

	City Council Meeting October 1, 2018 - 7:00 PM City Hall Council Chambers AGENDA Watch the meeting LIVE! Watch the meeting video Meeting videos are not available until 72 hours after the meeting has concluded.
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I. CALL TO ORDER

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

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Proclamation - Filipino American History Month
Mayor Backus to proclaim October 2018 as "Filipino American History Month" in the city of Auburn.
- B. Proclamation - Code Enforcement Appreciation Week
Mayor Backus to proclaim October 22 - 26, 2018 as "Code Enforcement Officer Appreciation Week" in the city of Auburn.
- C. Proclamation - Stress Less Week
Mayor Backus to proclaim October 1-5, 2018 as "Stress Less Week" in the city of Auburn.
- D. Proclamation - Domestic Violence Awareness Month
Mayor Backus to proclaim October 2018 as "Domestic Violence Awareness Month" in the city of Auburn.
- E. Proclamation - National Community Planning Month
Mayor Backus to proclaim October 2018 as "National Community Planning Month" in the city of Auburn.

III. AGENDA MODIFICATIONS

IV. CITIZEN INPUT, PUBLIC HEARINGS AND CORRESPONDENCE

- A. **Public Hearings - (No public hearing is scheduled for this evening.)**
- B. **Audience Participation**
This is the place on the agenda where the public is invited to speak to the City Council on any issue. Those wishing to speak are reminded to sign in on the form provided.
- C. **Correspondence - (There is no correspondence for Council review.)**

V. COUNCIL AD HOC COMMITTEE REPORTS

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

VI. CONSENT AGENDA

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

- A. Minutes of the September 26, 2016 Council Study Session
- B. Minutes of the September 17, 2018 Regular Council Meeting
- C. Claims Vouchers (Coleman)
Claim voucher numbers 450753 through 450927 in the amount of \$766,419.47 and five wire transfers in the amount of \$731,534.98 and dated October 1st, 2018.
- D. Payroll Vouchers (Coleman)
Payroll check numbers 538110 through 538123 in the amount of \$502,882.64, electronic deposit transmissions in the amount of \$1,937,960.88 for a grand total of \$2,440,843.52 for the period covering September 13, 2018 to September 26, 2018.
- E. Call for Public Hearing on Preliminary 2019-2020 Biennial Budget

(RECOMMENDED ACTION: Move to approve the Consent Agenda.)

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

IX. ORDINANCES

- A. Ordinance No. 6690 (Coleman)
An Ordinance of the City Council of the City of Auburn, Washington, amending Sections 13.06.010, 13.06.360, 13.20.440, and 13.48.100 of the Auburn City Code relating to Utility Rates

(RECOMMENDED ACTION: Move to adopt Ordinance No. 6690.)

- B. Ordinance No. 6691 (Tate)
An Ordinance of the City Council of the City of Auburn, Washington related to zoning; adopting the Open Space Zoning Map Amendment to the city zoning map

(RECOMMENDED ACTION: Move to adopt Ordinance No. 6691.)

X. MAYOR AND COUNCILMEMBER REPORTS

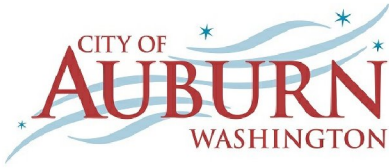
At this time the Mayor and City Council may report on significant items associated with their appointed positions on federal, state, regional and local organizations.

A. **From the Council**

B. **From the Mayor**

XI. 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:

Minutes of the September 26, 2016 Council Study Session

Department:

Administration

Attachments:

[September 26, 2016 Minutes](#)

Date:

September 26, 2018

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

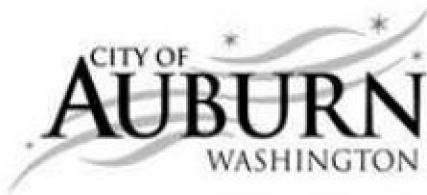
Revised Budget: \$0

Administrative Recommendation:**Background Summary:****Reviewed by Council Committees:****Councilmember:**

Meeting Date: October 1, 2018

Staff:

Item Number: CA.A



City Council Study Session
September 26, 2016 - 5:30 PM
City Hall Annex - 1 East Main Street
MINUTES

I. CALL TO ORDER

A. Roll Call

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

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

Mayor Nancy Backus and the following Department Directors and staff members present include: City Attorney Daniel B. Heid, Parks Arts and Recreation Director Daryl Faber, Arts and Events Manager Julie Krueger, Parks Planning and Development Manager Jamie Kelly, Cemetery Supervisor Craig Hudson, Museum Director Patricia Cosgrove, Director of Administration Dana Hinman, Assistant Director of Community Development Services Jeff Tate, Planning Services Manager Jeff Dixon, Utilities Civil Engineer Shannon Howard, Police Chief Bob Lee and Deputy City Clerk Shawn Campbell.

B. Announcements

There were no announcements.

C. Agenda Modifications

There was no change to the agenda.

II. CONSENT AGENDA

There were no items on the Consent Agenda.

III. DISCUSSION ITEMS

A. Auburn Arts and Cultural Center Update (10 Minute Presentation & 10 Minute Q&A) (Faber)

Director Faber and Manager Krueger presented Council with a video outlining the plan to use the King County Health Building as an Arts and Cultural Center.

Council discussed the look of the building and the costs associated with the project and the renovations, the timeline for the project and updating the building to make it handicap accessible.

B. Parks and Recreation Board Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)

Director Faber and Park Board Chair Michael Hassen presented Council with the Park Board's annual update. The update included the planning efforts of the Park Board, the remodeling and redevelopment of the Auburn Community and Event Center, the Les Gove Campus Master Plan, Les Gove Campus Safety and updating the park rules.

Council discussed the Kaboom Grant, the possibility of concession stands in the parks, park security and tobacco free campuses in the City parks.

C. Arts Commission Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)

Director Faber, Manager Krueger and Arts Commission Chair DeNae McGee presented Council with the Arts Commission annual update including, the 2016-2017 BRAVO series for performing arts, the public art program, the temporary art installations throughout the City, the literary art program, the art galleries at City Hall, the Senior Center and the Community and Event Center and grants for art programs.

D. Urban Tree Board Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)

Parks Planning and Development Manager Jamie Kelly presented Council with the Urban Tree Board annual update including the Boards 2016 achievements and the 2017 goals.

Councilmember Wagner requested a Heritage Tree brochure be created.

E. Cemetery Board Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)

Cemetery Supervisor Craig Hudson and Cemetery Board Chair Warren Olsen presented Council with the Cemetery Board annual update including the Board goals, the 2016 accomplishments and the Board plans for 2017.

Council discussed the maintenance work at the cemetery, security cameras and handicap accessibility.

F. White River Historical Society Board Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)

Museum Director Cosgrove and White River Historical Society President Mike Weibel presented Council with the annual update for the White River Historical Society. They reviewed the responsibilities of the City and the Historical Society, the benefits of the partnership to the City and the Historical Society, the history of the museum, Mary Olson Farm and the educational programs provided at the museum and farm.

Council discussed the benefits to the community from the investment in the White River Museum and Mary Olson Farm, and the history of Mary Olson Farm.

G. 2017-2018 Human Services Funding (20 Minute Presentation & 20 Minute Q&A) (Hinman)
2017-2018 Human Services Funding Recommendations

Director Hinman and Human Services Chair Jason Barry provided Council with the 2017-2018 Human Services funding recommendations. They reviewed the application process and Committee recommendation process.

Council discussed the process, how the individual programs were selected, amount of funds requested from individual programs, verifying information on applications, location of applicants and the services provided inside the City and outside the City, program results, reporting requirements and other resources available to the community.

H. Ordinance No. 6617 (20 Minute Presentation & 20 Minute Q&A) (Snyder)

An Ordinance of the City Council of the City of Auburn, Washington, creating new sections 13.48.245, 13.48.246, 13.48.247 and 13.48.425 of the City Code, and amending sections 12.04.010, 13.41.010, 13.41.050, 13.48.005, 13.48.010, 13.48.110, 13.48.180, 13.48.225, 13.48.230, 13.48.240, 13.48.250, 13.48.420, 13.48.440, 15.74.010, 15.74.020, 15.74.050, 17.02.030, 17.09.050, 17.09.070, 17.10.020, 17.10.070, 17.10.120, 17.12.010, 17.26.010, 17.26.030, 18.50.010 and 18.50.040 of the City Code relating to Low Impact Development

Assistant Director Tate, Storm Drainage Engineer Carlaw and Civil Utilities Engineer Howard

provided Council with a presentation on Ordinance No. 6617 updating the City Code relating to Low Impact Development. They provided Council with an implementation schedule, the Planning Commission recommendation, MPDS Permit requirements and the Low Impact Development requirements.

Council discussed the Department of Ecology's requirements and the Low Impact Development requirements.

IV. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 8:05 p.m.
APPROVED THIS 1st DAY OF October, 2018.

BOB BAGGETT, DEPUTY MAYOR

Shawn Campbell, City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:
Minutes of the September 17, 2018 Regular Council Meeting

Department:
Administration

Attachments:
[09-17-2018](#)

Date:
September 26, 2018
Budget Impact:
Current Budget: \$0
Proposed Revision: \$0
Revised Budget: \$0

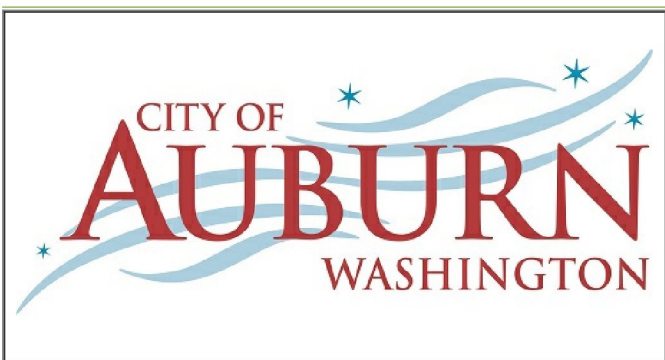
Administrative Recommendation:

Background Summary:

Reviewed by Council Committees:

Councilmember:
Meeting Date: October 1, 2018

Staff:
Item Number: CA.B

	City Council Meeting September 17, 2018 - 7:00 PM City Hall Council Chambers MINUTES Watch the meeting LIVE! Watch the meeting video Meeting videos are not available until 72 hours after the meeting has concluded.
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I. **CALL TO ORDER**

A. **Pledge of Allegiance**

Mayor Nancy Backus called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street in Auburn.

B. **Roll Call**

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

Department directors and staff members present included: City Attorney Steve Gross, Assistant Police Chief Mark Caillier, Director of Public Works Ingrid Gaub, Assistant Finance Director Kevin Fuhrer, Parks Planning & Development Manager Jamie Kelly and Deputy City Clerk Teresa Mattingly.

II. **ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

A. **Proclamation - Constitution Week**

Mayor Backus to proclaim September 17-23, 2018 as "Constitution Week" in the city of Auburn.

Mayor Backus proclaimed September 17-23, 2018 as "Constitution Week" in the City of Auburn.

Hilda Meryhew from the Daughters of the American Revolution, gave a brief history of Constitution Week and thanked the Mayor and Council for recognizing Constitution Week.

B. **Proclamation - Airport Appreciation Day**

Mayor Backus to proclaim September 29, 2018 as "Airport Appreciation Day" in the city of Auburn.

Mayor Backus read the proclamation and proclaimed September 29, 2018 as "Airport Appreciation Day" in the City of Auburn.

Public Works Director Ingrid Gaub and Airport Manager, Jamelle Garcia thanked the Mayor and Council. Mr. Garcia invited the Council and the community to an event at the Airport on Saturday, September 29, 2018.

III. **APPOINTMENTS**

There were no appointments for Council consideration.

IV. **AGENDA MODIFICATIONS**

There was no modification to the agenda.

V. **CITIZEN INPUT, PUBLIC HEARINGS AND CORRESPONDENCE**

A. **Public Hearings - (No public hearing is scheduled for this evening.)**

B. **Audience Participation**

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

No one came forward to speak.

C. **Correspondence**

There was no correspondence for Council to review.

VI. **COUNCIL AD HOC COMMITTEE REPORTS**

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

Councilmember Brown, chair of the Finance ad hoc committee, reported he and Councilmember Holman have reviewed the claims and payroll vouchers described on the Consent Agenda this evening and recommended their approval.

Councilmember DaCorsi, chair of the Road Projects ad hoc committee reported the committee met with Director Coleman on September 5, 2018 and the next ad hoc committee meeting is scheduled for October 8, 2018.

VII. **CONSENT AGENDA**

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

A. **Minutes of the September 4, 2018 Regular Council Meeting**

B. **Claims Vouchers (Coleman)**

Check vouchers 450593 through 450752 in the amount of \$6,529,432.40 and four wire transfers in the amount of \$545,933.60 and dated September 17th, 2018.

C. Payroll Vouchers (Coleman)

Payroll check numbers 538087 through 538109 in the amount of \$231,607.47, electronic deposit transmissions in the amount of \$1,969,827.53 for a grand total of \$2,201,435.00 for the period covering August 30, 2018 to September 12, 2018.

D. Public Works Project No. CP1825 (Gaub)

City Council to award Negotiated Contract No. 18-23, to Northwest Traffic, Inc. on their quote of \$102,445.90 for Project No. CP1825, 2018 Re-Channelization of Multiple Sites

Deputy Mayor Baggett moved and Councilmember Trout-Manuel seconded to approve the consent agenda.

MOTION CARRIED UNANIMOUSLY. 6-0

VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. NEW BUSINESS

There was no new business.

X. RESOLUTIONS

A. Resolution No. 5382 (Gaub)

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to accept a Federal Grant Amendment to be administered by the Washington State Military Department for the Reservoir 1 Seismic Control Valve Project

Councilmember DaCorsi moved and Deputy Mayor Baggett seconded to approve Resolution No. 5382.

MOTION CARRIED UNANIMOUSLY. 6-0

B. Resolution No. 5383 (Faber)

A Resolution of the City Council of the City of Auburn, Washington, authorizing the acceptance of a grant from Washington State Capital Projects Fund, authorizing the Mayor to execute the necessary contracts to accept the funds, and authorizing an amendment to an existing contract to perform the funded work

Councilmember Wales requested the total cost of the White River Museum project. Manager Kelly stated the total grant is \$497,000 and will be used for improvements to the interior and exterior of the museum.

Councilmember Wales asked what the budgeted \$1.6 million covers. Manager Kelly stated the total amount includes the \$497,000 for improvements to the interior and exterior of the museum, \$500,000 for the H Street Project and \$560,000 for the Les Gove Crescent Project.

Councilmember Wales inquired what the second classroom in the museum

will be used for. Manger Kelly stated the second classroom will still be used for field trips and the budgeted \$12,000 will be used for tables and chairs in the 90 person classroom.

Councilmember Wales requested that the plan for the project be provided to Council.

Councilmember DaCorsi moved and Councilmember Holman seconded to approve Resolution No. 5383.

MOTION CARRIED UNANIMOUSLY. 6-0

XI. MAYOR AND COUNCILMEMBER REPORTS

At this time the Mayor and City Council may report on significant items associated with their appointed positions on federal, state, regional and local organizations.

A. From the Council

Deputy Mayor Baggett report he attended the Mexican Independence Day Celebration at Les Gove Park, the Emergency Management Advisory Committee meeting and the Tacoma-Pierce County Health Department Board meeting.

Councilmember Trout-Manuel, met with Amy Toule from King County Library and attended the Hispanic Elected Local Officials (HELO) retreat in Washington DC.

Councilmember Wales formally thanked Councilmember Trout-Manuel for setting up an Emergency Management presentation at the Kiwanis meeting. She attended the Downtown Art Walk, stated the Auburn Valley Creative Arts Galley will be moving to the Villas apartment complex. Councilmember Wales requested Director Hinman provide Council with the details on the proposed funds for mental health and homelessness, and requested the plans for the White River Museum project.

Councilmember Holman noted that the Indian Heritage and Cultural Festival will be at the Performing Arts Center in Auburn on September 22, 2018.

Councilmember DaCorsi, attended the Regional Affordable Housing Task Force meeting.

B. From the Mayor

Mayor Backus reported she met with Devon Schrum the new Executive Director of SCORE, the residents at Merrill Gardens and Wesley Homes, attended the Mayor's Summit on Jobs, the ribbon cutting ceremony at Gildo Rey for a new mini pitch soccer field, and an Eagle Scout ceremony for Guy Adamo.

XII. ADJOURNMENT

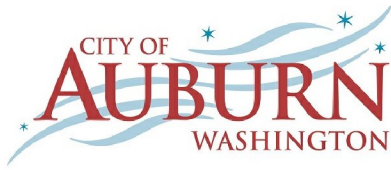
There being no further business to come before the Council, the meeting adjourned at 7:45 p.m.

Approved this 1st day of October, 2018.

NANCY BACKUS, MAYOR

Teresa Mattingly, Deputy City Clerk

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AGENDA BILL APPROVAL FORM

Agenda Subject:

Claims Vouchers (Coleman)

Date:

September 26, 2018

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

Approve Claims Vouchers

Background Summary:

Claim voucher numbers 450753 through 450927 in the amount of \$766,419.47 and five wire transfers in the amount of \$731,534.98 and dated October 1st, 2018.

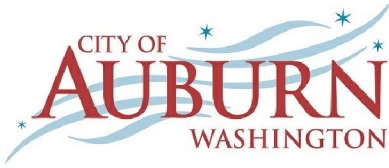
Reviewed by Council Committees:**Councilmember:****Staff:**

Coleman

Meeting Date: October 1, 2018

Item Number:

CA.C



AGENDA BILL APPROVAL FORM

Agenda Subject:

Payroll Vouchers (Coleman)

Date:

September 26, 2018

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

Approve Payroll Vouchers

Background Summary:

Payroll check numbers 538110 through 538123 in the amount of \$502,882.64, electronic deposit transmissions in the amount of \$1,937,960.88 for a grand total of \$2,440,843.52 for the period covering September 13, 2018 to September 26, 2018.

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

Coleman

Meeting Date: October 1, 2018

Item Number:

CA.D



AGENDA BILL APPROVAL FORM

Agenda Subject:

Call for Public Hearing on Preliminary 2019-2020 Biennial Budget

Date:

September 11, 2018

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:**Administrative Recommendation:**

City Council to call for a public hearing to be held October 15, 2018 to receive public comments and suggestions with regard to development of the preliminary 2019-2020 Biennial Budget, including revenue estimates and possible increases in property taxes.

Background Summary:

This is the initial public hearing held prior to development of the preliminary 2019-2020 Biennial Budget. This provides an opportunity for any citizens to make comments or suggestions prior to publication of the preliminary budget. Another public hearing will be held after publication of the preliminary budget.

Reviewed by Council Committees:**Councilmember:**

Meeting Date: October 1, 2018

Staff:

Item Number: CA.E



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6690 (Coleman)

Date:

September 25, 2018

Department:

Finance

Attachments:

[Memo](#)

[Ordinance No. 6690](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

Budget Impact:**Administrative Recommendation:**

City Council review and approve Ordinance No. 6690

Background Summary:

The City of Auburn provides water, sewer, and stormwater services to its utility customers. In 2017, the City contracted with FCS Group to perform a Water, Sewer, and Stormwater Rate Study to review the adequacy of existing rates and to propose new rates as appropriate.

In April, FCS presented elements of the study that had been completed to date, including revenue requirements and the cost of service analysis for each utility, as well as proposed considerations for rate design.

In June 2018, FCS provided specific retail rate proposals for each utility covering the period 2019 through 2022 and discussed the proposed modifications to existing rate structures that will enhance rate equity among customers and address other ratemaking criteria such as revenue stability and efficiency of use. At that time, Council provided guidance as to its preferred rate options, which have then been incorporated into proposed Ordinance #6690.

In addition, FCS recently completed an analysis of the City's wholesale water rates. The proposed ordinance includes the recommended wholesale water rates. Changes to these rates were discussed at the September 24, 2018 study session. At that time, Council requested additional information on numbers of single-family residential water customers; that information is provided in the attached memorandum.

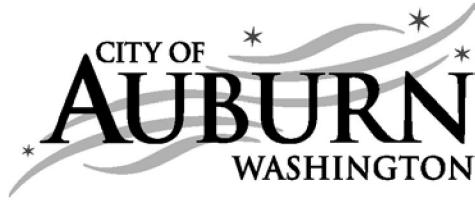
Reviewed by Council Committees:**Councilmember:****Staff:**

Coleman

Meeting Date: October 1, 2018

Item Number:

ORD.A



Interoffice Memorandum

To: City Council Members
From: Kevin A. Fuhrer, Assistant Finance Director
CC: Mayor Nancy Backus
Date: September 26, 2018
Re: September 24, 2018 Council Study Session Information Request

During the utility rates presentation, Council requested additional information on single-family residential water meters. The table below provides a detail of the total meter counts by size and the average monthly water use.

SINGLE FAMILY RESIDENTIAL ACCOUNTS 2018 Estimated			
Meter Size	Number of Accounts		Average Water Use (ccf/month)
3/4" meter	11,889	98.35%	6.9
1" meter	181	1.50%	11.5
1-1/2" meter	17	0.14%	14.8
2" meter	2	0.02%	11.8
Total	12,089	100.00%	

Staff continue to maintain the recommendation to proceed with a base charge by meter size as previously discussed during the June and September 2018 presentations.

ORDINANCE NO. 6690

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
AUBURN, WASHINGTON, AMENDING SECTIONS
13.06.010, 13.06.360, 13.20.440, AND 13.48.100 OF THE
AUBURN CITY CODE RELATING TO UTILITY RATES

WHEREAS, consistent with the responsibilities of the City to operate its utilities in a cost-effective manner and in a manner reflective of the actual costs of operation, the City periodically reviews its utility rate structure to make sure that the rates are set in a manner appropriate for efficient fiscal operation; and

WHEREAS, following such a rate review, staff recommends that the rates should be adjusted as indicated below.

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

Section 1. Amendment to City Code. Section 13.06.010 is amended by adding two new subsections to read as follows:

J. "Firm Customer" refers to Auburn's retail customers and to those wholesale customers to whom Auburn is obligated, by written agreement, to provide a continuous, uninterrupted supply of water up to a specified amount.

K. "Interruptible Customer" refers to those wholesale customers to whom Auburn, by written agreement, will provide a supply of water upon request up to a specified amount, subject to the availability of Auburn's water supply to provide such supply as reasonably determined by Auburn.

Section 2. Amendment to City Code. Section 13.06.360 of the Auburn City Code is repealed and reenacted to read as shown in Exhibit A.

Section 3. Amendment to City Code. That Section 13.20.440 of the Auburn City Code is repealed and reenacted to read as shown in Exhibit B.

Section 4. Amendment to City Code. Section 13.48.100 of the Auburn City Code is repealed and reenacted to read as shown in Exhibit C.

Section 5. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this ordinance. The Code Reviser is authorized and directed to renumber code sections consistent with this Ordinance.

Section 6. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 7. Effective date. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication, as provided by law and as indicated herein.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:



Steven L. Gross, City Attorney

Published: _____

EXHIBIT A**13.06.360 Rates – Generally.**

A. Effective January 1st of each year, the monthly base rate for all user classifications except interruptible wholesale shall be as set forth in Table 13.06.360-1.

TABLE 13.06.360-1

		<u>Monthly Charge</u>			
<u>Meter Size (inches)</u>		<u>Effective January 1, 2019</u>	<u>Effective January 1, 2020</u>	<u>Effective January 1, 2021</u>	<u>Effective January 1, 2022</u>
5/8, 3/4		\$ 16.65	\$ 17.18	\$ 17.71	\$ 18.24
1		\$ 18.69	\$ 19.28	\$ 19.88	\$ 20.47
1-1/2		\$ 20.35	\$ 21.00	\$ 21.65	\$ 22.29
2		\$ 23.46	\$ 24.21	\$ 24.95	\$ 25.69
3		\$ 45.13	\$ 46.57	\$ 48.00	\$ 49.42
4		\$ 56.62	\$ 58.53	\$ 60.22	\$ 62.01
6		\$ 72.36	\$ 74.66	\$ 76.96	\$ 79.24
8		\$ 93.47	\$ 96.45	\$ 99.42	\$ 102.37
10		\$ 132.72	\$ 136.95	\$ 141.17	\$ 145.35

		<u>Charge per 100 cubic feet (ccf)</u>			
<u>Customer Class</u>		<u>Effective January 1, 2019</u>	<u>Effective January 1, 2020</u>	<u>Effective January 1, 2021</u>	<u>Effective January 1, 2022</u>
Single Family Residential:					
0 to 7 ccf		\$ 3.30	\$ 3.41	\$ 3.51	\$ 3.62
7.01 to 15 ccf		\$ 4.03	\$ 4.16	\$ 4.29	\$ 4.42
Over 15 ccf		\$ 4.58	\$ 4.73	\$ 4.87	\$ 5.02
Multi-Family Residential		\$ 3.94	\$ 4.06	\$ 4.19	\$ 4.33

Commercial		\$ 4.43	\$ 4.47	\$ 4.52	\$ 4.56
		<u>Charge per 100 cubic feet (ccf)</u>			
<u>Customer Class</u>		<u>Effective January 1, 2019</u>	<u>Effective January 1, 2020</u>	<u>Effective January 1, 2021</u>	<u>Effective January 1, 2022</u>
Manufacturing/Industrial		\$ 3.40	\$ 3.72	\$ 4.08	\$ 4.46
Schools		\$ 3.95	\$ 4.23	\$ 4.54	\$ 4.86
Municipal/City Accounts		\$ 5.88	\$ 5.39	\$ 4.93	\$ 4.49
Irrigation		\$ 4.74	\$ 5.13	\$ 5.55	\$ 6.01
Wholesale (Algona)		\$ 2.14	\$ 2.20	\$ 2.27	\$ 2.33

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

B. Interruptible wholesale water supply customers shall pay the sum of the following monthly:

1. Standby service charge
2. Usage charge
3. Purchased water surcharge

Standby Service Charge

The standby service charge is the cost to maintain, repair, and replace the infrastructure required to provide water utility service to the interruptible wholesale water customer when the customer requests water supply from the City of Auburn. This is a fixed monthly charge and does not include the delivery of any quantity of water.

Usage Charge

The usage charge represents the cost of water supply. The charge is based on actual water deliveries, if any, during the month times the usage rate.

Purchased Water Surcharge

In any month in which water is purchased from Tacoma Public Utilities or other external agency, the interruptible wholesale customer shall pay an additional charge of \$3.31 per ccf, applied to the quantity of water purchased by the City of Auburn during the month to supply the interruptible wholesale customer.

		<u>Interruptible Wholesale Rates</u>			
<u>Charge</u>		<u>Effective January 1, 2019</u>	<u>Effective January 1, 2020</u>	<u>Effective January 1, 2021</u>	<u>Effective January 1, 2022</u>
Standby Service Charge (per month)		\$ 1,139.02	\$ 1,142.00	\$ 1,144.97	\$ 1,147.92
Usage Charge (per ccf)		\$ 1.89	\$ 1.95	\$ 2.01	\$ 2.07
Purchased Water Surcharge (per ccf of water purchased) *		\$ 3.31	\$ 3.31	\$ 3.31	\$ 3.31

* Subject to change if Tacoma Public Utilities updates its wholesale summer season peaking rate.

EXHIBIT B**13.20.440 Rates and charges.**

A. Sewer Rates. The monthly sewer charge to City of Auburn sanitary sewer customers consists of two separate fees. Auburn sanitary sewer utility imposes a charge to maintain, expand and operate the utility's sewer conveyance facilities, and King County imposes a separate fee for the service King County provides. No charge shall be imposed by the city on the amount charged by King County, which amount the city shall pass directly onto the customer as the cost of the service that King County is providing. The Auburn Monthly Charge shall be as set forth in Table 13.20.440-1.

TABLE 13.20.440-1

	<u>City of Auburn Monthly Charge</u>			
<u>Customer Class</u>	<u>Effective January 1, 2019</u>	<u>Effective January 1, 2020</u>	<u>Effective January 1, 2021</u>	<u>Effective January 1, 2022</u>
Single Family Residential Rate -- Inside City Limits	\$ 25.17	\$ 25.45	\$ 25.72	\$ 25.99
Single Family Residential Rate -- Outside City Limits	\$ 37.76	\$ 38.18	\$ 38.58	\$ 38.99
Non Single Family Residential Rate -- Inside City Limits				
for the first 750 cubic feet of water used each month	\$ 25.75	\$ 26.64	\$ 27.58	\$ 28.51
Plus for each additional 100 cubic feet thereafter	\$ 2.61	\$ 2.70	\$ 2.79	\$ 2.89
Non Single Family Residential Rate -- Outside City Limits				
for the first 750 cubic feet of water used each month	\$ 38.63	\$ 39.96	\$ 41.37	\$ 42.77
Plus for each additional 100 cubic feet thereafter	\$ 3.92	\$ 4.05	\$ 4.19	\$ 4.34

Commercial accounts will be allowed to average winter water consumption for the billing dates falling between December through May to determine the summer sewer rates for the billing dates falling between July and October. Said allowance shall be upon application and with appropriate justification that additional summer usage does not enter the sewer system. The months of November through June shall be billed per water used, at the rates noted above.

Commercial accounts without city water service shall be charged at the published rate based on a city-approved water meter or other acceptable means of recording water use. The meter shall be read by the city to determine sewage charges on commercial private water systems.

Commercial accounts that have industrial use of domestic water that is not discharged into the sanitary sewer system, may request a deduct meter to measure the water that is actually discharged to the sewer system. The customer will be allowed to deduct the amount of water usage that is not discharged to the sanitary sewer system.

Irrigation meters shall not be billed for sanitary sewer service.

B. Permit Fees. Permit fees for side sewer repair, replacement, inspection, or installation of side sewers shall be as shown in the City of Auburn fee schedule.

EXHIBIT C

13.48.100 Rates.

A. The customer classes and rates below are based upon the cost of services provided by the storm utility. The Stormwater rates shall be as set forth in Table 13.48.100-1.

Table 13.48.100-1

<u>Customer Class</u>	<u>ESU¹ Rate per Month</u>			
	<u>Effective January 1, 2019</u>	<u>Effective January 1, 2020</u>	<u>Effective January 1, 2021</u>	<u>Effective January 1, 2022</u>
Single-Family Residential Parcels and Two-Family Residential Parcels	\$ 19.51	\$ 18.58	\$ 17.38	\$ 15.88
Non Single-Family	\$ 16.72	\$ 16.44	\$ 16.16	\$ 15.88
Non Single-Family with Detention	\$ 13.57	\$ 13.60	\$ 13.63	\$ 13.67
Non Single-Family with Retention	\$ 9.20	\$ 9.90	\$ 10.65	\$ 11.45
Non Single-Family with Water Quality Treatment	\$ 10.89	\$ 12.00	\$ 13.24	\$ 14.60
Non Single-Family with Detention & Water Quality Treatment	\$ 8.59	\$ 9.70	\$ 10.96	\$ 12.39
Non Single-Family with Retention & Water Quality Treatment	\$ 5.80	\$ 6.99	\$ 8.43	\$ 10.17

¹ An "equivalent service unit" (ESU) is defined in ACC 13.48.110 as 2,600 square feet of impervious surface.

The customer classes set forth in this subsection shall be applicable only if the qualifying on-site facilities have met applicable city standards upon installation, have received city approval of construction, and are in conformity with the applicable operations and maintenance standards. If the city determines that the operation and maintenance standards are not being complied with, the customer class shall be determined to be that of Non Single-family only, until operation and maintenance of the facilities meet city standards. The customer being billed may apply in writing, for a system inspection. If the inspection shows that the facilities meet City standards, the customer will be reclassified to the previous class.

B. Developed Parcels. Only developed parcels containing impervious surfaces as defined in ACC 13.48.010 shall be charged.

C. Multiple Class Accounts. When a developed Non Single-family parcel contains more than one customer class, the appropriate rate for each customer class will be calculated, and the aggregate total summed for billing.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6691 (Tate)

Date:

September 13, 2018

Department:

Community Development

Attachments:

[Ordinance No. 6691](#)

[Attachment 2 - Ordinance No. 6691 Exhibit A](#)

[Attachment 3 - Ordinance No. 6677](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council to adopt Ordinance No. 6691

Background Summary:

The purpose of this ordinance is to amend Ordinance No. 6677. Ordinance No. 6677 implemented the creation of an open space zoning district within the Auburn Zoning Ordinance and the City Zoning Map to be consistent with the 2015 Comprehensive Plan. Ordinance No. 6677 contained a map amendment exhibit that depicts the parcels to be zoned open space. However, the exhibit was not specifically referenced in the Ordinance language. Therefore, an amendment to Ordinance No. 6677 is required to formally adopt the open space zoning map amendment and thereby amend the City Zoning Map.

History of Ordinance No. 6677:

The purpose of Ordinance No. 6677 was to establish an open space-zoning district to implement the Open Space land use designation. Through Ordinance No. 6584 (adopted December 14, 2015), the City of Auburn adopted a new Comprehensive Plan at the end of 2015 that included a new land use map designation of "Open Space". Under the existing Comprehensive Plan document structure, each Comprehensive Plan land use designation is implemented by at least one zoning district (zone) that addresses the allowed uses and the zoning development standards. Ordinance No. 6677 was reviewed by the City Council at the February 12, 2018 study session and adopted on February 20, 2018, at the regular City Council meeting.

Request:

City Council to adopt Ordinance No. 6691.

Reviewed by Council Committees:

Other: Legal, Planning

Councilmember:

Meeting Date: October 1, 2018

Staff:

Item Number:

Tate

ORD.B

ORDINANCE NO. 6691

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON RELATED TO ZONING; ADOPTING THE OPEN SPACE ZONING MAP AMENDMENT EXHIBIT TO THE CITY ZONING MAP

WHEREAS, Ordinance No. 6677, adopted on February 20, 2018, amended the City zoning code and zoning map to create a zoning district that implements the Open Space Land Use Designation of the Comprehensive Plan Map; and

WHEREAS, While the Planning Commission and Council had reviewed a proposed map that reflected the Open Space Land Use Designation, Ordinance No. 6677 did not contain language specifically identifying the map amendment exhibit related to Open Space Zoning; and

WHEREAS, this Ordinance is a technical amendment to Ordinance No. 6677 that formally adopts the open space zoning map amendment, and amends the City Zoning Map; and

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

Section 1. Amendment to City Code. That the City Zoning Map is amended as set forth in Exhibit "A".

Section 2. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be 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 thereof to any

person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall take effect and be in 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

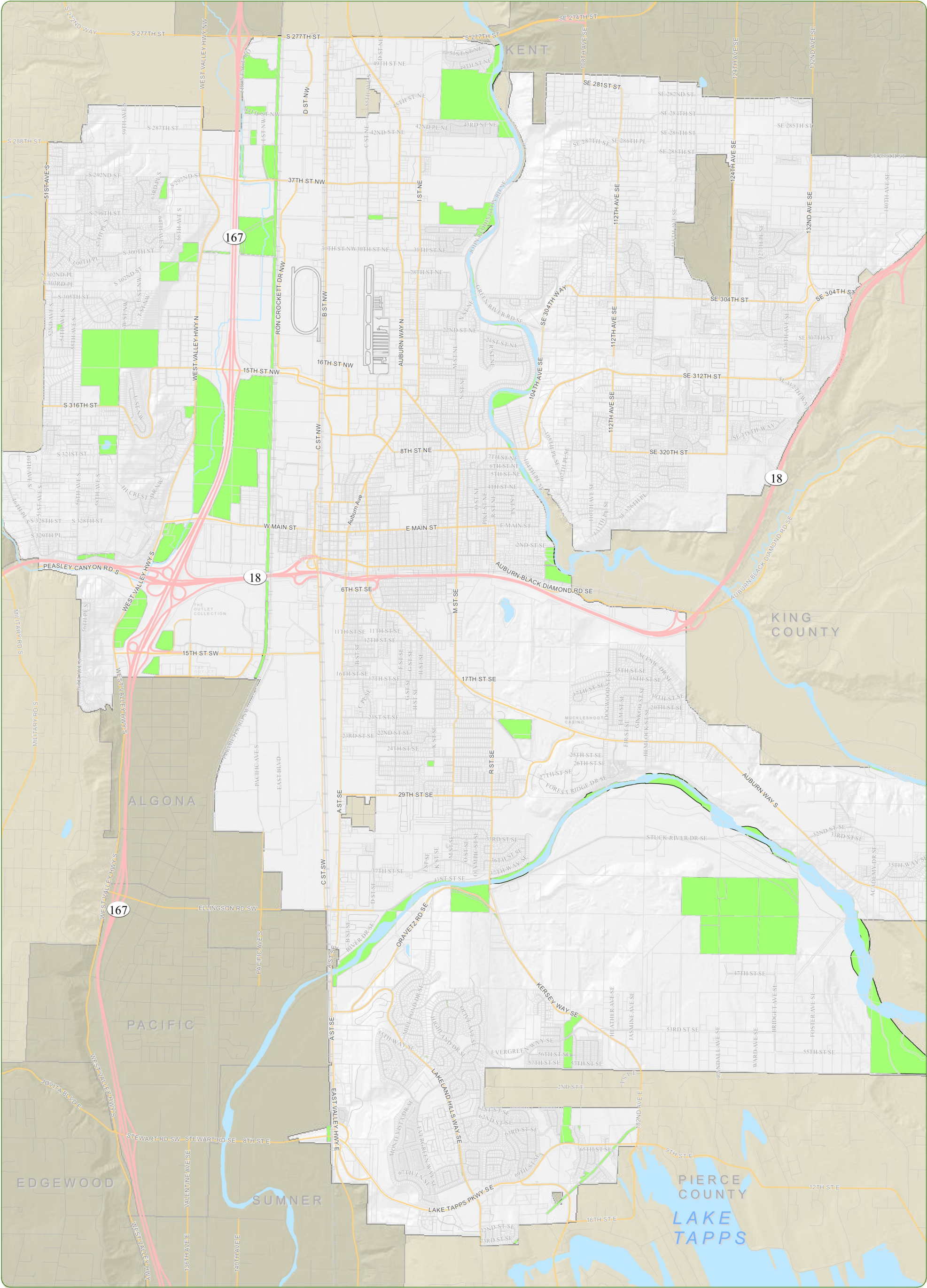
APPROVED AS TO FORM:



Steven L. Gross, City Attorney

PUBLISHED: _____

Proposed Open Space Zoning Amendment



 Proposed Zoning District



Printed On: 8/17/2018
Map ID: 5957

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

ORDINANCE NO. 6 6 7 7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING SECTIONS 18.02.070, 18.35.020, 18.35.030, 18.35.040, OF THE AUBURN CITY CODE AND THE CITY ZONING MAP, CREATING A NEW OPEN SPACE ZONING DISTRICT

WHEREAS, by Ordinance No. 6584, on December 14, 2015 the City of Auburn adopted a new Comprehensive Plan that establishes a new land use map designation of "Open Space" by map and text; and

WHEREAS, under the existing comprehensive plan document structure, each Comprehensive Plan land use designation is implemented by at least one zoning district (zone) that addresses the allowed uses and the zoning development standards. Currently, there is no implementing Open Space zoning district in the Auburn City Code; and

WHEREAS, the purpose of this amendment to the City zoning code and zoning map is to create a zoning district that implements the Open Space Land Use Designation of the Comprehensive Plan Map; and

WHEREAS, pursuant to RCW 36.70A the proposed code language was transmitted to the Washington State Department of Commerce on April 20, 2017. The transmittal initiated the 60-day state agency review period. The 60-day state agency comment period expired on June 19, 2017. The City did not receive any state agency comments.

WHEREAS, the code amendment was subject to environmental review process under the Washington State Environmental Policy Act (SEPA). A Determination of Non-

Significance (DNS) was issued June 13, 2017 and the City observed a fifteen-day public comment period; and

WHEREAS, the Planning Commission reviewed the code and map amendment and duly deliberated the effect of the text and map amendment on public and private property owners at its December 6, 2016, January 4, 2017, March 7, 2017, and April 4, 2017 Planning Commission meetings; and

WHEREAS, the City received three public comment letters in response to notice of the public hearing, and one additional notice prior to the Planning Commission public hearing; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments at the July 5, 2017 Planning Commission meeting, and requested that staff conduct additional noticing efforts to Andrew and Elena Cherny and coordination with the Muckleshoot Indian Tribe (MIT); and

WHEREAS, at the continued public hearing on August 8, 2017, after the close the public hearing the Planning Commission forwarded a recommendation for approval to the City Council; and

WHEREAS, Ordinance No. 6667, pertaining to the 2017 annual Comprehensive Plan amendments, modified the land use designation of numerous parcels that were included in the proposed "open space zoning district map amendment. Thus, prompting their removal from the proposed open space zoning map amendment; and

WHEREAS, per Auburn City Code Section 18.01.050, adopted under Ordinance No. 6667 (on December 18, 2017) the City of Auburn recognizes and acknowledges that

the Muckleshoot Indian Tribe has jurisdiction and land use control over "Indian Lands". The designation of city zoning and land use regulations that might appear to affect any Indian Lands does not, and is not intended to, usurp or exercise land use control over such lands. Any such city regulations are intended to identify what zoning or land-use provisions would apply to such lands were they not under Indian jurisdiction, or were the land to change in ownership or jurisdictional character. Until those circumstances change for such lands, the city regulations shall be for informational purposes only; and

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

Section 1. Amendment to City Code. That Section 18.02.070 of the Auburn City Code be and the same hereby is amended to read as follows:

- 18.02.070 Establishment of zones.
- A. The city is divided into the following classes of zones:
 1. RC, residential conservancy zone (one dwelling unit per four acres);
 2. R-1, residential zone (one dwelling unit per acre);
 3. R-5, residential zone (five dwelling units per acre);
 4. R-7, residential zone (seven dwelling units per acre);
 5. R-10, residential zone (10 dwelling units per acre);
 6. R-16, residential zone (16 dwelling units per acre);
 7. R-20, residential zone (20 dwelling units per acre);
 8. RMHC, manufactured/mobile home community zone;
 9. RO, residential office zone and RO-H, residential office-hospital zone;
 10. C-N, neighborhood shopping zone;
 11. C-1, light commercial zone;
 12. C-2, central business zone;
 13. C-3, heavy commercial zone;
 14. M-1, light industrial zone;
 15. M-2, heavy industrial zone;
 16. BP, business park zone;
 17. LF, airport landing field zone;
 18. P-1, public use zone;
 19. UNC, unclassified use zone;

- 20. I, institutional use zone;
- 21. EP, environmental park zone;
- 22. DUC, downtown urban center zone;
- 23. OS, open space zone.

B. The zones set out in Subsection A of this Section are established as the designations, locations, and boundaries thereof as set forth and indicated on the zoning map.

C. The intent statement for each zone set forth in this title shall be used to guide the application of the zones to all lands in the City of Auburn. The intent statements shall guide interpretation and application of land use regulations within the zones, and any change to the range of allowed uses within each zone through amendment to this title. (Ord. 6245 § 2, 2009.)

Section 2. Amendment to City Code. That Section 18.35.020 of the Auburn

City Code is amended to read as follows:

18.35.020 Intent of special purpose zones.

A. General. This section describes the intent for each of the city's special purpose zones. These intent statements may be used to guide the interpretation of the regulations associated with each zone.

B. RO and RO-H Residential Office and Residential Office-Hospital Zone. The RO and RO-H is intended primarily to accommodate small-scale business and professional offices, medical and dental clinics, and banks and similar financial institutions at locations where they are compatible with residential uses. Some retail and personal services may be permitted if supplemental to the other uses allowed in the zone. This zone is intended for those areas that are in transition from residential to commercial uses along arterials or near the hospital. Conversion of residential uses to commercial uses is geared towards encouraging adaptive re-use of existing single-family structures that continue to appear in accord with the single-family residential character. The RO-H designation is to be used exclusively for the hospital area, located in the vicinity of 2nd Street NE and Auburn Avenue, and is intended to be used for medical and related uses and those uses compatible with the medical community

C. P-1 Public Use Zone. The P-1 zone is intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community.

D. I Institutional Zone. The I zone is intended to provide an area wherein educational, governmental, theological, recreational, cultural and other public and quasi-public uses may be allowed to develop. It is further intended these areas be significant in scope which will allow a combination of uses which may not be permitted outright within other zones. This district is not intended to include those smaller or singular public uses which are consistent with and permitted in other zones.

E. OS Open Space Zone. The OS zone is intended to provide for land uses that tend to be managed in a largely undeveloped character, including passive parks,

watersheds, natural and urban conservancy shoreline areas, significant wildlife habitats, large stormwater detention ponds or floodplain ponds, utility corridors with public access, and areas with significant development restrictions. Park lands included in the Open Space zone tends to be predominately passive in character and with relatively fewer developed facilities than parks included in the Institutional zone. Private sites containing critical areas or shorelines may be included. (Ord. 6434 § 1, 2012.)

Section 3. Amendment to City Code. That Section 18.35.030 of the Auburn City

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

18.35.030 Uses.

Table 18.35.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations					Standards for Specific Land Uses
	RO	RO-H	P-1	I	<u>OS</u>	

PUBLIC

Animal shelter, public	X	X	P	X	<u>X</u>	
Government facilities, this excludes offices and related uses that are permitted outright	A	A	P	P	<u>C</u>	
Municipal parks and playgrounds	P	P	P	P	<u>P</u>	

RECREATION, EDUCATION AND PUBLIC ASSEMBLY

Campgrounds and recreational vehicle parks, private	X	X	X	P	<u>P</u>	
<u>Recreational vehicle parks, private</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	
Cemetery, public	X	X	P	A	<u>X</u>	
Cemetery, private	X	X	X	A	<u>X</u>	

Table 18.35.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations					Standards for Specific Land Uses
	RO	RO-H	P-1	I	OS	
College, university, public	X	X	A	A	<u>X</u>	
Commercial recreation facility – Indoor	X	X	X	P	<u>X</u>	
Commercial recreation facility – Outdoor	X	X	X	A	<u>C</u>	ACC 18.57.025(A)
Conference/convention facility	X	X	X	A	<u>X</u>	
Library, museum	X	X	P	P	<u>A</u>	
Meeting facility, public or private	A	A	P	P	<u>A</u>	
Private school – specialized education/training (for profit)	P	P	X	P	<u>X</u>	
Public schools (K-12) and related facilities	X	X	P	P	<u>X</u>	
Religious institutions, lot size less than one acre	A	P	X	P	<u>X</u>	
Religious institutions, lot size more than one acre	C	A	X	P	<u>X</u>	
Studio – Art, dance, martial arts, music, etc.	P	X	X	X	<u>X</u>	

RESIDENTIAL

Duplex	P (1)	X	X	A	<u>X</u>	
Home occupation	P	P	X	P	<u>P</u>	Chapter 18.60 ACC

Table 18.35.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations					Standards for Specific Land Uses
	RO	RO-H	P-1	I	OS	
Live/work, work/live unit	A	P	X	A	<u>X</u>	
Multiple-family dwellings, stand-alone	P (2)	A (3)	X	A	<u>X</u>	
One detached single-family dwelling	P	X	X	X	<u>P (5)</u>	
Nursing home, assisted living facility	A	A	X	P	<u>X</u>	
Senior housing	A	A	X	A	<u>X</u>	

RETAIL

Restaurant, cafe, coffee shop, excluding drive-through facilities	A	A	P	A	<u>X</u>	
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SERVICES

Banking and related financial institutions, excluding drive-through facilities (4)	P	P	X	X	<u>X</u>	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	X	P	<u>A</u>	
Home-based daycare	P	P	X	P	<u>P</u>	
Medical services – Clinic or urgent care (4)	P	P	X	X	<u>X</u>	
Mortuary, funeral home, crematorium	X	P	X	X	<u>X</u>	
Professional offices	P	P	X	A	<u>A</u>	

Table 18.35.030 Permitted, Administrative, Conditional and Prohibited Uses by Zone

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations					Standards for Specific Land Uses
	RO	RO-H	P-1	I	OS	
Personal service shops	P	P	X	X	X	
Pharmacies	X	P	X	X	X	
<u>TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE</u>						
Utility facilities, substations, utility transmission or distribution line	X	X	X	X	A	See ACC 18.02.040(E)
<u>OTHER USES THAT ARE NOT LISTED</u>						
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted.	P	P	P	P	P	

Notes:

1. Duplexes, 3,600 square feet of lot area per dwelling unit is required.
2. Multifamily dwellings; provided, that 2,400 square feet of lot area is provided for each dwelling unit.
3. Multifamily dwellings; provided 1,200 square feet of lot area is provided for each dwelling unit.
4. Permitted within a public college or university as an amenity or service provided to students. A stand-alone bank or medical services/clinic is not permitted.
5. One single-family detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.

(Ord. 6642 § 11, 2017; Ord. 6434 § 1, 2012.)

Section 4. Amendment to City Code. That Section 18.35.040 of the Auburn

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

18.35.040 Development standards.

Table 18.35.040 RO, RO-H, P-1, I Zone Development Standards

Development Feature	Requirement by Zones				
	RO Residential I Office	RO-H Residential Office-Hospital	P-1 Public Use	I Institutional	OS <u>Open Space</u>
Minimum lot area	7,200 sf	None	None	6,000 sf	<u>None</u>
Minimum lot width, depth	50 ft, 80 ft	None	None	60 ft, 80 ft	<u>None</u>
Maximum lot coverage	55 percent (1)	None	None	35 percent	<u>5 percent</u>
Maximum impervious area	NA	NA	NA	NA	<u>20 percent (7)</u>
Setbacks	<i>Minimum setbacks required for primary structures. See ACC 18.31.070 for exceptions to these requirements.</i>				
Front	20 ft (2)	10 ft	20 ft	20 ft	<u>20 ft</u>
Side – Interior	5 ft	None	5 ft (4)	5 ft	<u>5 ft</u>
Side – Corner	10 ft	10 ft	10 ft	10 ft	<u>10 ft</u>
Rear	25 ft (3)	None	25 ft	25 ft	<u>25 ft</u>
Accessory structure(s)	See note (5) below	NA	NA	See note (5) below	
Height limit	<i>Maximum allowable height of structures. See ACC 18.31.030 (Height limitations – Exceptions) for height limit exceptions.</i>				
Maximum height	35 ft	65 ft	45 ft	45 ft (6)	<u>35 ft</u>
Fences and hedges	See Chapter 18.31 ACC				

Table 18.35.040 RO, RO-H, P-1, I Zone Development Standards

Development Feature	Requirement by Zones				
	RO Residential I Office	RO-H Residential Office-Hospital	P-1 Public Use	I Institutional	OS Open Space
Landscaping	See Chapter 18.50 ACC				
Parking	See Chapter 18.52 ACC				
Signs	See Chapter 18.56 ACC				
Lighting	See Chapter 18.55 ACC				
Nonconforming structures, land and uses	See Chapter 18.54 ACC				

Notes:

1. New single-family residential or conversions of single-family residences to commercial uses with additions greater than a total or cumulative area of 200 square feet on the property since the adoption of Ordinance No. 6231, then the maximum lot coverage is 35 percent.
2. New single-family residential or conversions of single-family residences to commercial uses with additions of 200 square feet or less, then the front yard setback is 10 feet.
3. New single-family residential or conversions of single-family residences to commercial uses with additions of 200 square feet or less, then the rear yard setback is 15 feet.
4. A 25-foot setback is required when adjacent to a residential zone.
5. Accessory structures shall meet all the required setbacks of the zone with the exception that the rear yard setback may be reduced to five feet; provided, that any structure with a vehicle entrance from a street (public or private) or public alley shall be set back a minimum of 20 feet.
6. Maximum building height for residential dwellings: 30 feet. Accessory buildings to residential dwellings: 16 feet.
7. Maximum impervious area includes all hard surfaces per Auburn City Code 13.48.010(J).
(Ord. 6434 § 1, 2012.)

Section 5. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Ordinance No. 6677
January 26, 2018
Page 10

Section 6. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

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

Introduced: FEB 20 2018
Passed: FEB 20 2018
Approved: FEB 20 2018

CITY OF AUBURN



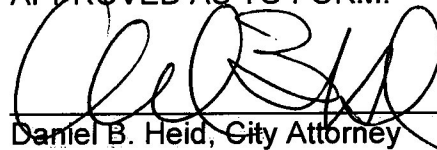
NANCY BACKUS, MAYOR

ATTEST:



Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

PUBLISHED: Seattle Times February 26, 2018