CITY OF AUBURN WASHINGTON	**City Council Study Session PWCD SFA** **October 22, 2018 - 5:30 PM** **Council Chambers - City Hall** **MINUTES** **Watch the meeting LIVE!** **Watch the meeting video** Meeting videos are not available until 72 hours after the meeting has concluded.

I. CALL TO ORDER

Deputy Mayor Bob Baggett called the meeting to order at 5:30 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street in Auburn.

A. Roll Call

Councilmembers present: Deputy Mayor Bob Baggett, Larry Brown, Claude DaCorsi, John Holman, Bill Peloza, Yolanda Trout-Manuel and Largo Wales.

Mayor Nancy Backus and the following department directors and staff members were present: Assistant City Attorney Doug Ruth, Director of Administration Dana Hinman, Director of Human Resources & Risk Management Candis Martinson, Commander David Colglazier, Economic Community Development Manager Doug Lien, Human Services Manager Joy Scott, Budget & Business Manager Darcie Hanson, Director of Public Works Ingrid Gaub, Assistant Director of Engineering Jacob Sweeting, Engineering Manager Lisa Tobin, Senior Traffic Engineer James Webb, Director of Community Development Jeff Tate, Code Compliance Officer Chris Barrack, and Deputy City Clerk Teresa Mattingly.

II. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

A. Affordable Housing South King Housing & Homelessness Partners (Hinman) (20 Minutes)

Marty Kooistra from the Housing Development Consortium and John Howell from Cedar River Group provided Council with a presentation on (SKHHP) South King Housing and Homelessness Partners, the benefits of creating a draft interlocal agreement between South King County cities and King County, the struggle with housing costs, the SKHHP pilot program achievements, future collaboration goals, an example work plan, draft budget and current status of the program.

Council discussed who would service on the advisory board and what their roles will be, the need for affordable housing, the preservation of existing affordable housing and how important it is for cities to come together as one voice.

Mayor Backus and Councilmember Holman thanked Marty Kooistra, John Howell and Manager Scott for all the work they have done and for taking care of South King County.

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Ordinance No. 6697 (Gross) (5 Minutes)

An Ordinance of the City Council of the City of Auburn, Washington relating to criminal offenses, amending Section 9.22.010 of the Auburn City Code

Assistant City Attorney Ruth presented Ordinance No. 6697 to amend Ordinance No. 6689 to include language regarding permissible possession of marijuana under Chapters 69.50 and 69.41.

There was no other discussion.

IV. PUBLIC WORKS AND COMMUNITY DEVELOPMENT DISCUSSION ITEMS

A. Vacant Housing Update (Tate) (10 Minutes)

Overview of City's approach to vacant homes in Auburn

Director Tate and Code Compliance Officer Barack provided an update on Vacant Housing and discussed the Vacant Property registration process, property requirements, the benefits to the community with the new registration in place, and how the Code Compliance team will conduct routine inspections to ensure they remain violation free.

Council discussed whether or not banks are helpful in providing information and managing their vacant properties, who hires preservation companies, how to find out who the property owner is and what happens to funds collection on code violations.

Code Compliance Officer Barack advised Council that the banks are not helpful in managing their properties, that people can search for property information on the King County Department of Assessments website and confirmed that money collected from violations goes into the general fund.

B. Affordable Housing Stock (Tate) (20 Minutes)

Overview of the City's Comprehensive Plan Housing Element and data associated with affordable housing in Auburn

Executive Director of King County Housing Authority Steven Norman provided Council with an overview on what the King County Housing Authority does, and presented information on the number of homeless school children in South King County, homeless veterans, the negative impact this has on students and schools, the increase in rental prices versus household income, how many households are supported by King County Housing Authority (KCHA), number of applications received,

current subsidized housing programs, the difficulty with keeping up with the demand for housing, weatherization programs to reduce energy costs, continued recapitalization of existing inventory, and partnership opportunities for continuing education and training programs.

Councilmember Trout-Manuel left the meeting at 6:42 p.m.

Council discussed that homeless residents get preference to be on the wait list for assistance, how the City can partner with different agencies to provide training and continuing education programs to help decrease homelessness.

Director Tate discussed Affordable Housing Stock, current inventory, homeowners committing to keeping affordable housing, new projects and their affordability components, the importance of housing preservation and maintaining existing stock, rental business license standards and training to help owners keep their properties maintained.

Councilmember Wales asked about rental inspections regarding rodent control and other health and safety issues due to the percentage of school age children living in the area and the implications of living conditions have on health, safety and school attendance.

Director Tate advised Council of the Safe Auburn for Every Resident Program and how multi-family property owners get rewarded for doing good things to their property by being enrolled in this program.

Councilmember DaCorsi called for a 10 minute recess at 7:10 p.m. the meeting reconvened at 7:20 pm

C. Amendments to Title 5 Business Licensing (Tate) (10 Minutes)

Overview of draft amendments intended to comply with State legislation that defines what it means to engage in business

Director Tate and Manager Hanson presented information on draft Ordinance No. 6692 to implement the requirements that were established through HB2005 to create a uniform definition of what it means to engage in business in any jurisdiction that has a business license program and the option of moving business licensing under the prevue of the State Department of Revenue to streamline business licensing in Washington State by having a single portal to apply, renew and pay for a business license, which would eliminate the need to learn dozens of ways to apply for a business license.

D. Payback Code Revisions (Ordinance No. 6696) (Gaub) (15 Minutes)

Manager Tobin presented information on the proposed revisions to the Auburn City Code regarding Payback Agreements and how the revisions will benefit property owners by providing a mechanism to reimburse an eligible applicant and/or city for costs associated with the construction of

public streets or public utility system improvements. Proposed changes include notifying owners before construction starts, modernizing city code language and adding a processing fee to the Payback Agreement so the City can recoup costs when the City takes these payments from the property owners and forwards to the developers.

Councilmember Wales asked if the City currently has a fee. Manager Tobin stated that the City does not have a fee to recoup costs, that there is a flat rate application fee.

E. Auburn City Code Chapter 12.64A Half Street Improvement Requirements (Gaub) (20 Minutes)

Director Gaub and Assistant Director Sweeting presented information on the Half Street Code, recapped previous discussions, current code requirements, required public improvements, types of half street improvements, how the required improvements are determined, what improvements would be exempt, proposed changes to the Fee In Lieu Program, and elimination of the valuation criteria.

Council discussed what triggers half street improvements, the impact on small business owners, lot sizes, appeal and deferral process and the cost to the City versus the owner and/or builder when doing these improvements.

Councils consensus is to move forward with this program.

F. Traffic Impact Fee Update (Gaub) (10 Minutes)

Engineer Webb presented Council with an update on the proposed changes to the Traffic Impact Fee which includes; changes to the project list, the scope and cost estimates, updated funding needs, number of growth trips, how the fees are calculated based on new developement and how the proposed changes compare with other jurisdictions.

Council discussed what the Traffic Impact Fees are at Lakeland Hills and if 4th Street was on the list to be worked on. Engineer Webb confirmed that the proposed changes do not cover preservation of existing streets and is not included in this update.

V. OTHER DISCUSSION ITEMS

There was no other discussion.

VI. NEW BUSINESS

There was no new business.

VII. MATRIX

A. Matrix

Councilmembers discussed the matrix, no changes were made.

VIII. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:14 p.m.

APPROVED this 19th day of November, 2018

BOB BAGGETT, DEPUTY MAYOR Teresa Mattingly, Deputy City Clerk

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.