the Exhibit List at page 8 of the October 4, 2018 staff report, were admitted into the record during the October 17, 2018 public hearing. Additional exhibits entered into the record during the hearing were as follows:

Exhibit 5	Staff PowerPoint
Exhibit 6	Excerpt of the Comprehensive Plan Land Use Element
Exhibit 7	Corrected Staff Report (October 4, 2018)
Exhibit 8	Corrected Staff PowerPoint

FINDINGS OF FACT

Procedural:

1. Applicant. The Applicant is Auburn School District No. 408, 915 Fourth Street NE, Auburn, WA 98002.

2. Hearing. A hearing on the application was held on October 17, 2018 at 5:30 p.m. at the City Council chambers at Auburn City Hall.

Substantive:

3. Site/Proposal Description. The Applicant has requested a rezone of a 73,358sf parcel from R7, Residential Zone to P-1, Public Use District. The parcel is located at 2407 M Street SE. The project site is currently used as a church, though it is owned by the School District. As indicated by the Applicant at hearing, the church will eventually be removed. The District plans to expand the adjacent school campus on to the subject parcel which will allow them to create more on-site parking and remove several existing portables from the school campus. Schools are allowed in the P-1 zone. The Comprehensive Plan Land Use Designation for the parcel is Institutional. The P-1 zone is an implementing zone under the Institutional Comprehensive Plan Land Use Designation.

The site is rectangular in shape, approximately 294 feet in width and 301 feet in depth. There are no critical areas or slopes on the subject property. Churches are not permitted in the P-1 district. The rezoning will reclassify the existing church as a legal, non-conforming use until such time as the District removes the church and converts the use to school.

4. Characteristics of the Area: The neighborhood is characterized by predominantly single-family homes to the south, east and west. The District's school is located directly north of the subject site.

5. Adverse Impacts. There are no significant adverse impacts associated with the proposal. Compatibility with adjoining land uses is the only issue of concern at this stage of project review. Properties immediately adjacent to the subject on the south, east and west are zoned R7 residential and are developed as single-family homes. However, the existing school is directly north of the subject parcel. The school is zoned Public Use (P-1). Rezoning the subject will allow the existing school use to expand and reduce the impact on the neighborhood by providing on-site parking. The Comprehensive Plan Land Use Designation is Institutional. P-1 is an implementing zone for this designation. No compatibility problems are reasonably apparent from the administrative record.

CONCLUSIONS OF LAW

Procedural:

1. Authority of Hearing Examiner. ACC 18.68.030(B)(1)(a) grants the Hearing Examiner with the authority to review and make a recommendation on rezone requests to the City Council if the Planning Director determines that the rezone requests are consistent with the Comprehensive Plan. The Planning Director has determined that the rezone request is consistent with the Comprehensive Plan.

Substantive:

2. Comprehensive Plan Land Use Map Designation. The Comprehensive Plan Land Use Map designation for the proposed rezone area is Institutional.

3. Case Law Review Criteria and Application. Once it is concluded that a rezone is necessary for consistency with a Comprehensive Plan Land use map designation, approval of the rezone is essentially legally mandated except in extraordinary circumstances such as perhaps gross inconsistencies with other parts of the comprehensive plan. None of those circumstances are present here. The Auburn City Code does not include any criteria for rezone applications. Washington appellate courts have imposed some rezone criteria, requiring that the proponents of a rezone must establish that conditions have substantially changed since the original showing and that the rezone must bear a substantial relationship to the public health, safety, morals or welfare. *See Ahmann-Yamane, LLC v. Tabler*, 105 Wn. App. 103, 111 (2001). If a rezone implements the Comprehensive Plan, a showing that a change of circumstances has occurred is not required. *Id.* at 112.

The proposed rezone clearly meets the judicial criteria for a rezone. There is no question that the proposal is necessary to implement the Comprehensive Plan, as the Comprehensive Plan Land Use Map designation for the property is currently Institutional and the current R7 Residential zoning is inconsistent with that designation. In point of fact, approval of a rezone to an implementing zone is mandated by RCW 36.70A.120 and ACC 14.22.050, which requires the City's zoning regulations to be consistent with its comprehensive plan. The requested rezone is to the Public Use

District (P-1), the implementing zone for this Comprehensive Plan Land Use Designation.

The rezone bears a substantial relationship to the public health, safety, morals and welfare because it will not result in any significant adverse impacts as determined in Finding of Fact No. 5 while providing a significant opportunity to reduce the impact of the existing school parking on the surrounding neighborhood.

RECOMMENDATION

The Hearing Examiner recommends approval of REZ18-0005 without conditions.

DATED this 31st day of October 2018.

Emily Terrell
City of Auburn
Hearing Examiner Pro Tem

CITY OF AUBURN WASHINGTON

Nancy Backus, Mayor

25 West Main Street * Auburn WA 98001-4998 * www.auburnwa.gov * 253-931-3000

REZONE
Auburn School District – Rezone south of Pioneer Elementary
REZ18-0005

I. GENERAL INFORMATION:

Application Date: July 27, 2018

Applicant: Camie Anderson
Shockey Planning Group, Inc.
2716 Colby Avenue
Everett, WA 98201

Property Owner: Jeff Grose
Auburn School District No. 408
915 Fourth Street NE
Auburn, WA 98002

Proposal: Rezone a 73,358 sq. ft. parcel from R-7, Residential Zone (Seven Dwelling Units per Acre) to P-1, Public Use District to allow for the future redevelopment of the site associated with the adjacent Pioneer Elementary School.

Proposed Location: The project site is located at 2407 M St SE, at the intersection of M St SE and 25th St SE, within SE ¼ of Section 19, Township 21, Range 5.

Parcel Number: King County Assessor Parcel No. 1921059037.

Subject Property and Adjacent Property Comprehensive Plan Designation, Zoning Classification and Current Land Use:

	Comprehensive Plan Designation	Zoning Classification	Current Land Use
Project Site	Institutional	R-7 Residential	Religious Institution
North	Institutional	P-1, Public Use	School
South	Single Family	R-7 Residential	25 St SE, Single Family Residences
East	Single Family	R-7 Residential	M St SE, Single Family Residences
West	Single Family	R-7 Residential	Access Tract, Single Family Residences