

City Council Study Session
November 9, 2015 - 4:30 PM
Auburn City Hall
MINUTES

I. CALL TO ORDER

Deputy Mayor Holman called the meeting to order at 4:34 p.m. in the Council Chambers at Auburn City Hall, 25 West Main Street in Auburn.

A. Roll Call

City Councilmembers present: Deputy Mayor John Holman, Rich Wagner, Bill Pelosa, Largo Wales, Wayne Osborne, Claude DaCorsi and Yolanda Trout.

City officials and staff members present included: Mayor Nancy Backus, Human Resources and Risk Management Director Rob Roscoe, Chief of Police Bob Lee, Assistant Director of Community Development Services Jeff Tate, Parks, Arts and Recreation Director Daryl Faber, City Attorney Daniel B. Heid, Director of Administration Dana Hinman, Arts Coordinator Maija McKnight, Community Development and Public Works Director Kevin Snyder, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Assistant City Engineer Jacob Sweeting, Economic Development Manager Doug Lein, Finance Director Shelley Coleman, Arts and Events Manager Julie Krueger, Parks Planning and Development Manager Jamie Kelly, Innovation and Technology Director Paul Haugan, Financial Planning Manager Bob Brooks, and City Clerk Danielle Daskam.

II. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Draft Comprehensive Plan - Land Use Element (30 Minute Presentation / 30 Minute Q&A) (Snyder)

Assistant Director of Community Development Services Tate reviewed the draft Comprehensive Plan Land Use Element. He briefly reviewed the schedule for the Comprehensive Plan review and the framework of the Comprehensive Plan document. The Land Use Element was presented to the Planning Commission previously for their review.

The Land Use Element has two primary goals: connecting land use policies to values and aligning community input with City Vision.

The Land Use Element establishes all land use designations within

the City of Auburn and provides general descriptions and policies that are intended to serve as the basis for mapped zoning designations and codified development regulations. The Land Use Element establishes broad land use categories for residential, commercial, industrial, institutional/open space, and overlays. Within each land use designations are value statements, general land use policies, characteristics, and sub-designations.

Assistant Director Tate stated there are emphasis areas throughout the Land Use Element. Themes that run throughout the land use designations include: connectivity, quality, creativity, diversity, sustainability, efficiency, environment, interactive, economy, safety, healthy, and preservation. The Land Use Element and its themes seek better outcomes for land use activities and development.

Assistant Director Tate displayed the "Future Land Use Map" from the Core Plan. He noted minimal changes are proposed to the map. There are proposed changes to the Environmental Park (EP) Zone, C-2 Zone, and Institutional designation. The element includes several emphasis areas (overlay designations), impression corridors and important gateways.

Assistant Director Tate reported the City has received several comment letters regarding the draft Comprehensive Plan, including a comment letter from the Puget Sound Regional Council (PSRC).

Councilmember Wagner questioned the residential transition zone. Assistant Director of Community Development Services Tate explained the land use designation for residential transition does not exist currently. It is a hybrid zone that allows a good transition between two land use designations.

Councilmember Osborne questioned the current schedule for review of the Comprehensive Plan. Councilmember Osborne suggested the Planning Commission move its hearing date to a date before the scheduled first reading of the ordinance by the City Council.

Councilmember DaCorsi questioned the financial institutions' support of preservation of the building stock. Director Snyder stated the City has a regional obligation to focus on housing preservation. The City has met its affordable housing requirements and is now focusing on housing preservation. Financial institutional support will need to be developed.

- B. Draft Comprehensive Plan - Housing Element (10 Minute Presentation / 20 Minute Q&A) (Snyder)

Assistant Director Tate explained the Housing Element is a Growth Management Act mandated element of the Comprehensive Plan. The City used an outside consultant to develop the Housing Element for the Comprehensive Plan. The Consultant did an extensive outreach process that included broad surveys and targeted approach. The City of Auburn is a diverse, affordable community, with a significant amount of older housing stock and a variety of housing types that are necessary for the community. The priorities for the plan include healthy homes and neighborhoods, variety of housing options, quality housing, attainability, special needs housing, supportive services, partnerships within the community and monitoring.

Councilmember Wales asked if the Council goal of a healthy Auburn was incorporated into this element. Assistant Director Tate stated it is one of the seven values that the City used to develop the element.

Councilmember DaCorsi stated there will be a future need for additional low income housing and transitional housing.

C. Resolution No. 5173 (15 Minute Presentation / 15 Minute Q&A)
(Faber)

A Resolution of the City Council of the City of Auburn, Washington authorizing the Mayor and City Clerk to execute an agreement between the City of Auburn and the Auburn Symphony Orchestra for tourism promotion services

Director Faber introduced Lee Valenta, Nancy Colson, and Linda Bielejec from the Auburn Symphony.

Ms. Colson shared the history of Auburn Symphony. She explained the symphony provides symphony concerts and chamber concerts in the community. The Auburn Symphony attracts visitors to the community and encourages economic development.

Ms. Valenta, General Manager of Auburn Symphony, reviewed the Auburn Symphony budget.

Ms. Bielejec, President of the Board of the Orchestra, reviewed the process for selecting a new music director and conductor. She explained guest conductors will be utilized, for early season events, the musicians will have significant input on selection of new music director.

Councilmember Wales requested a more prominent display of City of Auburn's sponsorship in the symphony's advertisements.

Councilmember Osborne asked how much is spent for marketing.

Director Faber explained under the new contract for this coming year, funding will be for organizational support and will not be restricted to certain expenses.

- D. Les Gove Community Campus Master Plan and Excess Community Center Budget Projects Discussion (45 Minute Presentation / 15 Minute Q&A) (Faber)

Director Faber introduced Guy McMichaelson, principal for the Berger Partnership, the consultants for the Les Gove Park Master Plan.

Mr. McMichaelson presented Council with the Les Gove Park Draft Master Plan.

Assistant City Engineer Sweeting presented Council with information regarding the Community Center Contingency funding. These funds are available because the Community Center bids came in below engineer estimates. One of the projects the City is considering to undertake with the contingency funding is the extension of H Street SE. This would support the Community Center and the Master Plan.

- E. Economic Development Update – End of 3rd Qtr. 2015 (10 Minute Presentation / 10 Minute Q&A) (Hinman)

Deputy Mayor Holman recessed the Study Session for a five minute intermission at 7:15 p.m. Deputy Mayor Holman reconvened the Study Session at 7:20 p.m.

Economic Development Manager Lein presented the third quarter statistics for 2015 compared to 2014. He reviewed the single family housing and commercial permits and permit values, the number of new business licenses, the real estate excise tax revenue and the sales tax revenue. He reviewed the updates on various developments within the City and expected expansions within the downtown area. He stated the Economic Development 10 Year Strategic Plan is underway, the General Services Administration's RFP is anticipated to be out in 2016 and the 2016 Business Development Workshop schedule will be finalized and released by December 1, 2015.

- F. Mid Term Budget Amendment Presentation (20 Minute Presentation / 20 Minute Q&A) (Coleman)

Director Coleman and Assistant Director Brooks reviewed the mid-term budget amendment. The mid-term budget amendment (BA #4) is scheduled to be presented to Council on November 16, 2015. Director Coleman provided Council with an overview of the major elements of the mid-term adjustment, including changes that occurred in 2015 for which there is an ongoing fiscal impact, the

carry forward of capital projects that are not anticipated to be completed in 2015, establishing budget authority for new programs in 2016, and other changes in 2016.

Councilmember Osborne stated the City needs to ensure the King County Health building is purchased with a free title.

Councilmember Wagner asked about the increase in transit costs. Assistant Director Gaub explained the 910 and 497 routes are to be added back.

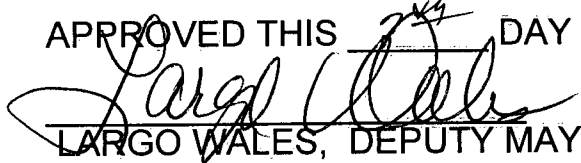
III. OTHER DISCUSSION ITEMS

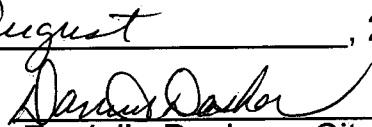
There was no other discussion.

IV. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 8:10 p.m.

APPROVED THIS 24th DAY OF August, 2017.


LARGO WALES, DEPUTY MAYOR


Danielle Daskam, City Clerk