

City Council Study Session
August 8, 2016 - 5:30 PM
Annex Conference Room 2
MINUTES

I. CALL TO ORDER

Deputy Mayor Largo Wales called the meeting to order at 5:30 p.m. in the Annex Conference Room 2 located at 1 East Main Street in Auburn.

A. Roll Call

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

City officials and staff members present included: Mayor Nancy Backus, Chief of Police Bob Lee, City Attorney Daniel B. Heid, Assistant City Attorney Doug Ruth, Community Development and Public Works Director Kevin Snyder, Assistant Director of Community Development Services Jeff Tate, Innovation and Technology Director Paul Haugan, Economic Development Manager Doug Lein, Planning Services Manager Jeff Dixon, and City Clerk Danielle Daskam.

B. Announcements

C. Agenda Modifications

II. CONSENT AGENDA

III. DISCUSSION ITEMS

A. Hearing Examiner and City Council Roundtable (15 Minute Presentation/15 Minute Q&A) (Snyder)

Hearing Examiner to provide a report to City Council regarding code challenges and activity

Hearing Examiner Phil Olbrechts presented the Hearing Examiners Annual Report and reviewed cases that were reviewed in 2016 including third party billing dispute, Green Solutions Place Administrative Appeal, special home occupation, rezone, critical areas variance, variance for reduction in minimum density, dangerous dog appeal and a special home occupation.

Councilmember Wagner questioned if the Comprehensive Plan Map not matching the Zoning Map was a problem. Mr. Olbrechts stated it does not appear to be a problem, and it is not a defect in the process.

B. Ordinance No. 6615 (15 Minute Presentation/15 Minute Q&A) (Snyder)

Ordinance No. 6615 for amendments to Chapter 1.25, Chapter 8.08, Chapter 8.12, Chapter 8.20, Chapter 12.36, Chapter 15.06, and Chapter 15.20 pertaining to code enforcement provisions that address property abatement, public nuisances, vegetation violations, and the regulation of vacant structures

Assistant Director Tate provided Council with a presentation on Ordinance No. 6615.

The ordinance includes a variety of code amendments that address several code enforcement issues related to abatement actions and includes: Simplification of the methods to notify a property owner of a violation; Establishing a higher burden on the City for notifying a property owner of a potential abatement action; Establishing that an enforcement lien placed on property shall be of equal rank with state, county and municipal taxes; Declare that a violation of City Code constitutes

a public nuisance. This will allow abatement authority and procedures to apply to any violation of City Code, clarify that it is a violation to allow solid waste to remain uncontained on private property, establish an administrative process for abatement of public nuisances and vegetation violations. The process identifies the authority under which abatement action can occur, the method of serving a property owner notice of the City's intent to abate, an appeal process that utilizes the existing Hearing Examiner process, authority for the City to seek cost recovery, and the range of costs that may be recouped (including administrative costs incurred as a result of inspections, preparation of notices, contracts for performing the abatement, filing fees, legal fees, etc.); The abatement process described in the amendments to Chapter 8.12 are then repeated in Chapter 8.20; Clarification in Chapter 12.36 that it is the responsibility of an abutting landowner to maintain the vegetation that is located in the landscape strips that are within the right of way; Creation of a new chapter in the City building code – Chapter 15.20 – which elaborates on certain provisions of the International Property Maintenance Code (IPMC). The IPMC is already adopted by the City of Auburn however there are provisions of the Auburn City Code that should be used instead of what is stated in the IPMC. For example, the IPMC establishes an appeal process that is different than the City's appeal process. The draft amendments seek to clarify that the City procedures are to be used instead of the IPMC procedures; The draft amendments also seek to modify the IPMC "boarding" standard which allows the windows and doors on vacant structures to be boarded for up to one year. The draft amendments limit boarding to 30 days when a product such as plywood is used and allows up to one year if a clear product is used. This is included because wood presents an image of blight and it precludes law enforcement from being able to see inside of a vacant structure that is harboring nefarious activity. Clear products mitigate these problems; The draft amendments include a vacant property registration program that requires the owners of vacant property to inform and register their property with the City. The registration process allows the City to understand who is responsible for addressing issues that occur at the property and it establishes requirements for how the property is to be managed while it is vacant. The registration program exempts properties that are rental homes (that have a valid business license) and residences that are used part time.

Councilmember DaCorsi asked what happens to abandoned homes after it has been boarded up for a year. Assistant Director Tate explained that the time from a default to bank owned is approximately a three year window.

Councilmember Wagner requested more attention be given to overhanging tree maintenance issues.

Councilmember Baggett inquired how the HOA works with the City's enforcement. Assistant Director Tate explained the actions are coincidental but separate.

Councilmember Trout-Manual inquired regarding vehicles on property that have been parked there for years. Assistant Director Tate explained it is a separate code section that addresses inoperable vehicles on private property, and there is a separate process.

C. Council Discussion on Retreat Goals (5 Minute Presentation/10 Minute Q&A)

Economic Development Manager Lein provided Council with an update on economic development. He reviewed the numbers of permits issued for Single Family and Commercial projects, business licenses, real-estate excise tax and sales tax revenue.

Manager Lein stated the consultants have completed all of their research and are moving forward with the final state of completing the 10 year economic plan update. He anticipated a City Council briefing on October 24th and for the Plan to be brought before the Council for action on November 7, 2016.

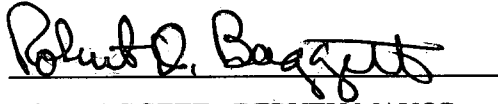
Councilmember DaCorsi requested a list of all who participated in the downtown façade program.

Councilmember Holman stated the average household income of those who shop in Auburn is \$84,000.

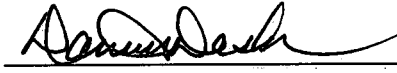
IV. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 6:39 p.m.

APPROVED THIS 5th DAY OF March, 2018.



BOB BAGGETT, DEPUTY MAYOR



Dani Daskam, City Clerk.