

City Council Meeting

July 6, 2015 - 7:00 PM

Auburn City Hall

AGENDA

Watch the meeting LIVE!

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Meeting videos are not available until 72 hours after the meeting has concluded.

I. CALL TO ORDER

A. Pledge of Allegiance

B. Roll Call

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Legislative Update from Representative Drew Stokesbary
Representative Stokesbary to brief the City Council on accomplishments during legislative session.

III. APPOINTMENTS

IV. AGENDA MODIFICATIONS

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. Public Hearings

1. **Public Hearing for Right-of-Way Vacation V1-15 (Snyder)**

City Council to conduct a public hearing on the City initiated vacation of right-of-way located at the northeast corner of South Division Street and 2nd Street SE.

(For further action on this item, please see Ordinance No. 6562.)

2. **Public Hearing for 2015 Annual Action Plan (Hursh)**

City Council to conduct a public hearing to receive public comments and suggestions with regard to the 2015 Annual Action Plan.

(For further action on this item, please see Resolution No. 5151.)

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.

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.

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 June 15, 2015 Meeting*

B. Claims Vouchers (Coleman)

Claims voucher numbers 434104 through 434512 in the amount of \$5,300,761.26 and five wire transfers in the amount of \$346,804.64 and dated July 6, 2015.

C. Payroll Vouchers (Coleman)

City Council approve payroll vouchers 535656 through 535699 in the amount of \$301,501.75 and electronic deposit transmissions in the amount of \$1,418,710.57 for a grand total of \$1,720,212.32 for the period covering June 11, 2015 to July 1, 2015.

D. Public Works Project No. CP1109* (Snyder)

City Council award Contract No. 15-05, to Miles Resources, LLC on their low bid of \$563,248.17 plus Washington State sales tax of \$53,508.58 for a total contract price of \$616,756.75 for Project No. CP1109, Hi Crest Drive Storm Pipeline Repair and Replacement

E. Public Works Project No. CP1202* (Snyder)

City Council award Contract No. 15-01, to Northwest Cascade, Inc. on their low bid of \$2,541,321.00 plus Washington State sales tax of \$99,503.00 for a total contract price of \$2,640,824.00 for Project No. CP1202, Auburn Way South Flooding Improvements Phase 2

F. Public Works Project No. CP1506* (Snyder)

City Council award Contract No. 15-13, to the lowest responsible bidder for Project No. CP1506 – 2015 Pavement Patching and Overlay Project.

G. Public Works Project No. CP1308* (Snyder)

City Council approve Final Pay Estimate No. 8 to Contract No. 14-04 in the amount of \$61,393.27 and accept construction of Project No. CP1308 – BNSF Utility Crossings Project.

(RECOMMENDED ACTION: City Council approve the Consent Agenda.)

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

A. SCORE Jail Statistics* (Mayor Backus)

X. ORDINANCES

A. **Ordinance No. 6563 (Second Reading)* (Coleman)**

An Ordinance of the City Council of the City of Auburn, Washington, amending Ordinance No. 6533, the 2015-2016 Biennial Budget Ordinance, as amended by Ordinance No. 6558, authorizing amendment to the City of Auburn 2015-2016 Budget as set forth in Schedule "A" and Schedule "B"

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6563.)

B. **Ordinance No. 6562 (First Reading)* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, approving the vacation of right-of-way in the vicinity of the northeast corner of South Division Street and 2nd Street SE

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6562.)

C. **Ordinance No. 6566 (First Reading)* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, approving the Final Plat of Westridge Auburn

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6566.)

XI. **RESOLUTIONS**

A. **Resolution No. 5143* (Hursh)**

A Resolution of the City Council of the City of Auburn, Washington, authorizing the City of Auburn to adopt the Intergovernmental Agreement for EMAC and PNEMA assistance between the Washington Military Department and the City of Auburn

(RECOMMENDED ACTION: City Council adopt Resolution No. 5143.)

B. **Resolution No. 5151* (Hursh)**

A Resolution of the City Council of the City of Auburn, Washington, adopting the Consolidated Plan for years 2015 to 2019 and the 2015 Annual Action Plan

(RECOMMENDED ACTION: City Council adopt Resolution No. 5151.)

C. **Resolution No. 5152* (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, setting a public hearing to consider the vacation of right-of-way of the south side of South 318th Street, east of 56th Avenue South, within the City of Auburn, Washington

(RECOMMENDED ACTION: City Council adopt Resolution No. 5152.)

D. **Resolution No. 5153* (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute the interlocal agreement between the City of Auburn and the Muckleshoot Indian Tribe for the Allotment M-two Subdivision and casino premises utility isolation

(RECOMMENDED ACTION: City Council adopt Resolution No. 5153.)

E. **Resolution No. 5155* (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, authorizing the City to expend funds to abate vegetation and to remove unpermitted barbed wire at 1141 32nd Place NE in the City of Auburn

(RECOMMENDED ACTION: City Council adopt Resolution No. 5155.)

XII. **MAYOR AND COUNCILMEMBER REPORTS**

At this time the Mayor and City Council may report on their significant City-related activities since the last regular Council meeting.

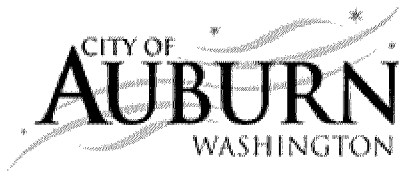
A. **From the Council**

B. **From the Mayor**

XIII. **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.

*Denotes attachments included in the agenda packet.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Hearing for Right-of-Way Vacation V1-15

Date:

June 10, 2015

Department:

CD & PW

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council to conduct a Public Hearing to receive public comments with regard to Right-of-Way Vacation V1-15. For further action on this item, see Ordinance No. 6562.

Background Summary:

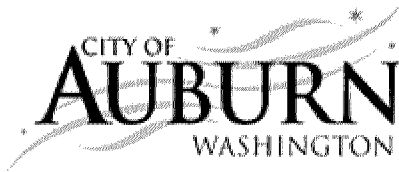
Per Auburn City Code Chapter 12.48 a public hearing shall be held to consider the proposed right-of-way vacation for V1-15 for the right-of-way in the vicinity of the northeast corner of South Division Street and 2nd Street SE. The date of the public hearing was set by Resolution No. 5147 on June 1, 2015.

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

Snyder

Meeting Date: July 6, 2015

Item Number: PH.1



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Hearing for 2015 Annual Action Plan

Date:

June 18, 2015

Department:

Administration

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council to conduct a public hearing (for further action, see Resolution No. 5151).

Background Summary:

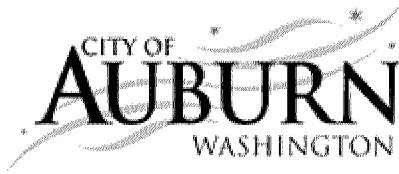
The preparation of an annual action plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funds under the Community Development Block Grant (CDBG) program. The 2015 Action Plan outlines proposed expenditures to implement the City's Consolidated Plan. It identifies federal and local funds expected to be available, indicates the activities on which they will be spent, and sets goals for the number and type of services expected to be provided. The City of Auburn anticipates that in 2015 approximately \$519,000 of CDBG funds will be available for projects that are consistent with federal regulations and the objectives and policies of Auburn's Consolidated Housing and Community Development Plan. In 2015 the CDBG funds will be combined with approximately \$476,500 of General Funds to create a total human services budget of approximately \$995,000. A public notice and a brief description about the 2015 Action Plan was published in The Seattle Times. On July 6, 2015, the City Council will hear public testimony about the Plan. The deadline to submit written comments is July 6, 2015. The final draft of the 2015 Action Plan will be prepared and sent to HUD by the deadline of August 16, 2015 after City Council adoption.

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

Hursh

Meeting Date: July 6, 2015

Item Number: PH.2



AGENDA BILL APPROVAL FORM

Agenda Subject:

Minutes of the June 15, 2015 Meeting

Date:

June 29, 2015

Department:

Administration

Attachments:

Minutes

Budget Impact:

\$0

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

Meeting Date: July 6, 2015

Item Number: CA.A



**City Council Meeting
June 15, 2015 - 7:00 PM
Auburn City Hall
MINUTES**

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 located in Auburn City Hall, 25 West Main Street in Auburn, and led those in attendance in the Pledge of Allegiance.

B. Roll Call

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

Department Directors and staff members present included: City Attorney Daniel B. Heid, Community Development and Public Works Director Kevin Snyder, Director of Administration Michael Hursh, Innovation and Technology Customer Support Manager Reba Stowe, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Public Affairs and Marketing Manager Dana Hinman, Innovation and Technology Operations Manager Ashley Riggs, Parks, Arts and Recreation Director Daryl Faber, Police Commander Mark Caillier, Transportation Manager Pablo Para, Finance Director Shelley Coleman, and Deputy City Clerk Shawn Campbell.

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

There was no announcement, proclamation or presentation.

III. APPOINTMENTS

There was no appointment for Council's consideration.

IV. AGENDA MODIFICATIONS

There was no agenda modification.

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. Public Hearings

1. Public Hearing on 2016-2021 Transportation Improvement Program (Snyder)

City Council to conduct a public hearing to receive public comments and suggestions with regard to the proposed 2016-2021 Transportation Improvement Program (TIP)

Transportation Manager Pablo Para explained the Transportation Improvement Program requires an annual update. This update will meet requirements for grant funding and help the City work together with other agencies in the area.

Mayor Backus opened the public hearing at 7:03 p.m. No one in the audience addressed the Council, and the hearing was closed.

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.

Conner McArthur - 1827 4th St SE, Auburn

Mr. McArthur explained he is a 14 year old 8th grade student at Cascade Middle School. He told Council he has been selected as a representative on the US National Football U14 Team. He is requesting financial assistance to be able to participate in the program. All funds must be raised by June 28, 2015.

C. Correspondence

There was no correspondence for Council 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 recommendations to the City Council, if any.

Councilmember Wales reported on behalf of the Council ad hoc committee that reviews claims and payroll vouchers. Councilmember Wales reported the committee recommends approval of the claims and payroll vouchers as presented.

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 March 30, 2015 City Council Study Session
- B. Minutes of the April 27, 2015 City Council Study Session
- C. Minutes of the June 1, 2015 Regular City Council Meeting
- D. Minutes of the June 4, 2015 Special City Council Meeting
- E. Claims Vouchers (Coleman)
Claims voucher numbers 433845 through 434103 in the amount of \$3,512,909.06 and one wire transfer in the amount of \$77.00 and dated June 15, 2015.
- F. Payroll Vouchers (Coleman)
Payroll check numbers 535615 through 535655 in the amount of \$937,608.66, electronic deposit transmissions in the amount of \$1,413,005.34 for a grand total of \$2,350,614.00 for the period covering May 28, 2015 to June 10, 2015.

Deputy Mayor Holman moved and Councilmember Osborne seconded to approve the Consent Agenda.

The Consent Agenda includes minutes, claims and payroll vouchers.

MOTION CARRIED UNANIMOUSLY. 5-0 Councilmember Wales stepped out of Chambers prior to the vote and returned shortly after.

VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. NEW BUSINESS

There was no new business.

X. ORDINANCES

- A. Ordinance No. 6563 (First Reading) (Coleman)
An Ordinance of the City Council of the City of Auburn, Washington, amending Ordinance No. 6533, the 2015-2016 Biennial Budget Ordinance, as amended by Ordinance No. 6558, authorizing amendment to the City of Auburn 2015-2016 Budget as set forth in Schedule "A" and Schedule "B"

Councilmember Osborne moved and Deputy Mayor Holman seconded to approve Ordinance No. 6563.

Director Coleman explained the budget is generally amended three times a year; once in March to allow the City to carry forward fund balances; once in June to true the fund balances from the audit and once at the end of the year. This budget amendment amends the fund balances to actuals and includes project carry forwards, added grant funds, a transfer from the General Fund, and added funds for the street program.

Mayor Backus explained the City received unanticipated Real Estate Excise Tax funds. The budget amendment add \$600,000 from those Real Estate Excise Tax funds to be utilized for additional roadwork in 2015.

Deputy Mayor Holman stated the additional funds are just a drop in the bucket compared to the need the City has for road repairs. The City will keep looking for additional funds.

Ordinance No. 6563 will appear on the July 6, 2015 agenda for second reading.

XI. RESOLUTIONS

- A. Resolution No. 5146 (Snyder)
A Resolution of the City Council of the City of Auburn, Washington, approving the 2016-2021 Transportation Improvement Program of the City of Auburn pursuant to R.C.W. Chapter 35.77 of the laws of the State of Washington

Councilmember DaCorsi moved and Councilmember Pelloza seconded to adopt Resolution No. 5146.

MOTION CARRIED UNANIMOUSLY. 6-0

XII. MAYOR AND COUNCILMEMBER REPORTS

At this time the Mayor and City Council may report on their significant City-related activities since the last regular Council meeting.

- A. From the Council

Councilmember Pelosa reported on his attendance at the King County Flood Control District meeting, a Flag Ceremony at the Federal Way Aquatic Center, the Summer National League of Cities meeting, DARE programs at Lea Hill and Evergreen Elementary and the Auburn International Farmers Market.

Councilmember Wagner reported he attended the Sound Cities Public Issues Committee meeting, Transportation Policy Board meeting and the Transit Integration Summit.

Councilmember Wales reported she attended several stake holder meetings for King County Board of Health regarding temporary permits for food vendors at short term events such as farmers markets and festivals.

Councilmember DaCorsi reported he went on a ride along with Officer Williams from the Auburn Police Department. He thanked the Auburn Police Department for all of their hard work and dedication.

B. From the Mayor

Mayor Backus reported she participated in a trip to Chicago sponsored by the Seattle Metropolitan Chamber of Commerce for an intercity mission. They met with many key people from the area regarding schools, mental health issues, parks and transportation.

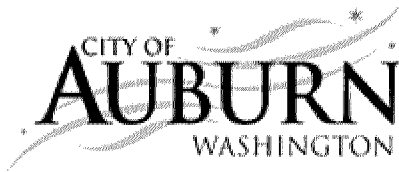
XIII. ADJOURNMENT

There being no further business before the Council, the meeting adjourned at 7:33 p.m.

APPROVED this 6th day of July, 2015.

NANCY BACKUS, MAYOR

Shawn Campbell, Deputy City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:

Claims Vouchers

Date:

June 30, 2015

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve the claims vouchers.

Background Summary:

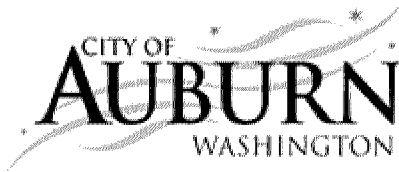
Claims voucher numbers 434104 through 434512 in the amount of \$5,300,761.26 and five wire transfers in the amount of \$346,804.64 and dated July 6, 2015.

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

Coleman

Meeting Date: July 6, 2015

Item Number: CA.B



AGENDA BILL APPROVAL FORM

Agenda Subject:

Payroll Vouchers

Date:

June 30, 2015

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve the payroll vouchers.

Background Summary:

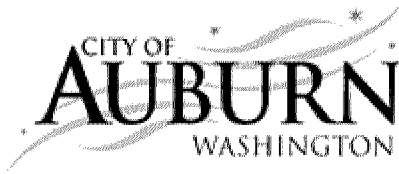
City Council approve payroll vouchers 535656 through 535699 in the amount of \$301,501.75 and electronic deposit transmissions in the amount of \$1,418,710.57 for a grand total of \$1,720,212.32 for the period covering June 11, 2015 to July 1, 2015.

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

Coleman

Meeting Date: July 6, 2015

Item Number: CA.C



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1109

Date:

June 29, 2015

Department:

CD & PW

Attachments:

Budget Status Sheet

Bid Tab Summary

Vicinity Map

Budget Impact:

\$0

Administrative Recommendation:

City Council award Contract No. 15-05, to Miles Resources, LLC on their low bid of \$563,248.17 plus Washington State sales tax of \$53,508.58 for a total contract price of \$616,756.75 for Project No. CP1109, Hi Crest Drive Storm Pipeline Repair and Replacement.

Background Summary:

The City received eight (8) responsive bids and the low bid was approximately 11% below the engineer's estimate. Staff has performed reference checks and other verifications to determine that Miles Resources, LLC meets the responsible bidding criteria and recommends award.

The major items of work include replacing existing 8-inch to 12-inch culverts, storm pipe, and ditch segments along Hi-Crest Drive with new 12-inch storm pipeline, and abandoning and replacing a 6-inch potable waterline with an 8-inch ductile iron pipe, including replacement of water service meters, fire hydrants, and gate valves.

The potable waterline that is part of this project is owned and operated by the Lakehaven Utility District (LUD). A franchise agreement between the City and LUD was entered on September 23, 2004 that requires LUD to adjust, remove or relocate LUD facilities necessary for City improvements. The franchise agreement allows LUD to request the City to relocate the LUD facilities with reimbursement for all associated costs by LUD. Under Resolution 5038, the Mayor executed an agreement on March 2014 with LUD to design and construct the waterline relocation, with reimbursement from the Lakehaven Utility District.

Project construction is expected to begin in August 2015 and be completed by October 2015.

A project budget contingency of \$90,654.00 remains in the 432 Storm Repair and Replacement Program Fund.

Reviewed by Council Committees:

Councilmember:

Staff: Snyder

Meeting Date: July 6, 2015

Item Number: CA.D

BUDGET STATUS SHEET

Project No: CP1109	Project Title: Hi-Crest Drive Storm Pipeline Repair and Replacement
Project Manager: Luis Barba	

Initiation Date: 8/01/2011
 Advertisement Date: 6/11/2015
 Award Date:

☐ Project Update
☐ Permission to Advertise
☒ Contract Award
☐ Change Order Approval
☐ Contract Final Acceptance
☐ Carry Forward

Date: June 30, 2015

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	2013 (actual)	2014(Actual)	2015	Total
432 Fund - Storm R&R Program**	29,350	33,103	493,971	556,424
432 Fund Lakehaven Reimbursement	0	25,875	361,904	387,779
Total	29,350	58,978	855,875	944,203

Estimated Cost (Funds Needed)

Activity	2013 (actual)	2014(Actual)	2015	Total
Design - City Storm	29,350	33,103	25,000	87,453
Design - Lakehaven Water		25,875	21,788	47,663
Construction Contract - City Storm			325,742	325,742
Construction Contract - Lakehaven Water			291,015	291,015
Authorized Contingency (10%) - City Storm			32,574	32,574
Authorized Contingency (10%) - Lakehaven Water			29,102	29,102
Construction Engineering - City Storm			20,000	20,000
Construction Engineering - Lakehaven Water			20,000	20,000
Total	29,350	58,978	765,221	853,549

432 Storm-Lakehaven Reimbursement Budget Status

	2013 (actual)	2014(Actual)	2015	Total
*432 Funds Budgeted ()	0	(25,875)	(361,904)	(387,779)
432 Funds Needed	0	25,875	361,904	387,779
*430 Fund Project Contingency ()	0	0	0	0
430 Funds Required	0	0	0	0

432 Storm Budget Status

	2013 (actual)	2014(Actual)	2015	Total
*432 Funds Budgeted ()	(29,350)	(33,103)	(493,971)	(556,424)
432 Funds Needed	29,350	33,103	403,316	465,769
*432 Fund Project Contingency ()	0	0	(90,654)	(90,654)
432 Funds Required	0	0	0	0

* (#) in the Budget Status Sections indicates money the City has available.

** This is a portion of the 2011 and 2012 annual budget for the Storm Repair & Replacement Program.

**BID TABULATION
BID TOTALS SUMMARY**

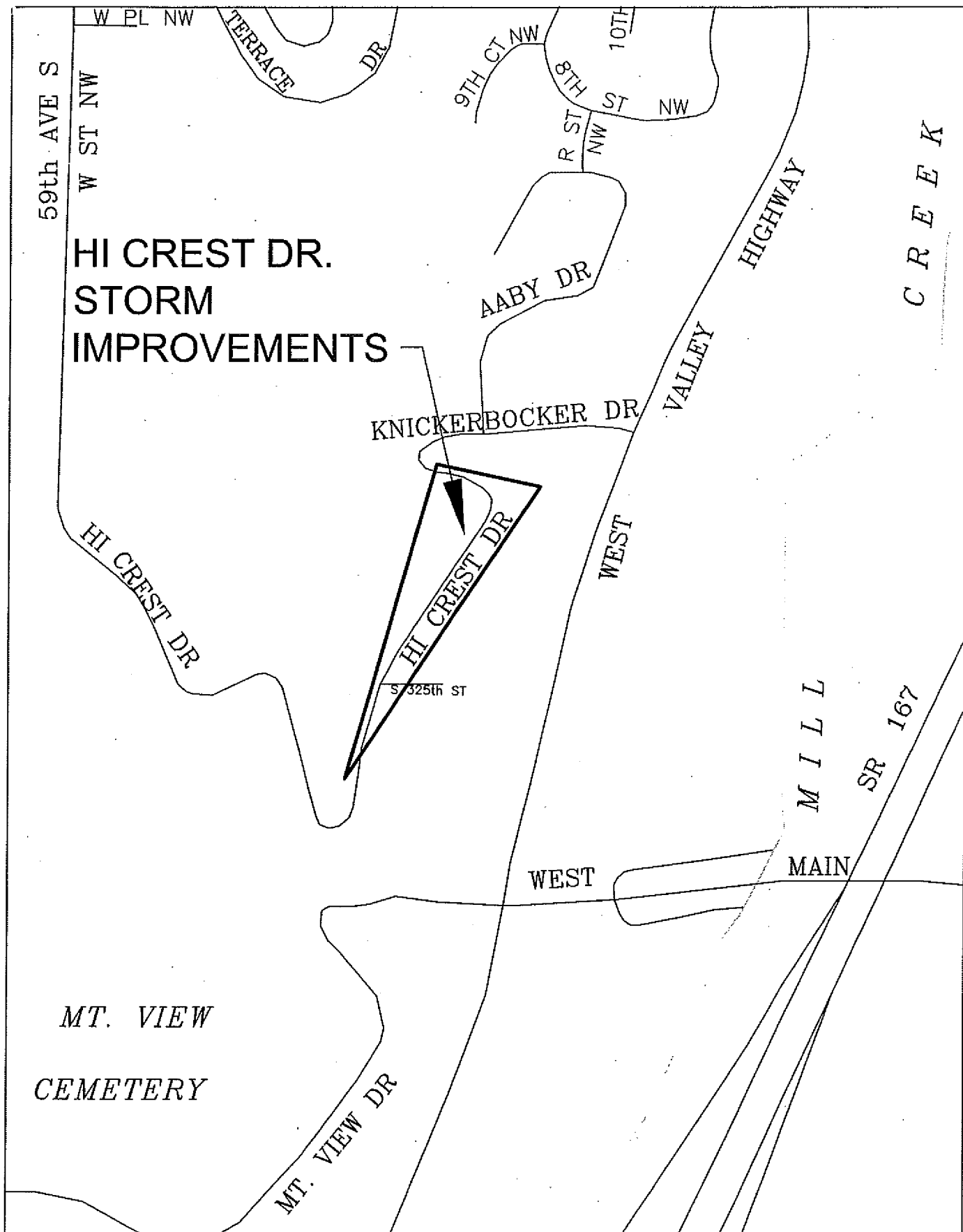
Project Name: CP1109, Hi Crest Storm Pipeline Repair & Replacement, Contract 15-05
Prepared by: City of Auburn
Bid Date: 6/25/15

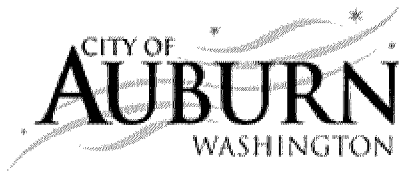
ENGINEER'S ESTIMATE:	\$	631,841.00			
AVERAGE BASIC BID AMOUNT:	\$	604,989.02			
BASIC BID SPREAD AMOUNT:	\$	103,823.73	Basic BID Amount	Spread \$	Spread %

LOW BIDDER:	Miles Resources, Inc.	\$	563,248.17	-\$68,592.83	-10.86%
Second Bidder:	Stafford Excavating LLC	\$	569,044.00	-\$62,797.00	-9.94%

	Basic BID (Tax not Included)		Total BID (Tax Included)	
Miles Resources, Inc.	\$	563,248.17	\$	616,756.75
Stafford Excavating LLC	\$	569,044.00	\$	623,103.18
Northwest Cascade, Inc.	\$	572,973.50	\$	627,405.98
Pivetta Brothers Construction	\$	613,789.30	\$	672,099.28
Reed Trucking & Excavating,	\$	595,045.25	\$	651,574.55
RW Scott Construction Co.	\$	645,972.00	\$	707,339.34
SCI Infrastructure	\$	612,768.00	\$	670,980.96
Kar-Vel Construction	\$	667,071.90	\$	730,443.73

NOTE: An evaluation of whether a bidder is responsible or non-responsible was only made for the low bidder. This does not indicate, one way or the other, how other bidders would be considered if they were the low bidder.





AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1202

Date:

June 29, 2015

Department:

CD & PW

Attachments:

Budget Status Sheet

Bid Tab Summary

Vicinity Map

Budget Impact:

\$0

Administrative Recommendation:

City Council award Contract No. 15-01, to Northwest Cascade, Inc. on their low bid of \$2,541,321.00 plus Washington State sales tax of \$99,503.00 for a total contract price of \$2,640,824.00 for Project No. CP1202, Auburn Way South Flooding Improvements Phase 2.

Background Summary:

The City received eight (8) responsive bids and the low bid was approximately 22% below the engineer's estimate. Staff has performed reference checks and other verifications to determine that Northwest Cascade, Inc. meets the responsible bidding criteria and recommends award.

The purpose of this project is to relieve stormwater flooding issues on Auburn Way South near the State Route 18 underpass by diverting stormwater flows from the flooding area to the existing storm drainage ponds located at 21st Street SE (near D Street SE) and 17th Street SE (west of A St SE). Phase 1 of the project was complete in 2009 and installed a new storm line down 17th Street SE and K Street SE between Auburn Way South and 18th Street SE which diverted stormwater to the pond on 21st Street SE. This project (CP1202, Auburn Way South Flooding Phase 2) will construct a new storm line on 17th Street SE between A Street SE and K Street SE to divert stormwater to the pond on 17th Street SE. This project will also replace the deteriorated water main and sewer line on 17th Street SE between A Street SE and K Street SE and expand the existing storm pond on 17th Street SE to accommodate the increase in storm drainage flows.

Project construction is expected to begin in August 2015 and be completed by December 2015.

A project budget contingency of \$113,206.00 remains in the 430 (Water) Fund.

A project budget contingency of \$231,631.00 remains in the 431 (Sewer) Fund.

A project budget contingency of \$384,423.00 remains in the 432 (Storm) Fund.

Reviewed by Council Committees:

Councilmember:

Staff: Snyder

Meeting Date: July 6, 2015

Item Number: CA.E

BUDGET STATUS SHEET

Project No: CP1202	Project Title: Auburn Way South Flooding Imp. - Ph II
Project Manager: Seth Wickstrom	

Initiation Date: 8/19/2013
 Advertisement Date: 6/11/15
 Award Date: _____

- ☐ Consultant Agreement Amendment
☐ Permission to Advertise
☒ Contract Award
☐ Change Order Approval
☐ Contract Final Acceptance

Date: June 30, 2015

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2013 (actual)	2014	2015	Total
430 Fund - Water	0	0	9,919	897,269	907,188
431 Fund - Sewer	0	154	11,543	757,965	769,662
432 Fund - Storm	0	81,608	56,544	2,032,392	2,170,544
Total	0	81,762	78,006	3,687,626	3,847,394

Estimated Cost (Funds Needed)

Activity	Prior Years	2013 (actual)	2014	2015	Total
Design Engineering - City Costs		14,283	26,046	110,500	150,829
Design Engineering - Consultant Costs		67,479	51,960		119,439
Construction Contract Bid				2,640,824	2,640,824
Authorized Contingency (5%)				132,041	132,041
Construction Engineering - City Costs				75,000	75,000
Total	0	81,762	78,006	2,958,365	3,118,134

430 Water Budget Status

	Prior Years	2013 (actual)	2014	2015	Total
*430 Funds Budgeted ()	0	0	(9,919)	(897,269)	(907,188)
430 Funds Needed	0	0	9,919	784,063	793,982
*430 Fund Project Contingency ()	0	0	0	(113,206)	(113,206)
430 Funds Required	0	0	0	0	0

431 Sewer Budget Status

	Prior Years	2013 (actual)	2014	2015	Total
*431 Funds Budgeted ()	0	(154)	(11,543)	(757,965)	(769,662)
431 Funds Needed	0	154	11,543	526,334	538,031
*431 Fund Project Contingency ()	0	0	0	(231,631)	(231,631)
431 Funds Required	0	0	0	0	0

432 Storm Budget Status

	Prior Years	2013 (actual)	2014	2015	Total
*432 Funds Budgeted ()	0	(81,608)	(56,544)	(2,032,392)	(2,170,544)
432 Funds Needed	0	81,608	56,544	1,647,969	1,786,121
*432 Fund Project Contingency ()	0	0	0	(384,423)	(384,423)
432 Funds Required	0	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.

**BID TABULATION
BID TOTALS SUMMARY**

Project Name: CP1202, Auburn Way South Flooding Improvement Phase 2, Contract 15-01

Prepared by: City of Auburn

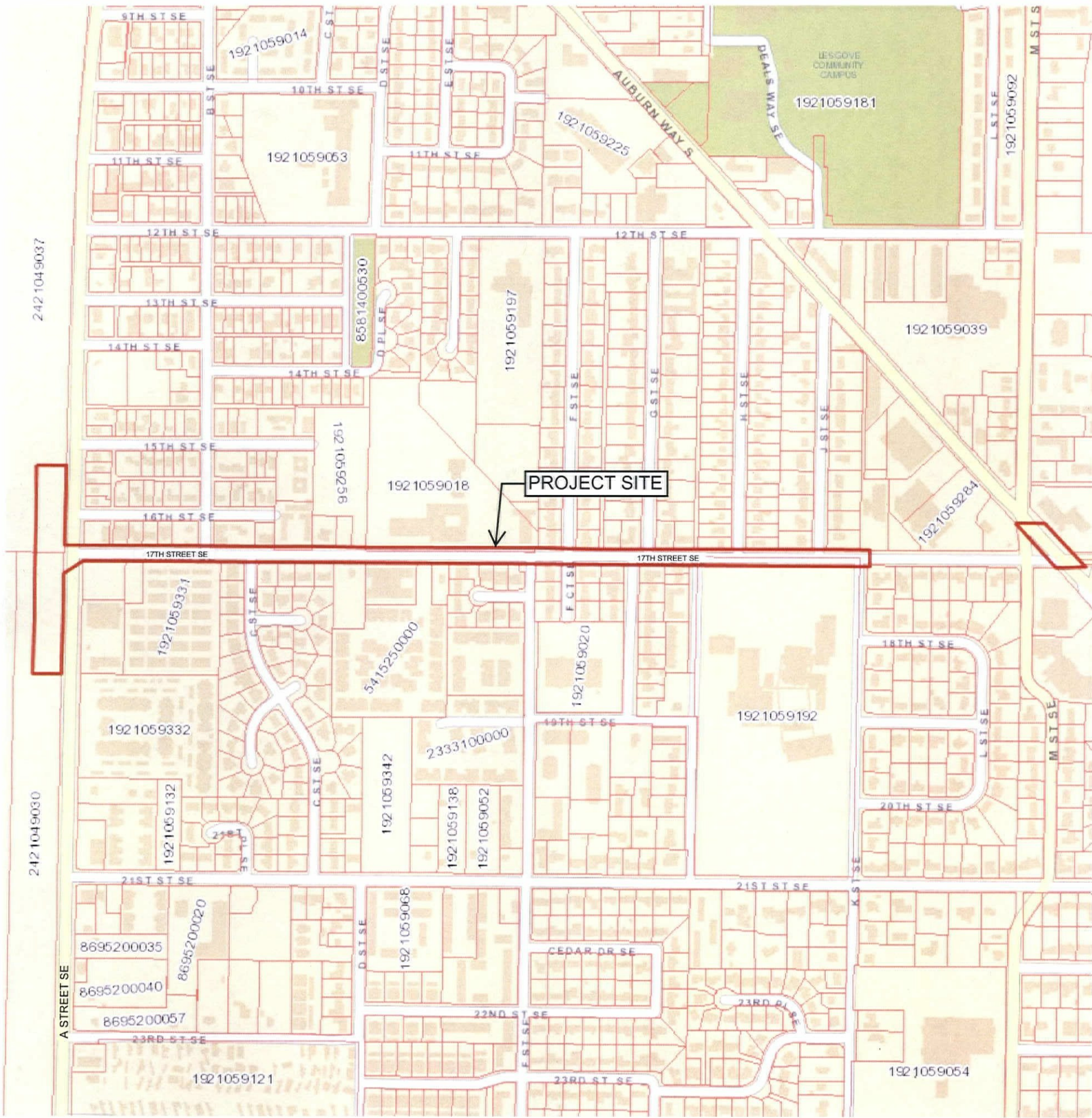
Bid Date: 6/25/15

ENGINEER'S ESTIMATE:	\$	3,396,861.35		
AVERAGE BASIC BID AMOUNT:	\$	3,103,675.67		
BASIC BID SPREAD AMOUNT:	\$	1,344,184.50	Basic BID Amount	Spread \$
				Spread %
LOW BIDDER:				
Northwest Cascade, Inc	\$	2,541,321.00	-\$855,540.35	-25.19%
Second Bidder: R.L. Alia Company	\$	2,841,610.00	-\$555,251.35	-16.35%

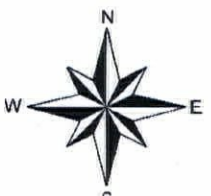
	Basic BID (Tax not Included)	Total BID (Tax Included)
R.L. Alia Company	\$ 2,841,610.00	\$ 2,964,137.73
Johansen Excavating	\$ 2,897,969.94	\$ 3,010,251.79
Northwest Cascade, Inc	\$ 2,541,321.00	\$ 2,640,824.00
SCI Infrastructure, LLC	\$ 2,937,813.00	\$ 3,057,689.37
Titan Earthwork	\$ 3,212,320.00	\$ 3,344,479.26
DPK, Inc	\$ 3,213,246.50	\$ 3,346,398.79
R.W. Scott Construction	\$ 3,299,619.45	\$ 3,440,962.86
James W. Fowler Company	\$ 3,885,505.50	\$ 4,039,878.56

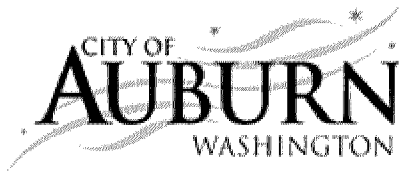
NOTE: An evaluation of whether a bidder is responsible or non-responsible was only made for the low bidder. This does not indicate, one way or the other, how other bidders would be considered if they were the low bidder.

Vicinity Map



Printed Date:4/28/2015
Map Created by City of Auburn eGIS
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.





AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1506

Date:

June 30, 2015

Department:

CD & PW

Attachments:

Budget Status Sheet

Vicinity Map

Budget Impact:

\$0

Administrative Recommendation:

City Council award Contract No. 15-13, to the lowest responsible bidder for Project No. CP1506 2015 Pavement Patching and Overlay Project.

Background Summary:

This project includes funding from the Save Our Streets Program, the Arterial Street Preservation Program and an additional \$600,000 of Real Estate Excise Tax revenue.

The purpose of this project is to preserve and enhance City streets by grinding and overlaying 1.07 miles of arterial and collector streets, patching pavement on 2.00 miles of arterial and collector streets, and applying a thin overlay to 0.83 miles of local residential streets as part of the Save Our Streets Program (streets shown on the attached map). The project will also replace 28 curb ramps at the various project sites so they are compliant with the Americans with Disabilities Act (ADA).

The 2015 Pavement Patching and Overlay Project is expected to be completed by October 2015, however the work is weather dependent.

Because the bid opening is being held on July 2, 2015 the staff was unable to compile the bid tabulations to include in the agenda packet. A revised agenda bill specifying the contractor and contract amount will be distributed to the City Council prior to the July 6, 2015 meeting.

Updated information regarding the budget status will be presented with the revised agenda bill.

Reviewed by Council Committees:

Councilmember:

Staff:

Snyder

Meeting Date: July 6, 2015

Item Number: CA.F

BUDGET STATUS SHEET

Project No: Pending	Project Title: 2015 Pavement Patching, and Overlay Project
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Project Manager: Jai Carter

Initiation Date: October 6, 2014

Advertisement Date: June 18, 2015

Award Date: July 6, 2015

- ☐ Final Design

☐ Project Initiation

☒ Contract Award

☐ Change Order Approval

☐ Contract Final Acceptance

Date: June 18, 2015

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2014	2015	Future Years	Total
103 Fund - Local Street Preservation			430,000		430,000
105 Fund - Arterial/Collector Preservation			1,700,000		1,700,000
ICON Materials - Mining Permit #MIN07-0001*			90,000		90,000
Real Estate Excise Tax#			600,000		600,000
Total	0	0	2,820,000	0	2,820,000

*Funds to be contributed as traffic mitigation fee associated with Mining Permit. Shown below combined with 105 fund budget.

#Funds shown below combined with 105 fund budget.

Estimated Cost (Funds Needed)

Activity	Prior Years	2014	2015	Future Years	Total
Design Engineering - Actual City Costs**			20,895		20,895
Construction Estimate			2,320,378		2,320,378
Project Contingency (10%)			220,028		220,028
Construction Engineering - City Costs**			40,000		40,000
Total	0	0	2,601,300	0	2,601,300

**City staff costs for Local Street Preservation (103 fund) are not charged against the project budget, amount shown is for City staff design and construction costs of the Arterial and Collector Streets (105 fund).

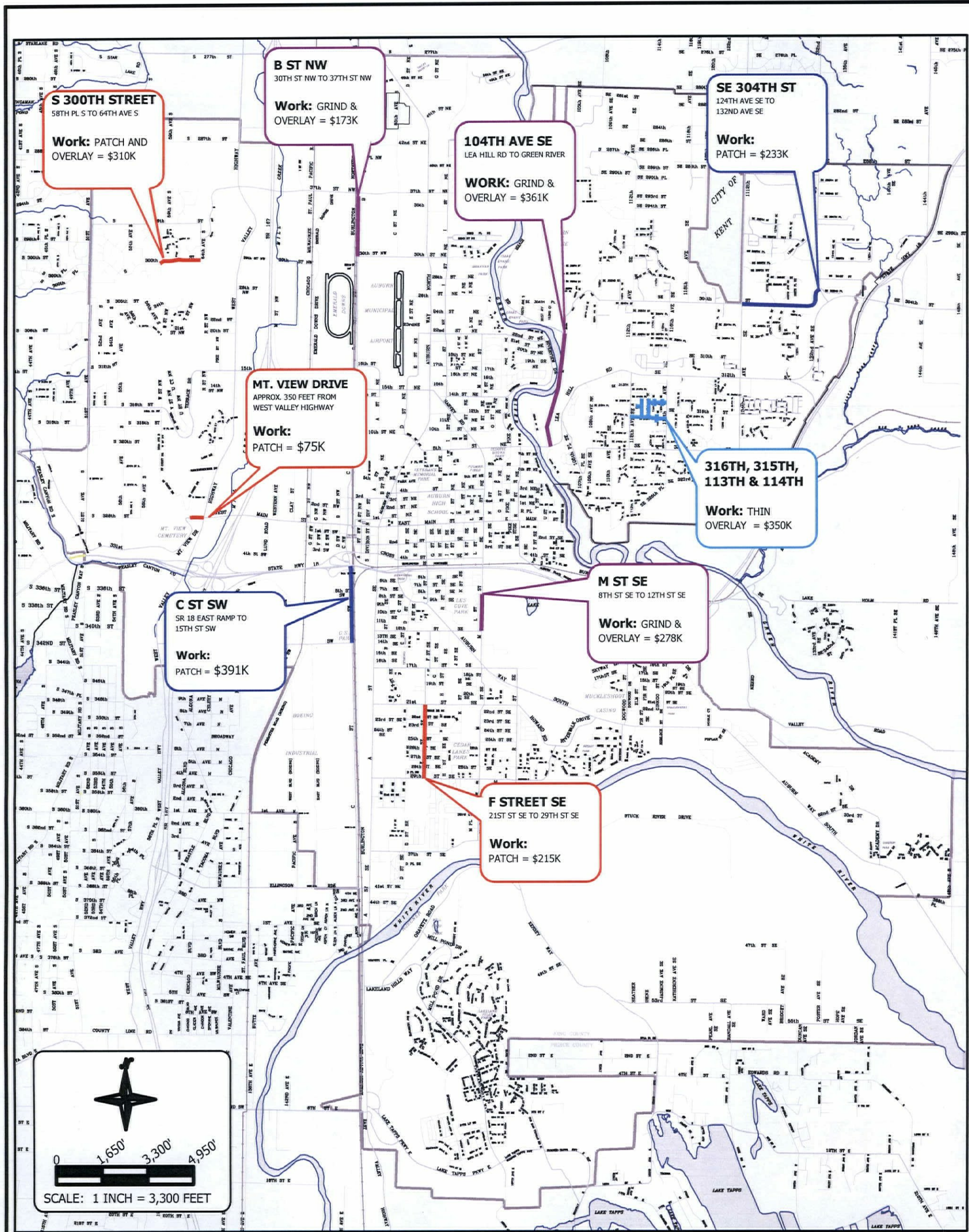
103 Local Street Budget Status

	Prior Years	2014	2015	Future Years	Total
***103 Funds Budgeted ()	0	0	(430,000)	0	(430,000)
103 Funds Needed	0	0	428,365	0	428,365
***103 Fund Project Contingency ()	0	0	(1,635)	0	(1,635)
103 Funds Required	0	0	0	0	0

105 Arterial/Collector Budget Status

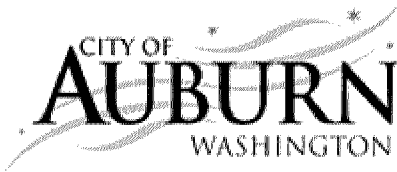
	Prior Years	2014	2015	Future Years	Total
***105 Funds Budgeted ()	0	0	(2,390,000)	0	(2,390,000)
105 Funds Needed	0	0	2,172,936	0	2,172,936
***105 Fund Project Contingency ()	0	0	(217,064)	0	(217,064)
105 Funds Required	0	0	0	0	0

*** (#) in the Budget Status Sections indicates Money the City has available.



MAP 1: 2015 PAVEMENT PATCHING AND OVERLAY PROJECT STREETS

- ADDED PATCH/OVERLAY STREETS (REAL ESTATE EXCISE TAX)
- PATCH (105 FUND)
- GRIND & OVERLAY (105 FUND)
- THIN OVERLAY (103 FUND)



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1308

Date:

June 30, 2015

Department:

CD & PW

Attachments:

Budget Status Sheet

Final Pay Estimate No. 8

Budget Impact:

\$0

Administrative Recommendation:

City Council approve Final Pay Estimate No. 8 to Contract No. 14-04 in the amount of \$61,393.27 and accept construction of Project No. CP1308 BNSF Utility Crossings Project.

Background Summary:

This project constructed utility improvements required by the Burlington Northern Santa Fe Railway (BNSF) to accommodate the new BNSF 3rd rail line that will extend within Auburn's City limits from Ellingson Road to South 277th Street along the west side of the existing north-south tracks. This work was required by BNSF since BNSF is the underlying owner of the Right-of-Way and requires that all utilities are constructed in casings to protect them from train loadings and to allow maintenance and replacement without impacting rail traffic. Several City utilities that cross the rail alignment were constructed prior to the implementation of BNSF's casing requirement and were not encased adequately to address the proposed 3rd rail. This project replaced these utilities in casings that meet BNSF requirements and constructed the associated roadway and other surface restoration. The project also utilized Arterial Street Preservation Funds to replace the pavement in the intersection of 37th and B Street NW.

Project budget contingencies remain as follows: \$3,781.00 in the 430 Water Fund, \$69,321.00 in the 431 Sewer Fund, \$61,457.00 in the 432 Storm Fund, and \$93,448.00 in the 105 Arterial Street Preservation Fund.

The final contract amount is within the budget and within the authorized contingency for the project.

Reviewed by Council Committees:

Councilmember:

Staff: Snyder

Meeting Date: July 6, 2015

Item Number: CA.G

BUDGET STATUS SHEET

Project No: CP1308 Project Title: BNSF Utility Crossings

Project Manager: Jacob Sweeting

6/30/2015

Initiation Date: 5/13/13

Advertisement Date: 9/2/14

Award Date: 10/6/14

- ☐ Permission to Advertise

☐ Contract Award

☐ Change Order Approval

☒ Final Payment

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	2013 (actual)	2014 (actual)	2015	Total
430 Fund - Water (Bond Proceeds)	51,357	386,428	559,573	997,358
431 Fund - Sewer	14,440	68,343	434,905	517,688
432 Fund - Storm Drainage (Bond Proceeds)	42,328	102,793	511,497	656,618
105 Fund - Arterial Preservation		52,777	367,223	420,000
Total	108,125	610,341	1,873,198	2,591,664

Activity	2013 (actual)	2014 (actual)	2015	Total
City Design	22,784	29,185	6,163	58,132
Consultant Design	85,341	167,815	7,000	260,156
Construction Contract Bid		317,516	1,193,671	1,511,186
Construction Contract Change Order #1 (no cost)				0
Construction Contract Change Order #2			10,153	10,153
Construction Contract Change Order #3			208,050	208,050
Construction Contract Line Item Adjustments			(3,061)	(3,061)
BNSF Permits/Misc.		46,052		46,052
BNSF Flagger		736	127,000	127,736
Construction Engineering		49,037	96,216	145,254
Total	108,125	610,341	1,645,192	2,363,658

430 Water Budget Status

	2013 (actual)	2014 (actual)	2015	Total
*430 Funds Budgeted ()	(51,357)	(386,428)	(559,573)	(997,358)
430 Funds Needed	51,357	386,428	555,792	993,577
*430 Fund Project Contingency ()	0	0	(3,781)	(3,781)
430 Funds Required	0	0	0	0

431 Sewer Budget Status

	2013 (actual)	2014 (actual)	2015	Total
*431 Funds Budgeted ()	(14,440)	(68,343)	(434,905)	(517,688)
431 Funds Needed	14,440	68,343	365,584	448,367
*431 Fund Project Contingency ()	0	0	(69,321)	(69,321)
431 Funds Required	0	0	0	0

432 Storm Budget Status

	2013 (actual)	2014 (actual)	2015	Total
*432 Funds Budgeted ()	(42,328)	(102,793)	(511,497)	(656,618)
432 Funds Needed	42,328	102,793	450,040	595,161
*432 Fund Project Contingency ()	0	0	(61,457)	(61,457)
432 Funds Required	0	0	0	0

105 Arterial Preservation Budget Status

	2013 (actual)	2014 (actual)	2015	Total
*105 Funds Budgeted ()	0	(52,777)	(367,223)	(420,000)
105 Funds Needed	0	52,777	273,775	326,552
*105 Fund Project Contingency ()	0	0	(93,448)	(93,448)
105 Funds Required	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.

CITY OF AUBURN
CP1308
PAY ESTIMATE #8 & FINAL

CO. NO. 14-04
BNSF Utility Crossings
SCHEDULE A: Water Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
1	Minor Changes	1	2.950		Eq. Adj.	10,000.00	\$ 29,503.19	\$ -	295%
2	SPCC Plan	1	1		LS	1,000.00	\$ 1,000.00	\$ -	100%
3	Property Restoration	1	1		LS	400.00	\$ 400.00	\$ -	100%
4	Utility Potholing	16	22		EA	460.00	\$ 10,120.00	\$ -	138%
5	Mobilization	1	1		LS	46,300.00	\$ 46,300.00	\$ -	100%
6	Traffic Control Supervisor	1	1		LS	700.00	\$ 700.00	\$ -	100%
7	Traffic Control Labor (Min. Bid \$38 per hour)	320	559		HR	40.00	\$ 22,360.00	\$ -	175%
8	Construction Signs Class A	200	301.5		SF	5.00	\$ 1,507.50	\$ -	151%
9	Portable Changeable Message Sign	20	130		Day	62.00	\$ 8,060.00	\$ -	650%
10	Outside Agency Uniformed Police Flagging Labor	1	0		Eq. Adj.	1,500.00	\$ -	\$ -	0%
11	Other Temporary Traffic Control	1	1		LS	7,000.00	\$ 7,000.00	\$ -	100%
12	Removal of Structures and Obstructions	1	1		LS	1,200.00	\$ 1,200.00	\$ -	100%
13	Remove Raised Pavement Markings	1	1		LS	134.00	\$ 134.00	\$ -	100%
14	Remove Flexible Pavement	140	207.57		SY	26.00	\$ 5,396.82	\$ -	148%
15	Remove and Reset Fencing	20	20		LF	26.00	\$ 520.00	\$ -	100%
16	Shoring or Extra Excavation Class B	1500	1500	1430	SF	11.85	\$ 17,775.00	\$ 16,945.50	100%
17	Crushed Surfacing Top Course	70	161.99		TON	24.00	\$ 3,887.76	\$ -	231%
18	Crushed Surfacing Base Course	150	0		TON	24.00	\$ -	\$ -	0%
19	HMA Cl. 1/2-inch PG 64-22 (Class B)	85	158.59		TON	170.00	\$ 26,960.30	\$ -	187%
20	HMA Cl. 1-inch PG 64-22 (Class E)	70	0		TON	170.00	\$ -	\$ -	0%
21	Planing Bituminous Pavement	105	0		SY	46.00	\$ -	\$ -	0%
22	Asphalt Cold Patch	20	0		TON	116.00	\$ -	\$ -	0%
23	Pipe Foundation Material	5	63.64		TON	27.00	\$ 1,718.28	\$ -	1273%
24	CSTC for Select Trench Backfill and Pipe Bedding	300	706.45		TON	24.00	\$ 16,954.80	\$ -	235%
25	Removal of Contaminated Soil	1	0		Eq. Adj.	10,000.00	\$ -	\$ -	0%
26	Abandon Existing Water Main (8 In.)	135	135		LF	20.00	\$ 2,700.00	\$ -	100%
27	Abandon Existing Water Main (12 In.)	116	116		LF	25.00	\$ 2,900.00	\$ -	100%
28	Abandon Existing Water Main (2 In.)	165	165		LF	6.00	\$ 990.00	\$ -	100%
29	Connect to Existing Water Main	5	5		EA	4,000.00	\$ 20,000.00	\$ -	100%
30	Special Cl. 52 Ductile Iron Pipe for Water Main 12 In. Diam.	38	25		LF	260.00	\$ 6,500.00	\$ -	66%
31	Special Cl. 52 Ductile Iron Pipe for Water Main 8 In. Diam.	51	51		LF	160.00	\$ 8,160.00	\$ -	100%
32	Special Cl. 52 Ductile Iron Pipe for Water Main 6 In. Diam.	16	16		LF	100.00	\$ 1,600.00	\$ -	100%
33	Gate Valve 12 In. Diam.	2	2		EA	1,970.00	\$ 3,940.00	\$ -	100%
34	Gate Valve 8 In. Diam.	2	2		EA	1,540.00	\$ 3,080.00	\$ -	100%
35	Gate Valve 6 In. Diam.	1	0		EA	830.00	\$ -	\$ -	0%
36	Gate Valve 2 In. Diam.	2	2		EA	391.83	\$ 783.66	\$ -	100%
37	Adjust Valve Box	6	4		EA	500.00	\$ 2,000.00	\$ -	67%
38	Service Connection 2 In.	12	12		LF	75.00	\$ 900.00	\$ -	100%
39	12 In. Steel Casing with 2 In. Diam. Poly Carrier Pipe	68	68		LF	560.00	\$ 38,080.00	\$ -	100%
40	Water Service Connection Renewal	3	3		EA	1,200.00	\$ 3,600.00	\$ -	100%

SCHEDULE SUBTOTAL \$ 16,945.50

Period Dates
Begin: May 21, 2015
End: June 20, 2015

CA.G

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1 of 9

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6/29/2015 at 3:08 PM

CITY OF AUBURN
CP1308
PAY ESTIMATE #8 & FINAL

CO. NO. 14-04
BNSF Utility Crossings
SCHEDULE A: Water Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
41	Auger Boring 12 In. Steel Casing with 6 In. Diam. DI Carrier Pipe	77	77		LF	780.00	\$ 60,060.00	\$ -	100%
42	Auger Boring 20 In. Steel Casing with 8 In. Diam. DI Carrier Pipe	103	100		LF	790.00	\$ 79,000.00	\$ -	97%
43	Auger Boring 24 In. Steel Casing with 12 In. Diam. DI Carrier Pipe	124	104		LF	800.00	\$ 83,200.00	\$ -	84%
44	Removing Steel Casing Obstructions	1	0		Eq. Adj	5,000.00	\$ -	\$ -	0%
45	Temporary Water Pollution/Erosion Control	1	0.62246		Eq. Adj	2,000.00	\$ 1,244.92	\$ -	62%
46	ESC Lead	60	0		Day	20.00	\$ -	\$ -	0%
47	TESC Plan Preparation	1	1		LS	1,000.00	\$ 1,000.00	\$ -	100%
48	Hydroseeding with Moderate-Term Mulch	40	0		SY	10.00	\$ -	\$ -	0%
49	Remove and Reinstall QWICK Curb	30	63		LF	24.00	\$ 1,512.00	\$ -	210%
50	Dewatering System – Main Street	5	5.776		Eq. Adj.	15,000.00	\$ 86,646.37	\$ -	116%
51	Dewatering System – 37th Street NW	5.625	6.763		Eq. Adj.	8,000.00	\$ 54,105.32	\$ -	120%
52	Dewatering System - Black Diamond	1	0		Eq. Adj.	3,000.00	\$ -	\$ -	0%
53	Raised Pavement Marker Type 2	8	8		EA	6.00	\$ 48.00	\$ -	100%
54	Induction Loop Type 3, Stop Line (3x6 ft. Diam.)	1	0		EA	4,000.00	\$ -	\$ -	0%
55	Plastic Traffic Arrow	1	1		EA	250.00	\$ 250.00	\$ -	100%
56	Paint Line	40	63		LF	11.00	\$ 693.00	\$ -	158%
57	Plastic Traffic Letter	4	4		EA	155.00	\$ 620.00	\$ -	100%
58	Plastic Wide Line	140	181		LF	7.00	\$ 1,267.00	\$ -	129%
CO2-1	2-Inch Blow Off	1	1		LS	2,950.00	\$ 2,950.00	\$ -	100%
CO2-2	2-Inch Diameter Poly Carrier Pipe	1	1		LS	1,040.00	\$ 1,040.00	\$ -	100%
CO2-3	24-Inch Upsized Casing for BI#41	77	77		LF	20.35	\$ 1,566.95	\$ -	100%
CO2-4	24-Inch Upsized Casing for BI#42	100	100		LF	20.35	\$ 2,035.00	\$ -	100%
CO3-1	Increase Bid Item 50 & 51								

SCHEDULE TOTAL \$ 16,945.50

CITY OF AUBURN
CP1308
PAY ESTIMATE #8 & FINAL

CO. NO. 14-04
BNSF Utility Crossings
SCHEDULE B: Storm Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
59	Minor Changes	1	0.075		Eq. Adj	10,000.00	\$ 747.77	\$ -	7%
60	SPCC Plan	1	1		LS	500.00	\$ 500.00	\$ -	100%
61	Utility Potholing	5	6		EA	460.00	\$ 2,760.00	\$ -	120%
62	Mobilization	1	1		LS	11,000.00	\$ 11,000.00	\$ -	100%
63	Traffic Control Supervisor	1	1		LS	500.00	\$ 500.00	\$ -	100%
64	Traffic Control Labor (Min. Bid \$38 per hour)	240	229		HR	40.00	\$ 9,160.00	\$ -	95%
65	Construction Signs Class A	100	156.25		SF	5.00	\$ 781.25	\$ -	156%
66	Portable Changeable Message Sign	20	55		Day	62.00	\$ 3,410.00	\$ -	275%
67	Outside Agency Uniformed Police Flagging Labor	1	0		Eq. Adj	1,500.00	\$ -	\$ -	0%
68	Other Temporary Traffic Control	1	1		LS	3,890.00	\$ 3,890.00	\$ -	100%
69	Removal of Structures and Obstructions	1	1		LS	500.00	\$ 500.00	\$ -	100%
70	Remove Raised Pavement Markings	1	1		LS	365.00	\$ 365.00	\$ -	100%
71	Removal of Curb and Gutter	75	32.5		LF	4.00	\$ 130.00	\$ -	43%
72	Removal of Cement Conc. Driveway	11	37.3		SY	4.00	\$ 149.20	\$ -	339%
73	Removal of Sidewalk	40	15		SY	4.00	\$ 60.00	\$ -	38%
74	Remove Flexible Pavement	135	75		SY	12.80	\$ 960.00	\$ -	56%
75	Removal of Cement Conc. Pavement	100	93		SY	32.00	\$ 2,976.00	\$ -	93%
76	Shoring or Extra Excavation Class B	1650	1650	890	SF	2.00	\$ 3,300.00	\$ 1,780.00	100%
77	Crushed Surfacing Top Course	40	118.33		TON	17.00	\$ 2,011.61	\$ -	296%
78	Crushed Surfacing Base Course	55	61.42		TON	17.00	\$ 1,044.14	\$ -	112%
79	HMA Cl. 1/2-inch PG 64-22 (Class B)	30	165.96		TON	170.00	\$ 28,213.20	\$ -	553%
80	HMA Cl. 1-inch PG 64-22 (Class E)	20	50.09		TON	170.00	\$ 8,515.30	\$ -	250%
81	Planing Bituminous Pavement	225	329.4		SY	23.00	\$ 7,576.20	\$ -	146%
82	Asphalt Cold Patch	15	6.07		TON	116.00	\$ 704.12	\$ -	40%
83	Abandon Existing Storm Sewer (24 In.)	140	140		LF	30.00	\$ 4,200.00	\$ -	100%
84	Abandon Existing Storm Sewer (12 In.)	150	150		LF	5.00	\$ 750.00	\$ -	100%
85	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe SDR 21, 24 In. Dia	53	53		LF	300.00	\$ 15,900.00	\$ -	100%
86	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR 35, 12 In. Dia	122	122		LF	32.50	\$ 3,965.00	\$ -	100%
87	High Density Polyethylene Pipe (HDPE) Storm Pipe DR 21, 28 In. Dia	10	10		LF	94.00	\$ 940.00	\$ -	100%
88	Storm Sewer Television Inspection	400	0		LF	6.04	\$ -	\$ -	0%
89	Temporary Storm Sewer Bypass System (3rd St. NW)	1	0		LS	3,500.00	\$ -	\$ -	0%
90	Manhole, Type 1, 54 In. Diam.	4	4		EA	5,525.00	\$ 22,100.00	\$ -	100%
91	Manhole, Type 2, 48 In. Diam.	1	1		EA	3,130.00	\$ 3,130.00	\$ -	100%
92	Connect to Existing Manhole	1	1		EA	1,600.00	\$ 1,600.00	\$ -	100%
93	Pipe Foundation Material	10	0		TON	27.00	\$ -	\$ -	0%
94	CSTC for Select Trench Backfill and Pipe Bedding	175	426.97		TON	24.00	\$ 10,247.28	\$ -	244%
95	Removal of Contaminated Soil	1	1.968	1.80992	Eq. Adj	1,500.00	\$ 2,952.69	\$ 2,714.88	197%
96	Auger Boring 36 In. Steel Casing with 28 In. Diam. HDPE Carrier Pipe	104	104		LF	1,120.00	\$ 116,480.00	\$ -	100%
97	Remove Steel Casing Obstructions	1	0		Eq. Adj	5,000.00	\$ -	\$ -	0%
98	Slipline Storm Pipe 42 Inch Diam.	110	110		LF	420.00	\$ 46,200.00	\$ -	100%

SCHEDULE SUBTOTAL \$ 4,494.88

Period Dates
Begin: May 21, 2015
End: June 20, 2015

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CITY OF AUBURN
CP1308
PAY ESTIMATE #8 & FINAL

CO. NO. 14-04
BNSF Utility Crossings
SCHEDULE B: Storm Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
99	TESC Plan Preparation	1	1		LS	1,000.00	\$ 1,000.00	\$ -	100%
100	ESC Lead	60	0		Day	20.00	\$ -	\$ -	0%
101	Hydroseeding with Moderate-Term Mulch	60	0		SY	15.00	\$ -	\$ -	0%
102	Biodegradable Erosion Control Blanket	60	0		SY	10.00	\$ -	\$ -	0%
103	Temporary Water Pollution/Erosion Control	1	0.061		Eq. Adj.	2,000.00	\$ 121.03	\$ -	6%
104	Cement Conc. Traffic Curb and Gutter	75	36.5		LF	23.00	\$ 839.50	\$ -	49%
105	Remove and Reinstall QWICK Curb	35	35		LF	21.00	\$ 735.00	\$ -	100%
106	Dewatering System – 3rd Street NW	3.85	1.445		Eq. Adj.	13,000.00	\$ 18,791.21	\$ -	38%
107	Dewatering System – 37th Street NW	2.65	2.12205588		Eq. Adj.	17,000.00	\$ 36,074.95	\$ -	80%
108	Industrial and Commercial Driveway Apron	25	37.33		SY	70.00	\$ 2,613.10	\$ -	149%
109	Raised Pavement Marker Type 2	8	11	3	EA	35.00	\$ 385.00	\$ 105.00	138%
110	Cement Conc. Sidewalk	30	4.6		SY	50.00	\$ 230.00	\$ -	15%
111	Paint Line	115	411	184	LF	3.00	\$ 1,233.00	\$ 552.00	357%
112	Plastic Stop Bar	13	13		LF	25.00	\$ 325.00	\$ -	100%
113	Plastic Railroad Crossing Symbol	1	1		EA	600.00	\$ 600.00	\$ -	100%
114	Plastic Wide Line	12	53		LF	7.00	\$ 371.00	\$ -	442%
CO2-5	Cathodic Protection Credit per Anode for BI#96	-20	20		EA	(256.25)	\$ (5,125.00)	\$ -	-100%
CO2-7	Casing Coating Credit for BI#96	-104	104		EA	(12.00)	\$ (1,248.00)	\$ -	-100%
CO3-2	Increase Bid Items 106 & 107								

SCHEDULE TOTAL \$ 5,151.88

CITY OF AUBURN
CP1308
PAY ESTIMATE #8 & FINAL

CO. NO. 14-04
BNSF Utility Crossings
SCHEDULE C: Sanitary Sewer Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
115	Minor Changes	1	0.621549	0.168115	Eq. Adj.	10,000.00	\$ 6,215.49	\$ 1,681.15	62%
116	SPCC Plan	1	1		LS	1,000.00	\$ 1,000.00	\$ -	100%
117	Property Restoration	1	0		LS	800.00	\$ -	\$ -	0%
118	Utility Potholing	6	8		EA	460.00	\$ 3,680.00	\$ -	133%
119	Mobilization	1	1		LS	11,000.00	\$ 11,000.00	\$ -	100%
120	Traffic Control Supervisor	1	1		LS	500.00	\$ 500.00	\$ -	100%
121	Traffic Control Labor (Min. Bid \$38 per hour)	240	375.5		HR	40.00	\$ 15,020.00	\$ -	156%
122	Construction Signs Class A	100	156.5		SF	5.00	\$ 782.50	\$ -	157%
123	Portable Changeable Message Sign	20	55		Day	62.00	\$ 3,410.00	\$ -	275%
124	Outside Agency Uniformed Police Flagging Labor	1	0		Eq. Adj.	1,500.00	\$ -	\$ -	0%
125	Other Temporary Traffic Control	1	1		LS	2,100.00	\$ 2,100.00	\$ -	100%
126	Removal of Structures and Obstructions	1	1		LS	500.00	\$ 500.00	\$ -	100%
127	Removal of Curb and Gutter	40	30		LF	1.25	\$ 37.50	\$ -	75%
128	Removal of Cement Conc. Driveway	25	0		SY	1.25	\$ -	\$ -	0%
129	Remove Flexible Pavement	70	18		SY	26.00	\$ 468.00	\$ -	26%
130	Removal of Sidewalk	10	30		SY	1.25	\$ 37.50	\$ -	300%
131	Removal of Cement Conc. Pavement	70	18		SY	37.00	\$ 666.00	\$ -	26%
132	Shoring or Extra Excavation Class B	675	675	395	SF	10.00	\$ 6,750.00	\$ 3,950.00	100%
133	Crushed Surfacing Top Course	50	0		TON	17.00	\$ -	\$ -	0%
134	Crushed Surfacing Base Course	95	29.33		TON	17.00	\$ 498.61	\$ -	31%
135	HMA Cl. 1/2-inch PG 64-22 (Class B)	25	94.35		TON	170.00	\$ 16,039.50	\$ -	377%
136	HMA Cl. 1-inch PG 64-22 (Class E)	35	52.84		TON	170.00	\$ 8,982.80	\$ -	151%
137	Planing Bituminous Pavement	215	281.8		SY	19.00	\$ 5,354.20	\$ -	131%
138	Asphalt Cold Patch	15	0		TON	116.00	\$ -	\$ -	0%
139	Manhole, Type 1, 54 In. Diam.	4	4		EA	5,670.00	\$ 22,680.00	\$ -	100%
140	Pipe Foundation Material	20	0		TON	27.00	\$ -	\$ -	0%
141	CSTC for Select Trench Backfill and Pipe Bedding	110	267.16		TON	24.00	\$ 6,411.84	\$ -	243%
142	Removal of Contaminated Soils	1	0		Eq. Adj.	20,000.00	\$ -	\$ -	0%
143	Abandon Existing Sanitary Sewer (24 In.)	143	143		LF	31.00	\$ 4,433.00	\$ -	100%
144	Solid Wall Polyvinyl Chloride (PVC) Sewer Pipe, SDR 21, 24 In.	35	35		LF	222.00	\$ 7,770.00	\$ -	100%
145	High Density Polyethylene (HDPE) Sewer Pipe, DR 21, 28 In.	7	7		LF	95.00	\$ 665.00	\$ -	100%
146	Sanitary Sewer Television Inspection	150	0		LF	11.00	\$ -	\$ -	0%
147	Temporary Sewage Bypass System (3rd St. NW)	1	0		LS	700.00	\$ -	\$ -	0%
148	Auger Boring 36 In. Steel Casing with 28 In. Diam. HDPE Carrier	107	107		LF	1,030.00	\$ 110,210.00	\$ -	100%
149	Remove Steel Casing Obstructions	1	3.191	2.772	Eq. Adj.	5,000.00	\$ 15,954.28	\$ 13,860.00	319%
150	Temporary Water Pollution/Erosion Control	1	0		Eq. Adj.	2,000.00	\$ -	\$ -	0%
151	TESC Plan Preparation	1	1		LS	500.00	\$ 500.00	\$ -	100%
152	ESC Lead	60	0		Day	10.00	\$ -	\$ -	0%
153	Cement Conc. Traffic Curb and Gutter	40	10		LF	27.00	\$ 270.00	\$ -	25%
154	Dewatering System -- 3rd Street NW	3.15	3.241		Eq. Adj.	13,000.00	\$ 42,128.05	\$ -	103%

SCHEDULE SUBTOTAL \$ 19,491.15

Period Dates
Begin: May 21, 2015
End: June 20, 2015

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CITY OF AUBURN
CP1308
PAY ESTIMATE #8 & FINAL

CO. NO. 14-04
BNSF Utility Crossings
SCHEDULE C: Sanitary Sewer Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
155	Industrial and Commercial Driveway Apron	25	16.6		SY	72.00	\$ 1,195.20	0	66%
156	Raised Pavement Marker Type 2	4	6		EA	36.00	\$ 216.00	0	150%
157	Cement Conc. Sidewalk	10	35		SY	56.00	\$ 1,960.00	0	350%
158	Paint Line	80	180		LF	3.00	\$ 540.00	0	225%
159	Plastic Stop Bar	12	12		LF	25.00	\$ 300.00	0	100%
CO2-6	Cathodic Protection Credit per Anode for BI#148	-10	10		LF	(256.25)	\$ (2,562.50)	0	-100%
CO2-8	Casing Coating Credit for BI#148	-107	107		LF	(12.00)	\$ (1,284.00)	0	-100%
CO3-3	Increase Bid Item 154								

SCHEDULE TOTAL \$ 19,491.15

**CITY OF AUBURN
CP1308
PAY ESTIMATE #8 & FINAL**

**CO. NO. 14-04
BNSF Utility Crossings
SCHEDULE D: 37th & B Intersection Improvements**

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
160	Minor Changes	1	0.1075566	0.1075566	Eq. Adj.	15,000.00	\$ 1,613.35	\$ 1,613.35	11%
161	SPCC Plan	1	1		LS	500.00	\$ 500.00	\$ -	100%
162	Property Restoration	1	0		LS	500.00	\$ -	\$ -	0%
163	Mobilization	1	1		LS	10,000.00	\$ 10,000.00	\$ -	100%
164	Traffic Control Supervisor	1	1		LS	500.00	\$ 500.00	\$ -	100%
165	Traffic Control Labor (Min. Bid \$38 per hour)	240	443.5		HR	40.00	\$ 17,740.00	\$ -	185%
166	Portable Changeable Message Sign	20	80		Day	62.00	\$ 4,960.00	\$ -	400%
167	Outside Agency Uniformed Police Flagging Labor	1	0.56628		Eq. Adj.	1,500.00	\$ 849.42	\$ -	57%
168	Other Temporary Traffic Control	1	1		LS	3,600.00	\$ 3,600.00	\$ -	100%
169	Removal of Curb and Gutter	180	226		LF	5.00	\$ 1,130.00	\$ -	126%
170	Removal of Sidewalk	140	158.23		SY	11.00	\$ 1,740.53	\$ -	113%
171	Remove Flexible Pavement	1670	1670		SY	7.00	\$ 11,690.00	\$ -	100%
172	Roadway Excavation Including Haul	690	690		CY	17.38	\$ 11,992.20	\$ -	100%
173	Gravel Base	750	608.71		TON	27.00	\$ 16,435.17	\$ -	81%
174	Crushed Surfacing Top Course	100	59.53		TON	27.00	\$ 1,607.31	\$ -	60%
175	HMA Cl. 1/2-inch PG 64-22 (Class B)	380	442.43		TON	89.00	\$ 39,376.27	\$ -	116%
176	HMA Cl. 1-inch PG 64-22 (Class E)	580	509.86	123.22	TON	84.00	\$ 42,828.24	\$ 10,350.48	88%
177	Asphalt Cold Patch	10	0		TON	116.00	\$ -	\$ -	0%
178	Adjust Manhole	2	3		EA	600.00	\$ 1,800.00	\$ -	150%
179	Adjust Catch Basin	2	2		EA	370.00	\$ 740.00	\$ -	100%
180	ADA-Compliant Ring and Cover	2	2		EA	500.00	\$ 1,000.00	\$ -	100%
181	Adjust Valve Box	5	8		EA	500.00	\$ 4,000.00	\$ -	160%
182	Hydroseeding with Moderate-Term Mulch	250	0		SY	5.00	\$ -	\$ -	0%
183	TESC Plan Preparation	1	1		LS	500.00	\$ 500.00	\$ -	100%
184	ESC Lead	10	0		Day	10.00	\$ -	\$ -	0%
185	Temporary Water Pollution/Erosion Control	1	0		Eq. Adj.	2,000.00	\$ -	\$ -	0%
186	Cement Conc. Traffic Curb and Gutter	182	228.5		LF	28.00	\$ 6,398.00	\$ -	126%
187	Raised Pavement Marker Type 2	30	54	29	EA	36.00	\$ 1,944.00	\$ 1,044.00	180%
188	Monument Type B (Modified)	1	1		EA	500.00	\$ 500.00	\$ -	100%
189	Cement Conc. Sidewalk	34	61.78		SY	56.00	\$ 3,459.68	\$ -	182%
190	Cement Conc. Curb Ramp Type Parallel A	6	6		EA	1,800.00	\$ 10,800.00	\$ -	100%
191	Traffic Signal System Modifications	1	1		LS	42,000.00	\$ 42,000.00	\$ -	100%
192	Plastic Traffic Arrow	3	3		EA	100.00	\$ 300.00	\$ -	100%
193	Paint Line	250	446	140.5	LF	2.00	\$ 892.00	\$ 281.00	178%
194	Plastic Crosswalk Stripe and Stop Bar (24 inch wide)	240	544	285	LF	9.00	\$ 4,896.00	\$ 2,565.00	227%
195	Plastic Traffic Letter	12	0		EA	97.00	\$ -	\$ -	0%
196	Plastic Wide Line	140	210	57.3	LF	5.00	\$ 1,050.00	\$ 286.50	150%

SCHEDULE TOTAL \$ 15,853.83

Period Dates
Begin: May 21, 2015
End: June 20, 2015

**CITY OF AUBURN
PROJECT SUMMARY**

**CP1308, BNSF Utility Crossings
CO. NO. 14-04**

PAY ESTIMATE #8 & FINAL

	Original Contract Amount	Contract Change Orders	Total Payment	This Period	Percent/Contract
SCHEDULE A: Water Utility Improvements					
Contract	\$ 540,515.66	\$ 116,491.95	\$ 673,969.86	\$ 16,945.50	103%
Sales Tax (+9.5%)	\$ 51,348.99	\$ 11,066.74	\$ 64,027.14	\$ 1,609.82	
Bond in Lieu of Retainage					
SCHEDULE TOTAL	\$ 591,864.65	\$ 127,558.69	\$ 737,997.00	\$ 18,555.32	
SCHEDULE B: Storm Utility Improvements					
Contract	\$ 342,852.00	\$ 58,627.00	\$ 381,037.55	\$ 5,151.88	95%
Sales Tax (+9.5%)	\$ 32,570.94	\$ 5,569.57	\$ 36,198.57	\$ 489.43	
Materials on Hand	\$ -	\$ -	\$ -		
Bond in Lieu of Retainage					
SCHEDULE TOTAL	\$ 375,422.94	\$ 64,196.57	\$ 417,236.12	\$ 5,641.31	
SCHEDULE C: Sanitary Sewer Utility Improvements					
Contract	\$ 267,755.75	\$ 24,153.50	\$ 297,080.27	\$ 19,491.15	102%
Sales Tax (+9.5%)	\$ 25,436.80	\$ 2,294.58	\$ 28,222.63	\$ 1,851.66	
Bond in Lieu of Retainage					
SCHEDULE TOTAL	\$ 293,192.55	\$ 26,448.08	\$ 325,302.90	\$ 21,342.81	
SCHEDULE D: 37th & B Intersection Improvements					
Contract	\$ 250,706.20	\$ -	\$ 245,792.17	\$ 15,853.83	98%
Sales Tax Not Applicable					
Bond in Lieu of Retainage					
SCHEDULE TOTAL	\$ 250,706.20	\$ -	\$ 245,792.17	\$ 15,853.83	
TOTAL CONTRACT AMOUNT TO DATE (including Sales Tax)			\$ 1,726,328.19		99.8%
TOTAL PAYMENT TO CONTRACTOR			\$ 1,726,328.19	\$ 61,393.27	
PAYMENT DUE CONTRACTOR:				\$ 61,393.27	

Begin: May 21, 2015
End: June 20, 2015

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CITY OF AUBURN
CP1308

CO. NO. 14-04
BNSF Utility Crossings

PAY ESTIMATE #8 & FINAL

CONTRACTOR:

Pacific Civil & Infrastructure
3450 South 344th Way, Ste. 115
Federal Way, WA 98001
Phone: (253) 874-3965

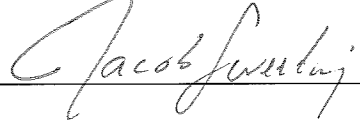
The undersigned has reviewed and approved this final pay estimate. I agree that it is a true and correct statement showing all monies due me from the City of Auburn under this contract; that I have carefully examined the final pay estimate estimate and understand it and that I hereby release the City of Auburn from any and all claims of whatsoever nature which I may have, arising out of this contract, which are not set forth in this estimate.

PAYMENT DUE TO CONTRACTOR = \$ 61,393.27

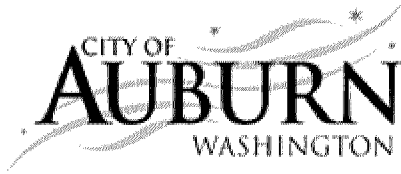
Signatures:

Contractor  Date 6/30/15

Inspector  Date 6-30-15

Project Manager  Date 6/29/15

City Engineer _____ Date _____



AGENDA BILL APPROVAL FORM

Agenda Subject:
SCORE Jail Statistics

Date:
June 29, 2015

Department:
Administration

Attachments:
SCORE Jail Statistics

Budget Impact:
\$0

Administrative Recommendation:

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff: Mayor Backus

Meeting Date: July 6, 2015

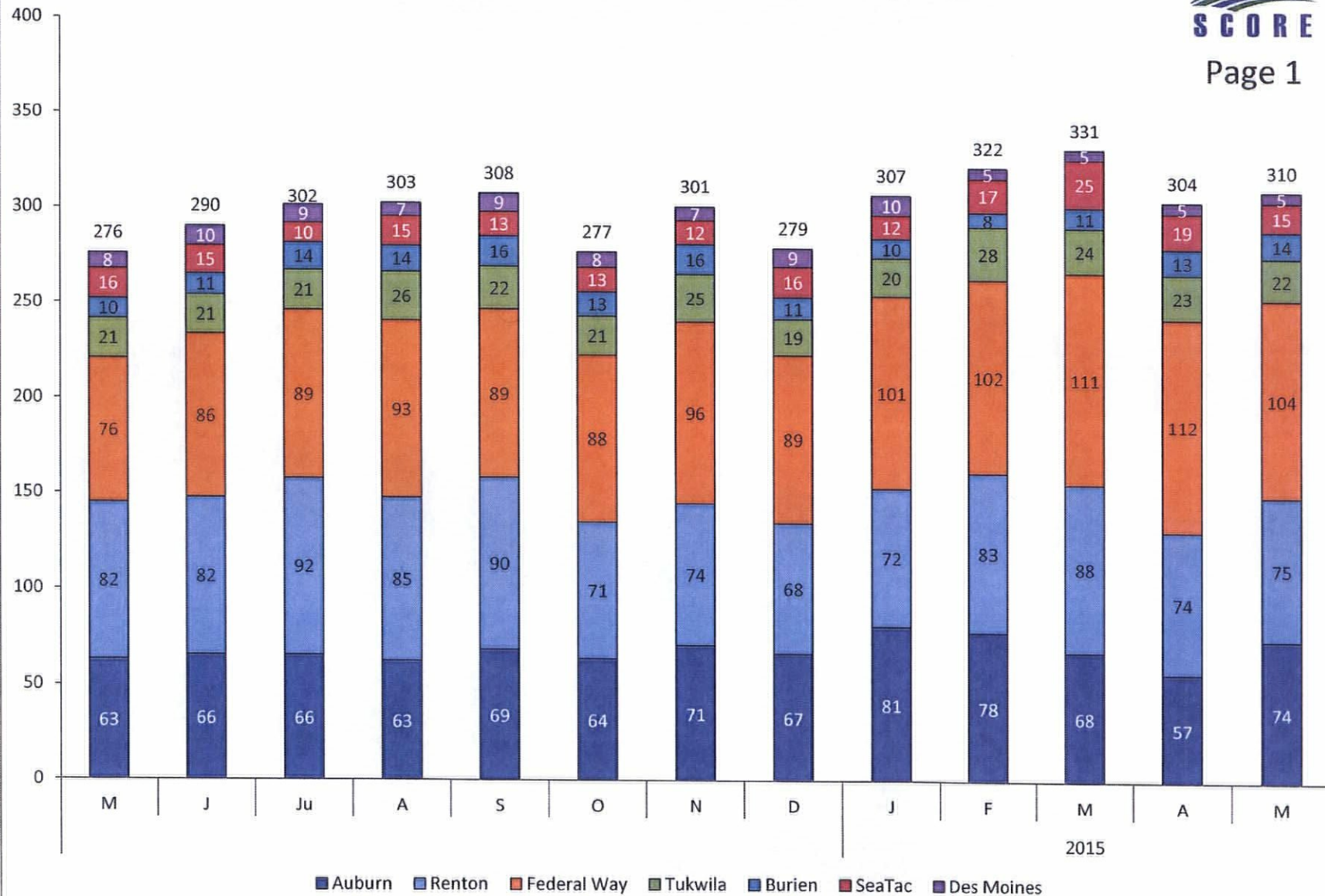
Item Number: NB.A

MAY 2015 JAIL STATISTICS



Page 1

SCORE Member City Billable Average Daily Population



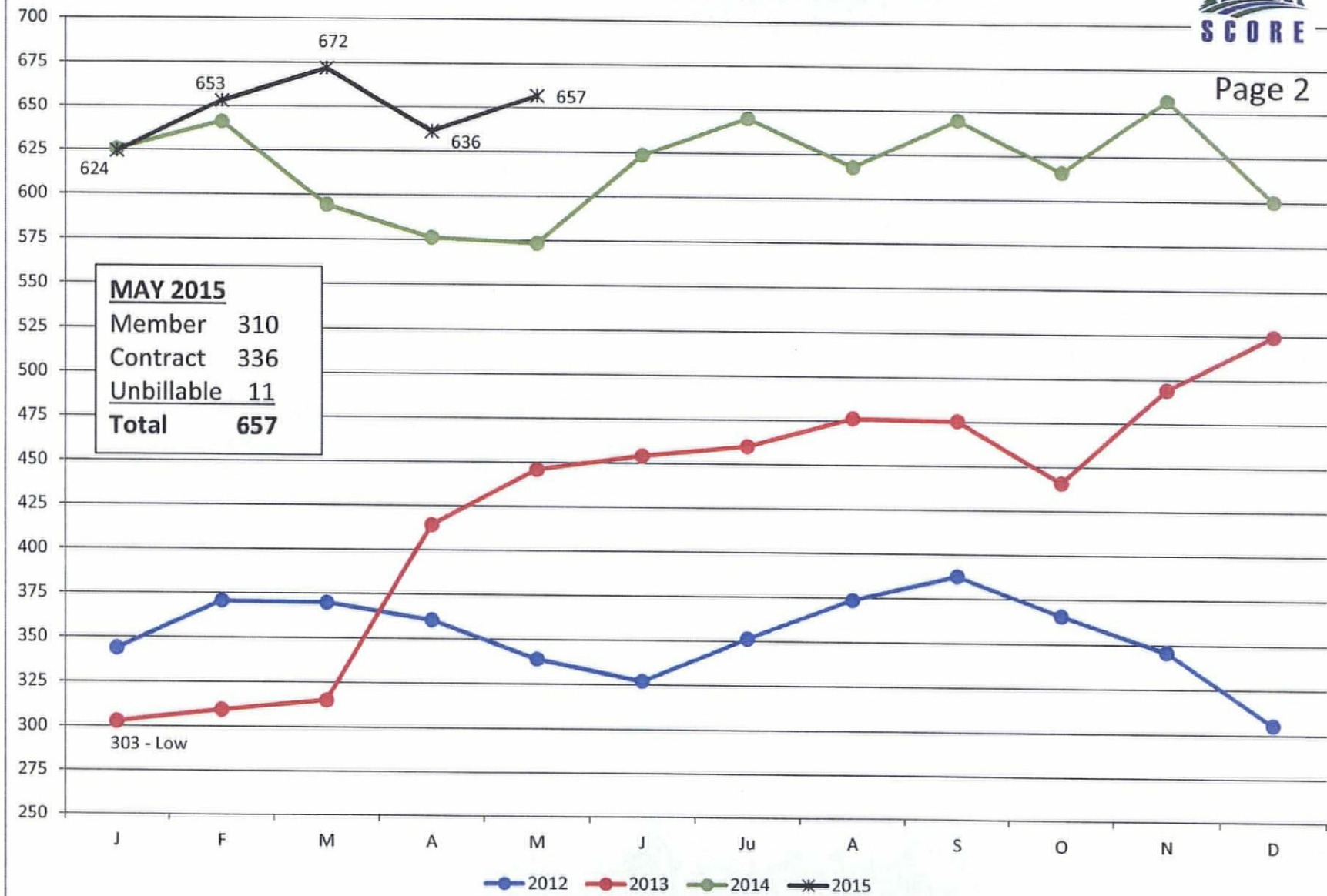
Total ADP by Month and Year



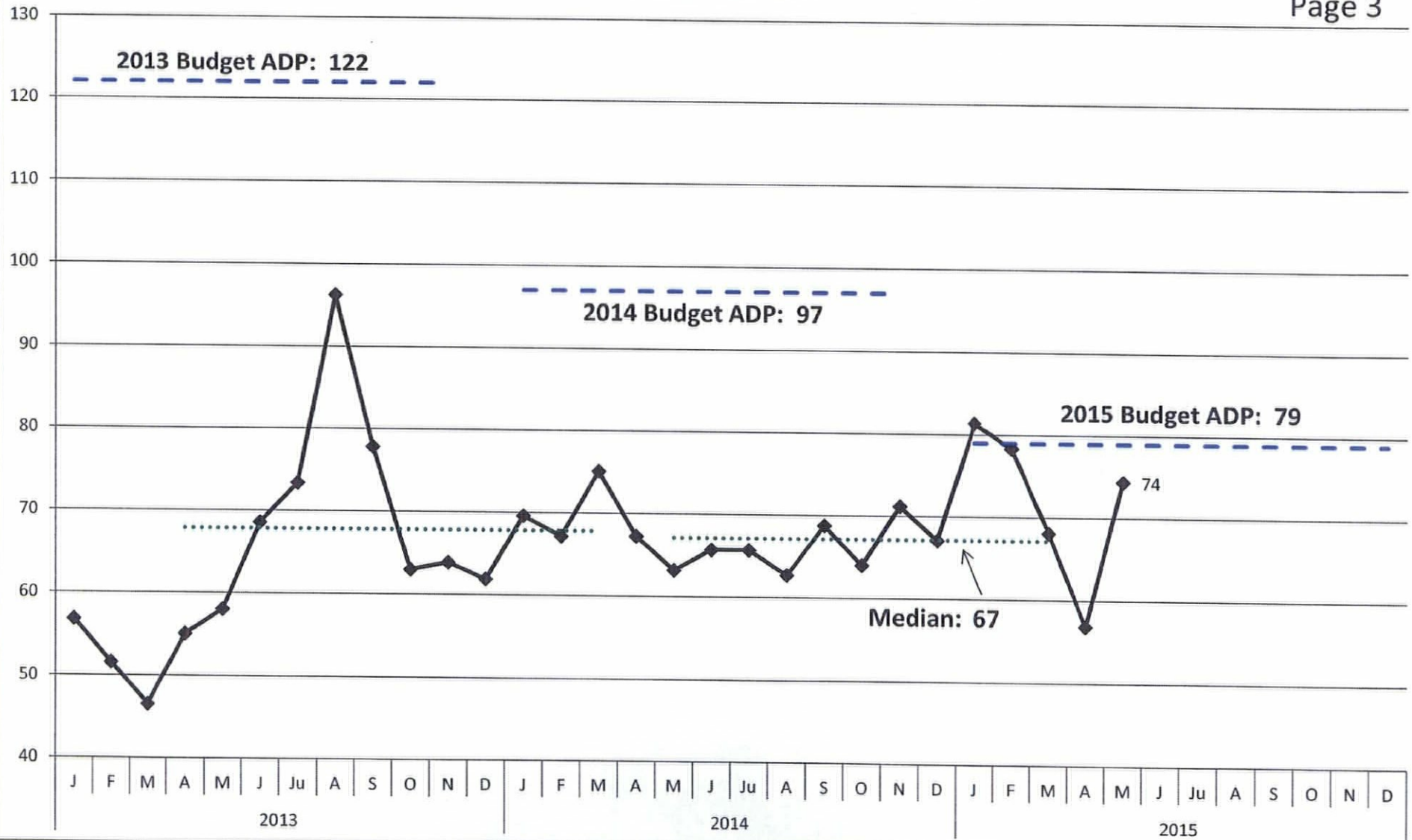
Page 2

MAY 2015

Member	310
Contract	336
Unbillable	11
Total	657



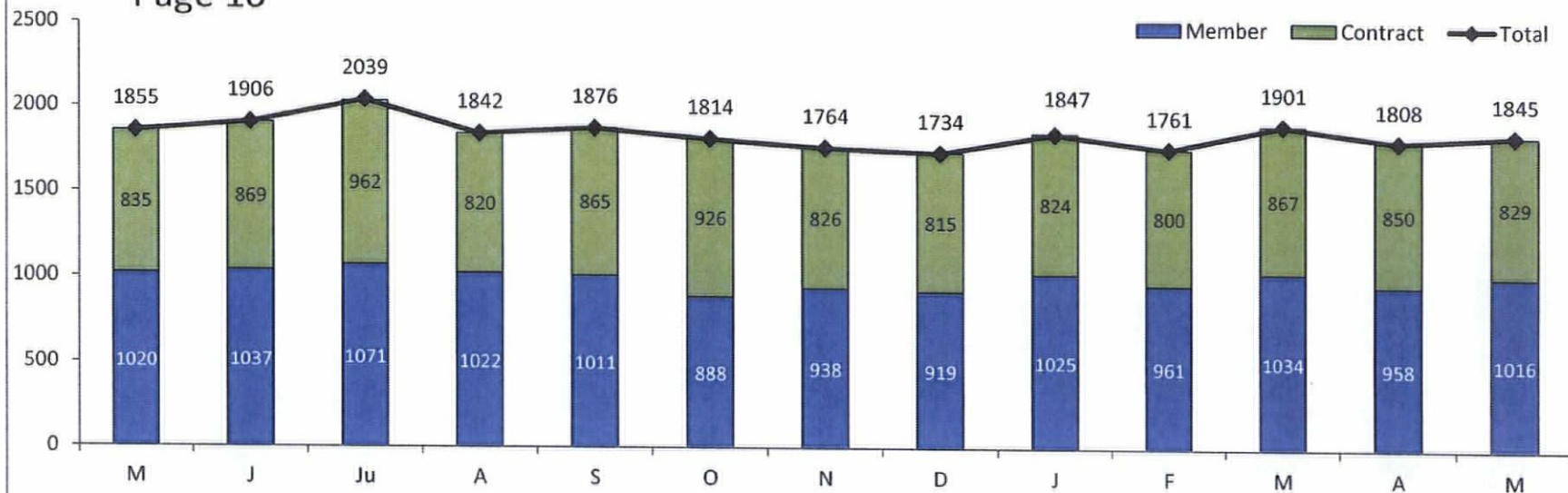
Auburn Billable Average Daily Population 2013 - 2015



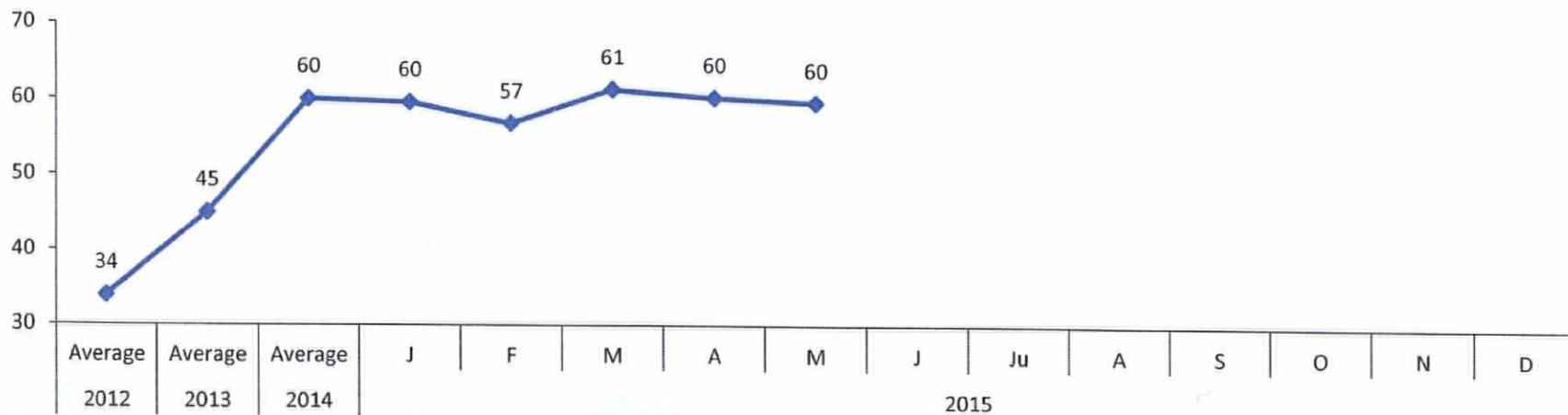


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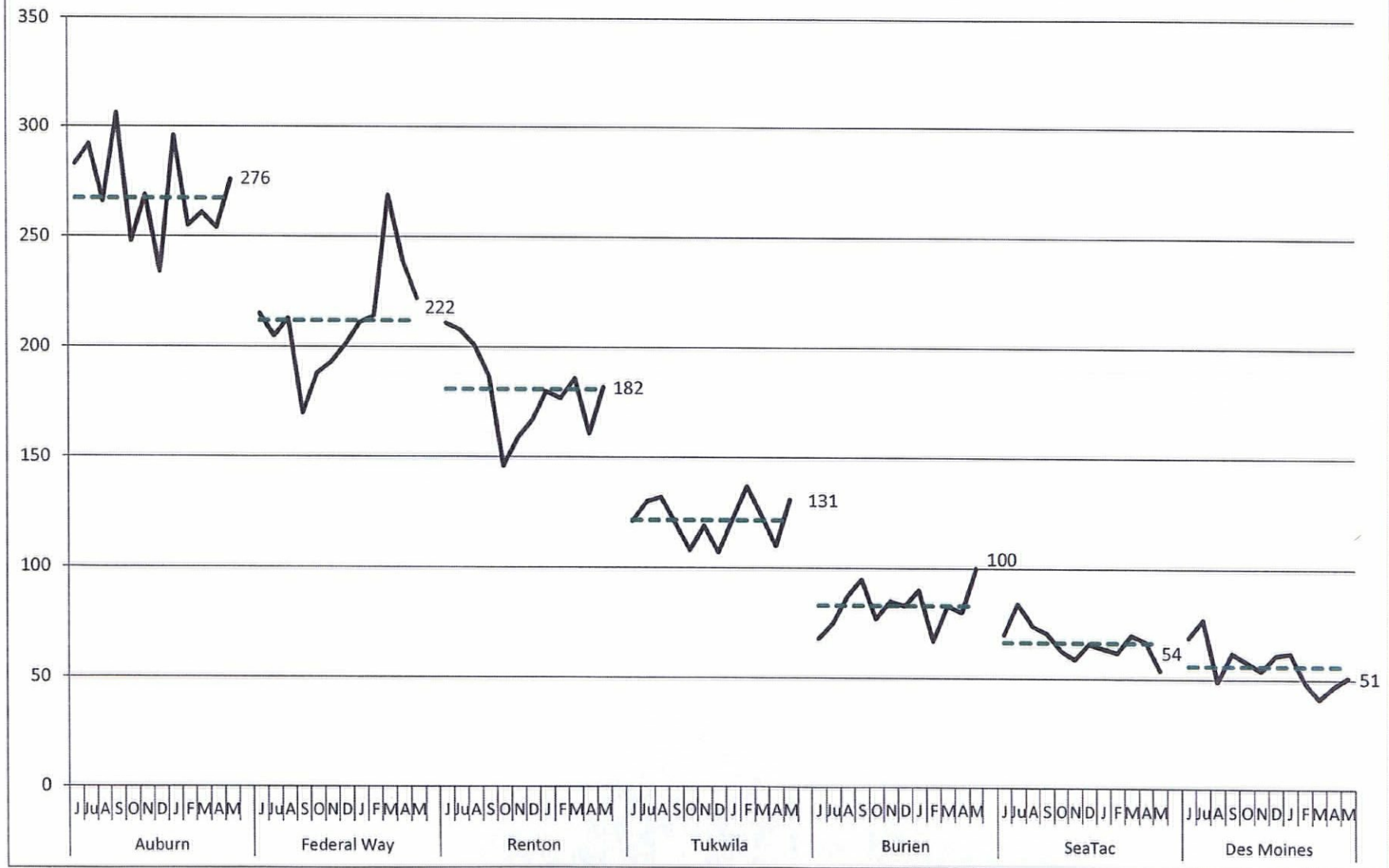
Total Bookings for Member and Contract Agencies May 2014 - May 2015



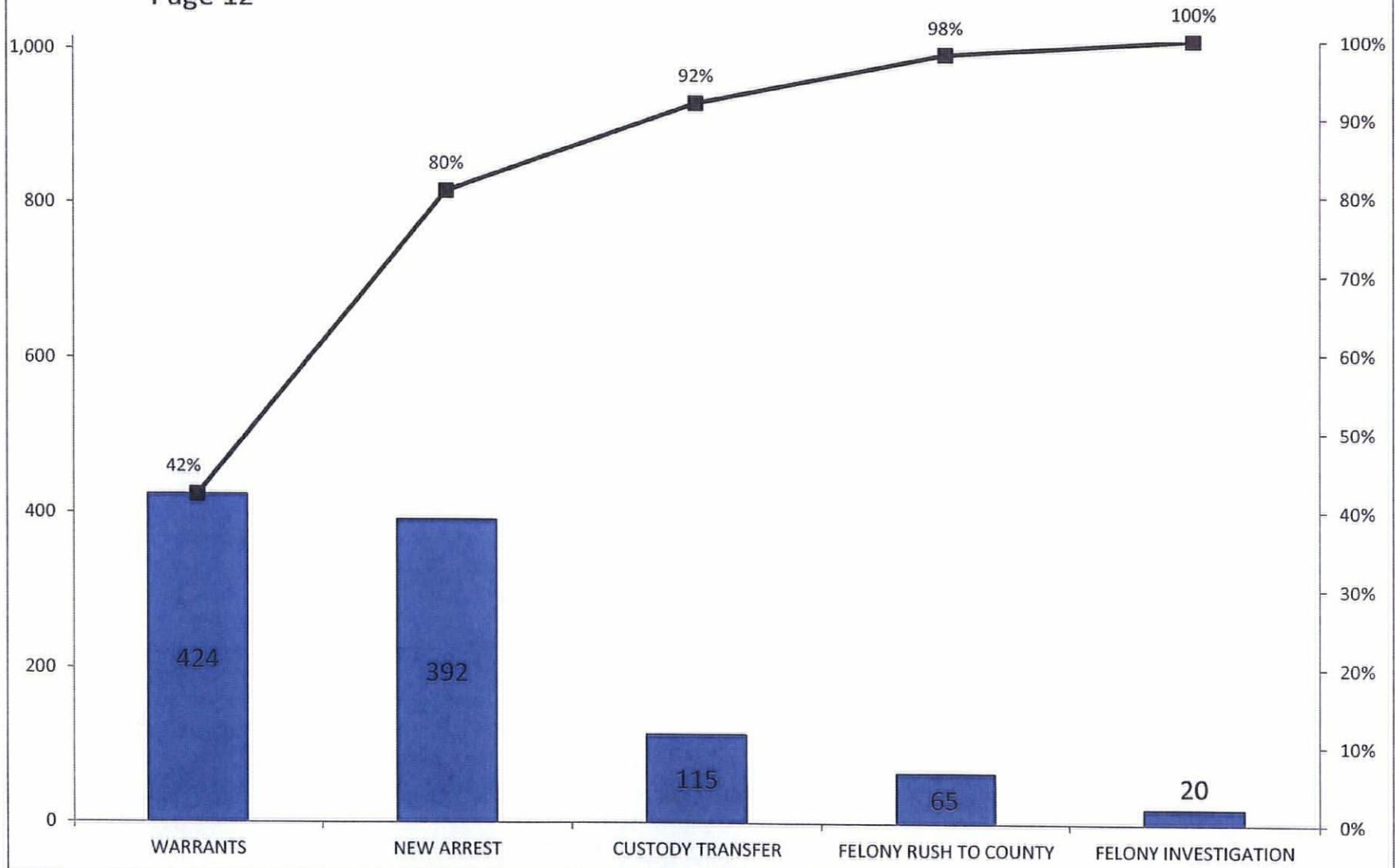
Daily Average Bookings



Member Bookings by Agency June 2014 to May 2015



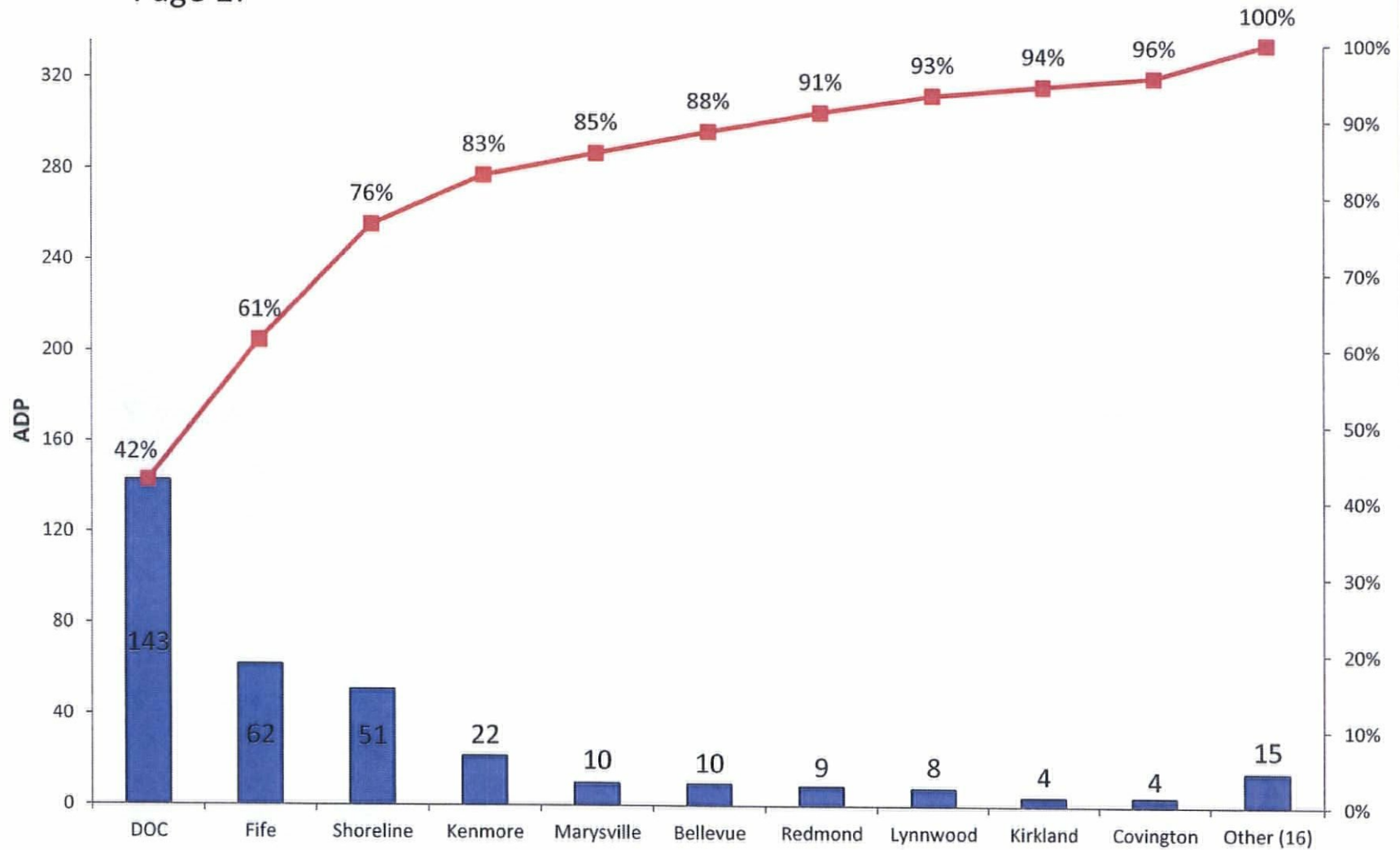
Member Agency Bookings by Type May 2015

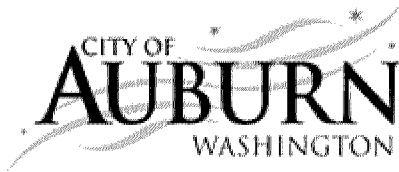




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Contract Inmates ADP - May 2015





AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6563 (Second Reading)

Date:

June 29, 2015

Department:

Finance

Attachments:

Memo

Ordinance No. 6563

Schedule A

Schedule B

Budget Impact:

\$14,706,606.31

Administrative Recommendation:

City Council adopt Ordinance No. 6563.

Background Summary:

Ordinance No. 6563 (Budget Amendment #2) amends the 2015-2016 Revised Budget as presented in the attached transmittal memorandum and supporting attachments.

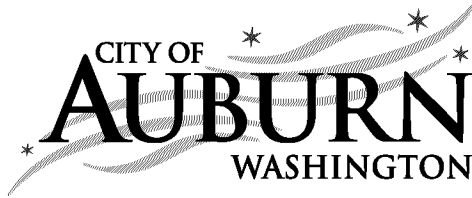
The change to the proposed Budget Amendment #2 that occurred between the date of the first reading (June 15, 2015) and this revised proposal is an increase to the budget in the Water Utility Fund to recognize the remaining Public Works Trust Fund (PWTF) loan balance for the Well # 1 Improvements Project (cp0915) in the amount of \$1,670,439.

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

Coleman

Meeting Date: July 6, 2015

Item Number: ORD.A



Interoffice Memorandum

To: City Council
From: Shelley Coleman, Finance Director
CC: Nancy Backus, Mayor
Date: June 16, 2015
Re: Ordinance #6563 – 2015-2016 Budget Amendment #2 *REVISED*

Budget Amendment #2 is the second amendment of the City of Auburn's 2015-2016 biennial budget. The main purpose of the second budget amendment of the year is to adjust budgeted 2015 beginning fund balances to match actual 2015 beginning fund balances per accounting records. Additional items included in this amendment are recognition of new revenue, either grants or transfers in from other supporting funds, requests for additional budget authority for projects and removal of discontinued programs. To identify requested changes to each fund, please refer to the accompanying ***Schedule A, Summary of 2015 Budget Adjustments by Fund***.

Fund Balance Adjustments: This amendment adjusts City-wide 2015 budgeted beginning fund balances to reflect actual ending balances as of the end of 2014. City-wide beginning fund balances are adjusted by a net increase of \$8.7 million.

Revenue Adjustments: This amendment recognizes updated revenue projections, predominately an increase in anticipated REET revenues of \$1.4 million and Public Works Trust Fund Loan proceeds in the Water Utility of \$1.7 million.

The Mayor has requested \$600,000 of the REET revenue noted above be used for street preservation and repair. This funding is being moved to enhance the Arterial Street Preservation program.

Carryforward of unspent project spending authority from 2014: This amendment enables the completion of various projects in 2015 by carrying forward unspent project resources at the end of 2014. Total amounts requested to be carried forward by fund are:

• General Fund (Fund 001)	\$ 40,000
• Arterial Street Fund (Fund 102)	158,948
• General Capital Construction Fund (Fund 328)	<u>307,662</u>
TOTAL	\$ 506,610

Project Funding Adjustments: Project funding requests included in this budget amendment transfer spending authority or establish additional spending authority for existing projects. Total project funding requests equal \$932,960. Significant project funding requests include:

- Pavement Patching and Overlay (CP 1407 and CP 1506): This amendment adjusts 2015 estimated revenues upward by \$190,000 recognizing the expected receipt of contributions from ICON Materials for this project, and transfers \$12,340 from the Marchini Meadows Project (CP 1407) and \$600,000 in REET 2 funds to expand the scope of the 2015 program.
- Funding for Traffic Signal Improvements Projects (CP 1501 and CP 1503): This amendment restores previously budgeted funds for this project that had been expended on collision-related repairs, in the amount of \$30,000, and transfers \$27,600 from the annual traffic signal improvements budget for design work related to this project.
- A St SE & 37th St SE Project (CP 1502): This amendment adjusts 2015 estimated revenues upward by \$35,500 recognizing the expected receipt of Federal safety grant funds for this project.
- Les Gove Park Improvements Project (CP 1510): This amendment adjusts the 2015 budget for this project upward by \$36,000 to purchase synthetic turf for the Discovery Playground, funded by a transfer from the Parks Department general fund budget.

New Requests:

- | | |
|--|---------------------|
| • Transfer from General Fund to Cumulative Reserve Fund (for counter-cyclical and/or capital purposes) | \$ 1,500,000 |
| • Adjust wages for non-benefitted part-time maintenance workers | 45,045 |
| • 4Culture grant for LAA funding | 12,000 |
| • KCD grant for marketing efforts related to International Farmers' Market | 20,000 |
| • Funding construction of columbarium (niche) wall | <u>30,000</u> |
| TOTAL | \$ 1,607,045 |

The following table summarizes the current and revised budget as a result of this amendment.

Table 1: 2015 Budget as Amended

2015 Budget as Amended	\$ 287,324,704
Budget Amendment #2 (Ord #6563)	<u>14,706,606</u>
Budget as Amended	\$ 302,031,310

Attachments:

- ✓ 1. Proposed Ordinance #6563 (budget adjustment #2)
- ✓ 2. Summary of proposed 2015 budget adjustments by fund and department (Schedule A)
- ✓ 3. Summary of proposed changes to adopted 2015 budget by fund (Schedule B)

ORDINANCE NO. 6563

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING ORDINANCE NO. 6533, THE 2015-2016 BIENNIAL BUDGET ORDINANCE, AS AMENDED BY ORDINANCE NO. 6558, AUTHORIZING AMENDMENT TO THE CITY OF AUBURN 2015-2016 BUDGET AS SET FORTH IN SCHEDULE "A" AND SCHEDULE "B"

WHEREAS, the Auburn City Council at its regular meeting of December 1, 2014, adopted Ordinance No. 6533 which adopted the City of Auburn 2015-2016 Biennial budget; and

WHEREAS, the Auburn City Council at its regular meeting of April 6, 2015, adopted Ordinance No. 6558 which amended Ordinance No. 6533 which adopted the City of Auburn 2015-2016 Biennial budget; and

WHEREAS, the City of Auburn deems it necessary to appropriate additional funds to the various funds of the 2015 budget as outlined in this Ordinance (BA#2); and

WHEREAS, this Ordinance has been approved by one more than the majority of all councilpersons in accordance with RCW 35A.34.200.

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

Section 1. Amendment of the 2015-2016 Biennial Budget. The 2015-2016 Biennial Budget of the City of Auburn is amended pursuant to Chapter 35A.34 RCW, to reflect the revenues and expenditures as shown on Schedule "A" attached hereto and incorporated herein by reference. The Mayor of the City of Auburn,

Washington is hereby authorized to utilize revenue and expenditure amounts shown on said Schedule "A" and Schedule "B". A copy of said Schedule "A" and Schedule "B" is on file with the City Clerk and available for public inspection.

Section 2. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held to be invalid, the remainder of such code, ordinance or regulation or the application thereof to other person or circumstance shall not be affected.

Section 3. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 4. 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.

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

PUBLISHED: _____

Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
General Fund (#001)				
2015 Adopted Budget	14,592,724	58,767,680	62,813,278	10,547,126
BA#1 (Ordinance #6558)	429,453	77,721	253,474	253,700
BA#2 (Ordinance #6563, Proposed):	4,337,954	(23,000)	1,596,374	2,718,580
General Fund Revenues:				
Remove street project (cp1218) from 2015 MIT budget		(55,000)		(55,000)
Community Development and Public Works Department:				
Carry forward in ms1311 (Comprehensive Transportation Plan Update)	40,000		40,000	-
Parks Department:				
Incr cp1510 (Les Gove Park Improvements) [T/F out to F321]			36,000	(36,000)
Reduce consulting budget to fund increased transfer to F321 for Les Gove Park			(36,000)	36,000
Adjust wages for non-benefitted part-time maintenance workers			36,305	(36,305)
4Culture grant for Local Arts Agency (LAA) funding		12,000	12,000	-
KCD grant for mktg/educ efforts related to International Farmers' Market		20,000	20,000	-
Non Departmental:				
Transfer funds to Cumulative Reserve Fund [T/F to F122]			1,500,000	(1,500,000)
General Fund (multiple departments):				
Reallocate budget to reflect vacant Finance position moving to CDPW			(11,931)	11,931
Adjust beginning fund balance	4,297,954			4,297,954
Revised 2015 Budget - Fund 001	19,360,132	58,822,401	64,663,126	13,519,406
Arterial Street Fund (#102)				
2015 Adopted Budget	1,312,844	14,150,590	14,354,730	1,108,704
BA#1 (Ordinance #6558)	793,983	5,714,238	6,508,221	-
BA#2 (Ordinance #6563, Proposed):	674,272	64,620	223,568	515,324
Carry forward budget for c410a0 (S 277th St Wetland Mitigation)	25,200		25,200	-
Increase Federal grant budget for cp1502 (A St SE & 37th St SE)		35,500	35,500	-
Carry forward budget for cp1110 (A St SE Safety Improvements Study)	45,000		45,000	-
Transfer budget for cp1501 (Traffic Signal Improvements Project) [T/F from F328]		27,600	27,600	-
Carry forward budget for cp1104 (8th St NE & 104th Ave SE Intersection Improv)	88,748		88,748	-
Increased debt service on PWTF loan (M Street Project) [T/F from F124]		1,520	1,520	-
Adjust beginning fund balance	515,324			515,324
Revised 2015 Budget - Fund 102	2,781,100	19,929,448	21,086,519	1,624,028

Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
Local Street Fund (#103)				
2015 Adopted Budget	1,196,068	1,752,500	2,600,000	348,568
BA#1 (Ordinance #6558)	770,053	-	770,053	-
BA#2 (Ordinance #6563, Proposed):	76,856	-	-	76,856
Adjust beginning fund balance	76,856			76,856
Revised 2015 Budget - Fund 103	2,042,977	1,752,500	3,370,053	425,424
Hotel/Motel Tax Fund (#104)				
2015 Adopted Budget	139,991	94,040	86,000	148,031
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	26,905	-	-	26,905
Adjust beginning fund balance	26,905			26,905
Revised 2015 Budget - Fund 104	166,896	94,040	86,000	174,936
Arterial Street Preservation Fund (#105)				
2015 Adopted Budget	521,910	2,134,700	2,195,410	461,200
BA#1 (Ordinance #6558)	2,659,063	-	2,659,063	-
BA#2 (Ordinance #6563, Proposed):	7	802,340	1,016,283	(213,936)
Recognize contributions from ICON for cp1407 (Pavement Patching and Overlay)		110,000	110,000	-
T/F from cp1407 (Marchini Meadows) for cp1407 (Pvmt Patching) [T/F from F328]		12,340	12,340	-
Recognize contributions from ICON for cp1506 (Pavement Patching and Overlay)		80,000	80,000	-
T/F from REET2 for cp1506 (Pvmt Patching) [T/F from F328]		600,000	600,000	-
Increase budget for cp1308 (BNSF Utility Crossing Project)			213,943	(213,943)
Adjust beginning fund balance	7			7
Revised 2015 Budget - Fund 105	3,180,980	2,937,040	5,870,756	247,263

Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
Drug Forfeiture Fund (#117)				
2015 Adopted Budget	505,405	97,100	304,448	298,057
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	34,416	-	-	34,416
Adjust beginning fund balance	34,416			34,416
Revised 2015 Budget - Fund 117	539,821	97,100	304,448	332,473
Housing & Comm Develop Fund (#119)				
2015 Adopted Budget	27,371	450,000	440,000	37,371
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	17,533	-	-	17,533
Adjust beginning fund balance	17,533			17,533
Revised 2015 Budget - Fund 119	44,904	450,000	440,000	54,904
Recreation Trails Fund (#120)				
2015 Adopted Budget	36,717	7,130	-	43,847
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	(761)	-	-	(761)
Adjust beginning fund balance	(761)			(761)
Revised 2015 Budget - Fund 120	35,956	7,130	-	43,086
BIA Fund (#121)				
2015 Adopted Budget	41,212	55,060	55,000	41,272
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	(9,841)	-	-	(9,841)
Adjust beginning fund balance	(9,841)			(9,841)
Revised 2015 Budget - Fund 121	31,371	55,060	55,000	31,431

Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
Cumulative Reserve Fund (#122)				
2015 Adopted Budget	5,582,204	1,314,100	658,000	6,238,304
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	17,482	1,500,000	-	1,517,482
Adjust beginning fund balance	17,482			17,482
Transfer funds from General Fund [T/F from F001]		1,500,000		1,500,000
Revised 2015 Budget - Fund 122	5,599,686	2,814,100	658,000	7,755,786
Mitigation Fees Fund (#124)				
2015 Adopted Budget	5,205,964	994,890	3,586,423	2,614,431
BA#1 (Ordinance #6558)	370,213	400,000	370,213	400,000
BA#2 (Ordinance #6563, Proposed):	(675,666)	-	1,520	(677,186)
Adjust beginning fund balance	(675,666)			(675,666)
Increased debt service on PWTF loan (M Street Project) [T/F to F102]			1,520	(1,520)
Revised 2015 Budget - Fund 124	4,900,511	1,394,890	3,958,156	2,337,245
LID Guarantee Fund (#249)				
2015 Adopted Budget	24,549	20	2,000	22,569
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	(2)	-	-	(2)
Adjust beginning fund balance	(2)			(2)
Revised 2015 Budget - Fund 249	24,547	20	2,000	22,567
LID 250 Fund (#250)				
2015 Adopted Budget	-	-	-	-
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	449	-	-	449
Adjust beginning fund balance	449			449
Revised 2015 Budget - Fund 250	449	-	-	449

Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
LID 350 Fund (#275)				
2015 Adopted Budget	7,864	7,257	7,247	7,874
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	1,995	-	-	1,995
Adjust beginning fund balance	1,995			1,995
Revised 2015 Budget - Fund 275	9,859	7,257	7,247	9,869
Parks Construction Fund (#321)				
2015 Adopted Budget	427,106	620,130	540,000	507,236
BA#1 (Ordinance #6558)	58,199	3,742,788	3,815,286	(14,299)
BA#2 (Ordinance #6563, Proposed):	42,465	36,000	36,000	42,465
Increase cp1510 (Les Gove Park Improvements) to purchase synthetic turf		36,000	36,000	-
Adjust beginning fund balance	42,465			42,465
Revised 2015 Budget - Fund 321	527,770	4,398,918	4,391,286	535,402
Capital Improvements Fund (#328)				
2015 Adopted Budget	8,944,989	1,840,247	2,157,368	8,627,868
BA#1 (Ordinance #6558)	763,617	89,383	3,246,266	(2,393,266)
BA#2 (Ordinance #6563, Proposed):	(27,709)	1,430,000	937,662	464,629
Transfer budget for cp1501 (Traffic Signal Improvements Project) [T/F to F102]		-	27,600	(27,600)
Reduce budget in cp1503 to fund increased transfer to F102 (line above)		-	(27,600)	27,600
Revise REET projections		1,400,000		1,400,000
Transfer budget for cp1402 (Pavement Patching) [T/F to F105]			12,340	(12,340)
Reduce funding for cp1407 (Marchini Meadows) to fund increased transfer to F105			(12,340)	12,340
T/F from REET2 for cp11506 (Pavement Patching) [T/F to F105]			600,000	(600,000)
Restore previously budgeted funding for cp1503 (Traffic Signal Improvements)		30,000	30,000	-
Carry forward budget for cp1226 (8th St. NE & C St. NW ITS Improvements)	39,890		39,890	-
Carry forward budget for cp1301 (Citywide Sidewalk Repair Project)	122,493		122,493	-
Carry forward budget for cp1322 (Annual Traffic Signal Improvements)	145,279		145,279	-
Adjust beginning fund balance	(335,371)			(335,371)
Revised 2015 Budget - Fund 328	9,680,897	3,359,630	6,341,296	6,699,232

Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
Local Revitalization Fund (#330)				
2015 Adopted Budget	229,370	250	229,620	-
BA#1 (Ordinance #6558)	329,450	-	329,450	-
BA#2 (Ordinance #6563, Proposed):	(881)	-	(881)	-
Adjust beginning fund balance	(881)		(881)	-
Revised 2015 Budget - Fund 330	557,939	250	558,189	-
Water Fund (#430)				
2015 Adopted Budget	4,526,763	19,158,319	18,310,129	5,374,953
BA#1 (Ordinance #6558)	8,855,102	-	8,855,102	-
BA#2 (Ordinance #6563, Proposed):	645,540	1,670,439	5,422	2,310,557
Reallocate budget to reflect vacant Finance position moving to CDPW			5,422	(5,422)
Adjust budget for remaining PWTF loan balance for cp0915 (Well #1 Imprvmnts)		1,670,439		1,670,439
Adjust beginning fund balance	645,540			645,540
Revised 2015 Budget - Fund 430	14,027,405	20,828,758	27,170,654	7,685,509
Sewer Fund (#431)				
2015 Adopted Budget	10,794,820	7,985,084	9,954,201	8,825,703
BA#1 (Ordinance #6558)	1,819,579	-	1,819,579	-
BA#2 (Ordinance #6563, Proposed):	731,883	-	5,422	726,461
Reallocate budget to reflect vacant Finance position moving to CDPW			5,422	(5,422)
Adjust beginning fund balance	731,883			731,883
Revised 2015 Budget - Fund 431	13,346,282	7,985,084	11,779,203	9,552,163
Storm Drainage Fund (#432)				
2015 Adopted Budget	10,674,042	10,141,339	13,034,095	7,781,286
BA#1 (Ordinance #6558)	4,364,190	932,890	5,871,819	(574,739)
BA#2 (Ordinance #6563, Proposed):	1,012,848	-	10,845	1,002,003
Reallocate budget to reflect vacant Finance position moving to CDPW			10,845	(10,845)
Adjust beginning fund balance	1,012,848			1,012,848
Revised 2015 Budget - Fund 432	16,051,080	11,074,229	18,916,760	8,208,549

Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
Sewer Metro Sub Fund (#433)				
2015 Adopted Budget	2,447,311	16,101,737	16,056,900	2,492,148
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	(346,911)	-	-	(346,911)
Adjust beginning fund balance	(346,911)			(346,911)
Revised 2015 Budget - Fund 433	2,100,400	16,101,737	16,056,900	2,145,237
Solid Waste Fund (#434)				
2015 Adopted Budget	2,272,081	13,347,800	12,761,420	2,858,461
BA#1 (Ordinance #6558)	1,250	-	1,250	-
BA#2 (Ordinance #6563, Proposed):	218,393	-	(5,423)	223,816
Reallocate budget to reflect vacant Finance position moving to CDPW			(5,423)	5,423
Adjust beginning fund balance	218,393			218,393
Revised 2015 Budget - Fund 434	2,491,724	13,347,800	12,757,247	3,082,277
Airport Fund (#435)				
2015 Adopted Budget	682,748	1,060,369	1,451,008	292,109
BA#1 (Ordinance #6558)	65,729	100,221	192,684	(26,734)
BA#2 (Ordinance #6563, Proposed):	8460.81	-	-	8,461
Adjust beginning fund balance	8,461			8,461
Revised 2015 Budget - Fund 435	756,938	1,160,590	1,643,692	273,835
Cemetery Fund (#436)				
2015 Adopted Budget	126,755	1,078,300	1,048,607	156,448
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	167,792	30,000	36,572	161,220
Adjust wages for non-benefitted part-time maintenance workers			8,740	(8,740)
Fund construction of columbarium (niche) wall [T/F from F701]		30,000	30,000	-
Reallocate budget to reflect vacant Finance position moving to CDPW			(2,168)	2,168
Adjust beginning fund balance	167,792			167,792
Revised 2015 Budget - Fund 436	294,547	1,108,300	1,085,179	317,668

Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
Insurance Fund (#501)				
2015 Adopted Budget	1,613,131	1,000	218,900	1,395,231
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	40,926	-	-	40,926
Adjust beginning fund balance	40,926			40,926
Revised 2015 Budget - Fund 501	1,654,056	1,000	218,900	1,436,156
Workers' Comp Fund (#503)				
2015 Adopted Budget	123,000	860,100	816,601	166,499
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	317,004	-	-	317,004
Adjust beginning fund balance	317,004			317,004
Revised 2015 Budget - Fund 503	440,004	860,100	816,601	483,503
Facilities Fund (#505)				
2015 Adopted Budget	1,546,227	3,638,820	3,838,569	1,346,478
BA#1 (Ordinance #6558)	213,800	-	243,800	(30,000)
BA#2 (Ordinance #6563, Proposed):	648,685	-	300,000	348,685
Adjust beginning fund balance	648,685			648,685
Move 2016 budget forward to 2015 for CH Atrium Repair Project (FAC.0011)			300,000	(300,000)
Revised 2015 Budget - Fund 505	2,408,712	3,638,820	4,382,369	1,665,163
Innovation & Technology Fund (#518)				
2015 Adopted Budget	2,363,378	5,660,747	6,195,259	1,828,866
BA#1 (Ordinance #6558)	785,266	70,373	855,639	-
BA#2 (Ordinance #6563, Proposed):	394,683	-	-	394,683
Adjust beginning fund balance	394,683			394,683
Revised 2015 Budget - Fund 518	3,543,327	5,731,120	7,050,898	2,223,549

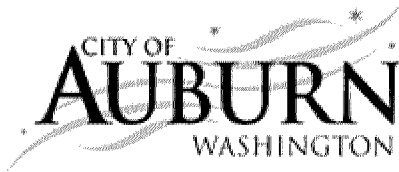
Schedule A
Summary of 2015 Budget Adjustments by Fund
Budget Amendment #2 (Ordinance #6563)

	Beg. Fund Balance	2015 Revenues	2015 Expenditures	Ending Fund Balance
Equipment Rental Fund (#550)				
2015 Adopted Budget	4,324,274	4,210,470	5,349,861	3,184,883
BA#1 (Ordinance #6558)	713,953	70,000	1,055,216	(271,263)
BA#2 (Ordinance #6563, Proposed):	806,463	-	43,602	762,861
Reallocate budget to reflect vacant Finance position moving to CDPW			(2,168)	2,168
Move rplcmnt budget for Asset P020C (Ford Crown Victoria) from 2016 to 2015			45,770	(45,770)
Adjust beginning fund balance	806,463			806,463
Revised 2015 Budget - Fund 550	5,844,690	4,280,470	6,448,679	3,676,481
Fire Pension Fund (#611)				
2015 Adopted Budget	2,580,481	76,000	170,181	2,486,300
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	28,981	-	-	28,981
Adjust beginning fund balance	28,981			28,981
Revised 2015 Budget - Fund 611	2,609,462	76,000	170,181	2,515,281
Cemetery Endowment Fund (#701)				
2015 Adopted Budget	1,663,664	34,200	-	1,697,864
BA#1 (Ordinance #6558)	-	-	-	-
BA#2 (Ordinance #6563, Proposed):	5,984	-	30,000	(24,016)
Fund construction of columbarium (niche) wall [T/F to F436]			30,000	(30,000)
Adjust beginning fund balance	5,984			5,984
Revised 2015 Budget - Fund 701	1,669,648	34,200	30,000	1,673,848
Grand Total - All Funds				
2015 Adopted Budget	84,534,959	168,599,228	182,194,484	70,939,703
BA#1 (Ordinance #6558)	22,992,902	11,197,615	36,847,118	(2,656,601)
TOTAL BA#2 (Ordinance #6563)	9,196,208	5,510,399	4,236,967	10,469,639
Revised 2015 Budget	116,724,069	185,307,241	223,278,568	78,752,742
		302,031,310		302,031,310

Schedule B

2015 Appropriations by Fund

Fund	2015 Adopted Budget	BA#1 (Ord #6558)	BA#2 (Ord #6563)	Total Amendments	2015 Revised Budget
General Fund (#001)	73,360,404	507,174	4,314,954	4,822,129	78,182,533
Arterial Street Fund (#102)	15,463,434	6,508,221	738,892	7,247,114	22,710,548
Local Street Fund (#103)	2,948,568	770,053	76,856	846,909	3,795,477
Hotel Motel Fund (#104)	234,031	-	26,905	26,905	260,936
Arterial Street Preservation Fund (#105)	2,656,610	2,659,063	802,347	3,461,410	6,118,020
Drug Forfeiture Fund (#117)	602,505	-	34,416	34,416	636,921
Housing and Community Development Grant Fund (#119)	477,371	-	17,533	17,533	494,904
Recreation Trails Fund (#120)	43,847	-	(761)	(761)	43,086
Business Improvement Area Fund (#121)	96,272	-	(9,841)	(9,841)	86,431
Cumulative Reserve Fund (#122)	6,896,304	-	1,517,482	1,517,482	8,413,786
Mitigation Fees Fund (#124)	6,200,854	770,213	(675,666)	94,547	6,295,401
1998 Library Fund (#229)	279,500	-	-	-	279,500
2010 Annex A&B Bond Debt Fund (#230)	1,695,917	-	-	-	1,695,917
2010 C&D Local Revitalization Debt Fund (#231)	594,637	-	-	-	594,637
LID Guarantee Fund (#249)	24,569	-	(2)	(2)	24,567
LID #250 (#250)	-	-	449	449	449
LID #350 (#275)	15,121	-	1,995	1,995	17,116
Golf Course Debt Service Fund (#237)	389,195	-	-	-	389,195
Municipal Park Construction Fund (#321)	1,047,236	3,800,987	78,465	3,879,452	4,926,688
Capital Improvements Fund (#328)	10,785,236	853,000	1,402,291	2,255,292	13,040,528
Local Revitalization Fund (#330)	229,620	329,450	(881)	328,569	558,189
Golf Course Debt Service Fund (#417)	-	-	-	-	-
Water Fund (#430)	23,685,082	8,855,102	2,315,979	11,171,081	34,856,163
Sewer Fund (#431)	18,779,904	1,819,579	731,883	2,551,462	21,331,366
Storm Drainage Fund (#432)	20,815,381	5,297,080	1,012,848	6,309,928	27,125,309
Sewer Metro Fund (#433)	18,549,048	-	(346,911)	(346,911)	18,202,137
Solid Waste Fund (#434)	15,619,881	1,250	218,393	219,643	15,839,524
Airport Fund (#435)	1,743,117	165,950	8,461	174,411	1,917,528
Cemetery Fund (#436)	1,205,055	-	197,792	197,792	1,402,847
Golf Course Fund (#437)	-	-	-	-	-
Insurance Fund (#501)	1,614,131	-	40,926	40,926	1,655,056
Workers Compensation Self Insurance Fund (#503)	983,100	-	317,004	317,004	1,300,104
Facilities Fund (#505)	5,185,047	213,800	648,685	862,485	6,047,532
Innovation and Technology Fund (#518)	8,024,125	855,639	394,683	1,250,322	9,274,447
Equipment Rental Fund (#550)	8,534,744	783,953	806,463	1,590,416	10,125,160
Fire Pension Fund (#611)	2,656,481	-	28,981	28,981	2,685,462
Cemetery Endowment Fund (#701)	1,697,864	-	5,984	5,984	1,703,848
Total	253,134,187	34,190,517	14,706,606	48,897,123	302,031,310



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6562 (First Reading)

Date:

June 10, 2015

Department:

CD & PW

Attachments:

Ordinance No. 6562

Exhibit A & B

Staff Report

Vicinity Map

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Ordinance No. 6562.

Background Summary:

The City of Auburn has determined that right-of-way in the vicinity of the northeast corner of South Division Street and 2nd Street SE is no longer required to meet the needs of the City. The proposed right-of-way was dedicated on March 16, 2007 to satisfy safe bus turning radii in connection with the Urban Center Transportation System Improvements Project (Project #C501A). Subsequent to the dedication of the right-of-way additional improvements were completed at this location with the South Division Street Promenade Project (Project #CP1005) which adjusted the area needed for transit turning radius and removed the need for the area that is proposed to be vacated. City staff, utility purveyors and transit authorities who have an interest in this right-of-way have reviewed the proposed right-of-way vacation. Through this review City staff has determined that the right of way is no longer necessary to meet the needs of the City and could be vacated.

Ordinance No. 6562, if adopted by City Council, approves Vacation No. V1-15 and vacates the right-of-way subject to conditions outlined in the Ordinance.

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

Snyder

Meeting Date: July 6, 2015

Item Number: ORD.B

ORDINANCE NO. 6562

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF AUBURN, WASHINGTON, APPROVING THE
VACATION OF RIGHT-OF-WAY IN THE VICINITY OF THE
NORTHEAST CORNER OF SOUTH DIVISION STREET
AND 2ND STREET SE**

WHEREAS, the City of Auburn, Washington, has determined through an evaluation of its needs for streets and right-of-ways located in the vicinity of the northeast corner of South Division Street and 2nd Street SE, that a portion of City right-of-way acquired by the City through Right-of-Way Dedication on March 16, 2007 may no longer be needed to meet the needs of the City and that a public hearing should be set to determine if said right-of-way should be vacated; and

WHEREAS, the right-of-way was dedicated by the City for street purposes to satisfy safe bus turning radii in connection with the Urban Center Transportation Systems Improvements Project (Project #C501A); and

WHEREAS, subsequent to the dedication of the right-of-way, additional improvements were completed at this location with the South Division Street Promenade Project (Project #CP1005) which adjusted the area needed for transit turning radius and removed the need for said right-of way; and

WHEREAS, a request for vacation of said right-of-way was circulated to Puget Sound Energy, CenturyLink, Comcast, King County Metro and City Departments and comments were received; and

Ordinance No. 6562
May 19, 2015
1 of 1

WHEREAS, Resolution No. 5147 calling for a public hearing was approved June 1, 2015; and

WHEREAS, posting requirements of Auburn City Code 12.48.070 have been met; and

WHEREAS, a public hearing was held before the City Council on July 6, 2015; and

WHEREAS, through this process, the City has determined that it no longer needs right-of-way in the vicinity of the northeast corner of South Division Street and 2nd Street SE, in the City of Auburn, Washington; and

WHEREAS, it is in the best interests of the City to vacate said portion of said right-of-way.

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

Section 1. Vacation. That right-of-way in the vicinity of the northeast corner of South Division Street and 2nd Street SE, located within the City of Auburn, Washington, legally described as follows:

That portion of Lot 5, Block 6, Town of Slaughter, according to the plat thereof recorded in volume 2 of plats, page 56, records of King County, Washington lying in the Northeast Quarter of the Southeast Quarter of Section 13, Township 21 North, Range 4 East, W.M., in King County, Washington, and conveyed to the City of Auburn for right-of-way under recording number 20070619000373, records of King County, Washington described as follows:

COMMENCING at the northwest corner of Lot 5 of said

Ordinance No. 6562
May 19, 2015
2 of 2

Block 6;
THENCE South 00°56'21" East, along the west line of said Block 6 a distance of 102.26 feet to the most northerly corner of lands dedicated to City of Auburn for right-of-way as recorded under rec. no. 20070619000373 and being the POINT OF BEGINNING;
THENCE along the northeasterly line of said dedication South 43°42'09" East, 26.61 feet to a point on the south line of said Block 6;
THENCE North 89°08'12" West, along said south line a distance of 5.18 feet;
THENCE North 43°42'09" West, 19.24 feet to the west line of said Block 6;
THENCE North 00°56'21" East, along said west line a distance of 5.25 feet to the POINT OF BEGINNING.
[Also identified as Exhibit A hereto.]

and as shown on the document attached hereto, marked as Exhibit "B" and incorporated herein by this reference, the same is hereby vacated and the property lying in said portion of the alleyway described hereinabove, shall be returned and belong to those persons entitled to receive the property in accordance with the law.

Section 2. Constitutionality or Invalidity. 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 provisions to other persons or circumstances shall not be affected.

Section 3. Implementation. The mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directives of this location.

Ordinance No. 6562
May 19, 2015
3 of 3

Section 4. Effective Date. This Ordinance shall take effect and be in force five (5) days from and after passage, approval, and publication as provided by law.

Section 5. Recordation. The City Clerk is directed to record this Ordinance with the office of the King County Auditor.

FIRST READING: _____
SECOND READING: _____
PASSED: _____
APPROVED: _____

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

PUBLISHED: _____

Ordinance No. 6562
May 19, 2015
4 of 4

**EXHIBIT A
LEGAL DESCRIPTION
(RIGHT-OF-WAY VACATION)**

That portion of Lot 5, Block 6, Town of Slaughter, according to the plat thereof recorded in volume 2 of plats, page 56, records of King County, Washington lying in the Northeast Quarter of the Southeast Quarter of Section 13, Township 21 North, Range 4 East, W.M., in King County, Washington, and conveyed to the City of Auburn for right-of-way under recording number 20070619000373, records of King County, Washington described as follows:

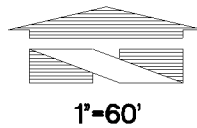
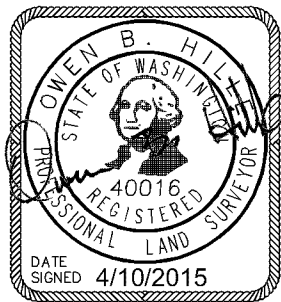
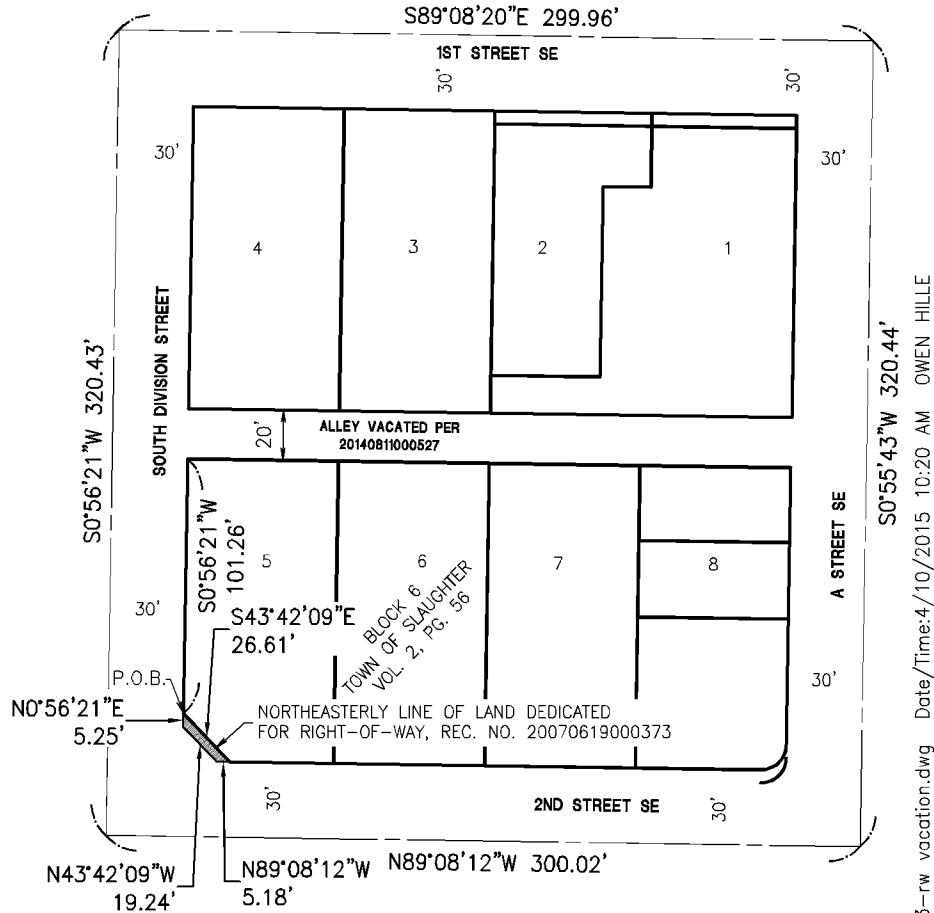
COMMENCING at the northwest corner of Lot 5 of said Block 6;
THENCE South $00^{\circ}56'21''$ East, along the west line of said Block 6 a distance of 101.26 feet to the most northerly corner of lands dedicated to City of Auburn for right-of-way as recorded under rec. no. 20070619000373 and being the POINT OF BEGINNING;
THENCE along the northeasterly line of said dedication South $43^{\circ}42'09''$ East, 26.61 feet to a point on the south line of said Block 6;
THENCE North $89^{\circ}08'12''$ West, along said south line a distance of 5.18 feet;
THENCE North $43^{\circ}42'09''$ West, 19.24 feet to the west line of said Block 6;
THENCE North $00^{\circ}56'21''$ East, along said west line a distance of 5.25 feet to the POINT OF BEGINNING.

Area of vacation = 84.6 SQ. FT.



Project: Teutsch Partners, LLC
April 7, 2015
16840exh03.dwg
16840L.004.doc
OBH

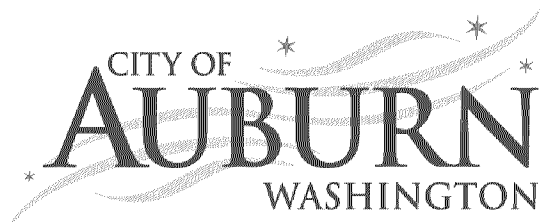
EXHIBIT B **MAP EXHIBIT FOR RIGHT-OF-WAY** **VACATION**



PTN. NE1/4, SE1/4 SEC. 13, T21N, R4E, W.M.

SCALE: HORIZONTAL 1"=60' VERTICAL N/A		For: TEUTSCH PARTNERS, LLC	JOB NUMBER 16840
 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES		Title: RIGHT-OF-WAY VACATION	SHEET 1 of 1
DRAWN OBH		DATE 04/7/2015	

File:P:\16000s\16840\survey\16840exh03-rw vacation.dwg Date/Time:4/10/2015 10:20 AM OWEN HILL



RIGHT-OF-WAY VACATION STAFF REPORT

Right-of-Way (ROW) Vacation Number V1-15

Applicant: City Initiated

Property Location: Right-of-Way located at the northeast corner of South Division Street and 2nd Street SE.

Description of right-of-way:

This ROW proposed for vacation consists of a portion of the northeast corner of South Division Street and 2nd Street SE. The ROW is adjacent to Parcel 7815700300. The proposed area of ROW for vacation is 84.6(+/-) square feet.

The ROW was dedicated by the City for street purposes to satisfy safe bus turning radii in connection with the Urban Center Transportation System Improvements Project (Project #C501A) on March 16, 2007 under Recording Number 20070619000373. Subsequent to the dedication of the ROW, additional improvements were completed at this location with the South Division Street Promenade Project (Project #CP1005) which adjusted the area needed for transit turning radius and removed the need for the ROW that is proposed to be vacated.

See Exhibits "A" and "B" for legal description and survey.

Proposal:

The City proposes to vacate the above described right-of-way to facilitate development of the adjoining parcels.

Applicable Policies & Regulations:

- RCW's applicable to this situation - meets requirements of RCW 35.79.
- MUTCD standards - not affected by this proposal.
- City Code or Ordinances - meets requirements of ACC 12.48.
- Comprehensive Plan Policy - not affected.
- City Zoning Code - not affected.

Public Benefit:

- The vacated area may be subject to property taxes.
- The street vacation decreases the Right-of-Way maintenance obligation of the City.
- The vacation allows the proposed development on the adjacent parcels better placement of the building footprint increasing the setback along A Street SE. This provides for improved sight distance at the intersection of A Street SE and 2nd Street SE and for a wider sidewalk and landscape zone along A Street SE.

Discussion:

The vacation application was circulated to Puget Sound Energy (PSE), Comcast, CenturyLink, and City staff.

1. PSE – No comments received.
2. Comcast – Comcast currently has no facilities in the proposed vacation area and has no objection to the proposed vacation.
3. CenturyLink – Please be advised that Qwest Corporation (d/b/a CenturyLink) currently has no facilities in the area addressed by this action, therefore we have no objection to the street vacation at this time.
4. Water – No comments.
5. Sewer – No comments.
6. Storm –No comments.

7. Transportation – No comments.
8. Planning – No comments.
9. Fire – No comments.
10. Police – No comments.
11. Streets – No comments.
12. Construction –No comments.
13. Innovation and Technology – No comments.

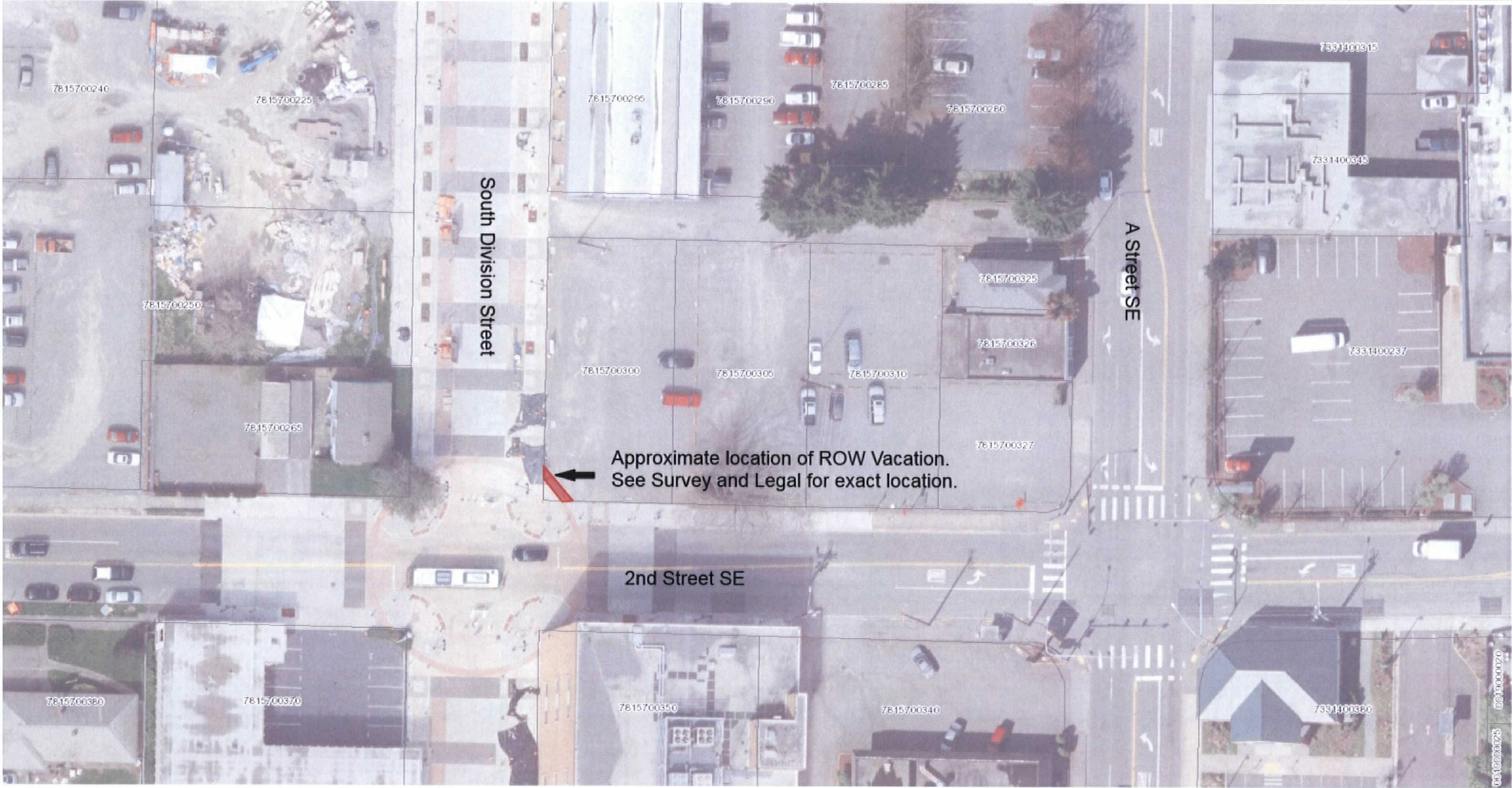
Assessed Value:

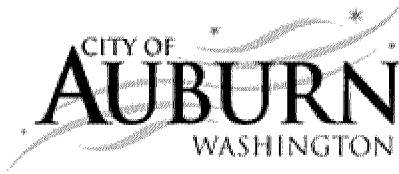
ACC 12.48 states “The city council may require as a condition of the ordinance that the city be compensated for the vacated right-of-way in an amount which does not exceed one-half the value of the right-of-way so vacated, except in the event the subject property or portions thereof were acquired at public expense or have been part of a dedicated public right-of-way for 25 years or more, compensation may be required in an amount equal to the full value of the right-of-way being vacated. The city engineer shall estimate the value of the right-of-way to be vacated based on the assessed values of comparable properties in the vicinity. If the value of the right-of-way is determined by the city engineer to be greater than \$2,000, the applicant will be required to provide the city with an appraisal by an MAI appraiser approved by the city engineer, at the expense of the applicant. The city reserves the right to have a second appraisal performed at the city’s expense.” Note: The city engineer has not required an appraisal for the value of this right-of-way since the right-of-way was acquired through dedication on March 16, 2007 from the City at no cost to the City.

Recommendation:

Staff recommends that the street vacation be granted with no conditions.

Right-of-Way Vacation #V1-15 South Division St and 2nd St SE





AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6566 (First Reading)

Date:

June 29, 2015

Department:

Planning and Development

Attachments:

Ordinance No. 6566

Exhibit 2

Exhibit 3

Exhibit 4

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Ordinance No. 6566 approving the Final Plat of Westridge Auburn.

Background Summary:

Justin Lagers, representing Westridge Auburn, LLC, has made application for the Final Plat of "Westridge Auburn" (originally known as "Westridge"); located on the south side of S. 300th St., at its intersection of 61st Ave. S., in the "West Hill" area of the City. This Final Plat subdivides a 19.03-acre site (King County Tax Parcel No. 022104-9027) into 56 single-family residential lots, one tract for stormwater, one tract for open space, one tract for sensitive areas (partial wetland and associated buffer), and dedication of public right-of-way; see Exhibit 2. The preliminary plat was approved by the City of Auburn Hearing Examiner on November 27, 2013 (PLT13-0001) with 15 conditions; see Exhibit 4. In lieu of dedicating park land to the City per ACC 17.14.100, the Applicant elected to pay a fee in the amount of \$158,311 to the park fund; reference the Hearing Examiner's Decision, Condition No. 11. In addition, park impact fees are paid at the time of building permit; these are currently \$3,500 per house.

The plat has been developed in accordance with the R-5 Residential zoning district as defined by Chapter 18.07 ACC (Residential Zones), Title 17 ACC (Land Adjustments and Division), Chapters 58.17 and 35A.58 RCW, and the 15 conditions of the preliminary plat.

A Certificate of Improvements has been issued by the City Engineer, accepting completion of all required plat improvements; except the following items which the Developer has bonded for (see Exhibit 3):

1. Final lift of asphalt; and,

2. Sod installation and Roundup application.

The various divisions of the Community Development and Public Works Department have reviewed the Final Plat Map of Westridge Auburn and find that all requirements have been met.

Reviewed by Council Committees:

Other: Bld., Pln., Fire, Legal, Surveying, & PW

Councilmember:

Staff: Snyder

Meeting Date: July 6, 2015

Item Number: ORD.C

ORDINANCE NO. 6 5 6 6

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, APPROVING THE FINAL PLAT OF WESTRIDGE AUBURN

WHEREAS, the City of Auburn received a final plat application for the Plat of Westridge Auburn, Application No. PLT14-0010, the final approval of which is appropriate for City Council Action; and

WHEREAS, based on the review given this Plat by the City, the City Council hereby makes and enters the following:

FINDINGS OF FACT

1. Westridge Auburn, LLC has made application for the Final Plat of "Westridge Auburn".
2. The Preliminary Plat of "Westridge Auburn" (PLT13-0001) [originally known as "Westridge"] was approved by the City's Hearing Examiner on November 27, 2013, as a single phase.
3. The Plat of "Westridge Auburn" has been developed in accordance with all applicable conditions of the Preliminary Plat.
4. A Certificate of Improvements has been issued by the City Engineer. The applicant has provided a security in lieu of completion for the outstanding improvements which includes the final lift of asphalt, and sod installation and Roundup application.

CONCLUSIONS OF LAW

1. The Final Plat is in compliance and in conformity with applicable Zoning and Land Division Ordinances and other applicable land use controls.
2. The Final Plat of "Westridge Auburn" is consistent with the Comprehensive Plan.
3. The Plat meets the requirements of Chapter 58.17 RCW.

Ordinance No. 6566
June 29, 2015
Page 1 of 1

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Approval. Westridge Auburn, a subdivision involving property located within the City of Auburn, Washington, which plat is legally described on Sheet 1 of 10 of the Final Plat and set forth below:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON. EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 8711020577.

[King County Tax Parcel No. 022104-9027]

is hereby approved, and deemed to conform to the requirements for Plat approval pursuant to State and local law and Chapter 58.17 of the Revised Code of Washington and Section 58.17.140 thereof.

Section 2. Constitutionality or Invalidity. If any section, subsection clause or phase of this Ordinance is for any reason held to be invalid or unconstitutional such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance, as it is being hereby expressly declared that this Ordinance and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, adopted and approved and ratified irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared invalid or unconstitutional.

Section 3. Recordation. Upon the passage, approval and publication of this Ordinance as provided by law, the City Clerk of the City of Auburn shall

Ordinance No. 6566
June 29, 2015
Page 2 of 2

cause this Ordinance to be recorded in the office of the King County Auditor's Division.

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. 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.

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

CITY OF AUBURN

NANCY BACKUS,
MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____

Ordinance No. 6566
June 29, 2015
Page 3 of 3

WESTRIDGE AUBURN
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 8711020577.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF AUBURN.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING THE COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION, PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF AUBURN, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF AUBURN, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

WESTRIDGE AUBURN, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

ALCO INVESTMENT COMPANY,
A WASHINGTON CORPORATION

BY:
ITS:

BY:
ITS:

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF WESTRIDGE AUBURN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

PRINTED NAME _____

COMMISSION EXPIRES _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF ALCO INVESTMENT COMPANY, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

PRINTED NAME _____

COMMISSION EXPIRES _____

APPROVALS**FINANCE DIRECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY SUBJECT TO THIS SUBDIVISION MAY BE LIABLE TO THE CITY, AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS _____ DAY OF _____, 20____

AUBURN DIRECTOR OF FINANCE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO ACC 17.14.015, AND IS CONSISTENT WITH ALL APPLICABLE CITY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY PLAT APPROVAL.

THIS _____ DAY OF _____, 20____

AUBURN CITY ENGINEER

COMMUNITY DEVELOPMENT ASSISTANT DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 20____, THAT THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH PRELIMINARY PLAT WAS APPROVED BY THE HEARING EXAMINER ON THE 27TH DAY OF NOVEMBER, 2013.

AUBURN ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____, PURSUANT TO ORDINANCE NUMBER _____, ADOPTED BY THE AUBURN COUNCIL ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST:

AUBURN CITY CLERK

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS _____ DAY OF _____, 20____.

MANAGER

DEPUTY

ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

KING COUNTY ASSESSOR

DEPUTY COUNTY ASSESSOR

KING COUNTY PARCEL NO. 0221049027

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF WESTRIDGE AUBURN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Stephen J. Schrei
STEPHEN J. SCHREI, PROFESSIONAL LAND SURVEYOR.
CERTIFICATE NO. 37555
D.R. STRONG CONSULTING ENGINEERS
620 7TH AVE.
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4/2/15
DATE

RECORDING CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF WESTRIDGE AUBURN, LLC, THIS _____ DAY OF _____, 20____.

AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, AFN _____ RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS



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WESTRIDGE AUBURN

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

VOL./PAGE

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, CENTURY LINK, COMCAST AND ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT E AND THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES, SIDEWALKS AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES AND SIDEWALKS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED, NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNAL OR FOR OTHER PURPOSES, SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
2. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 1 IS FOR THE BENEFIT OF LOT 2 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1 AND 2 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
3. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 3 IS FOR THE BENEFIT OF LOT 4 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 3 AND 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
4. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 5 IS FOR THE BENEFIT OF LOT 6 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 5 AND 6 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
5. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 8 AND 10 IS FOR THE BENEFIT OF LOTS 10 AND 11 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 9, 10 AND 11 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
6. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 12, 13 AND 14 IS FOR THE BENEFIT OF LOTS 13, 14 AND 15 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 12, 13, 14 AND 15 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
7. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 17, 18, AND 19 IS FOR THE BENEFIT OF LOTS 16, 17 AND 18 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 16, 17 AND 18 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
8. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 19 AND 20 IS FOR THE BENEFIT OF LOTS 20 AND 21 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 19 AND 20 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
9. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 23, 24, 25 AND 26 IS FOR THE BENEFIT OF LOTS 22, 23, 24 AND 25 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 22, 23, 24, 25 AND 26 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
10. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 28, 29, 30 AND 31 IS FOR THE BENEFIT OF LOTS 28, 29 AND 30 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 28, 29, 30 AND 31 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
11. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 33 IS FOR THE BENEFIT OF LOT 32 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 32 AND 33 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
12. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 35 AND 36 IS FOR THE BENEFIT OF LOTS 34, 36 AND 37 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 34, 35, 36 AND 37 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
13. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 38, 39 AND 40 IS FOR THE BENEFIT OF LOTS 36, 40 AND 41 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 38, 39, 40 AND 41 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
14. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 42 AND 43 IS FOR THE BENEFIT OF LOTS 43 AND 44 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 42, 43 AND 44 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
15. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 45, 46 AND 47 IS FOR THE BENEFIT OF LOTS 46, 47 AND 48 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 45, 46, 47 AND 48 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
16. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 51, 52 AND 53 IS FOR THE BENEFIT OF LOTS 50, 51 AND 52 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 50, 51 AND 52 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
17. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 54 AND 55 IS FOR THE BENEFIT OF LOTS 54 AND 55 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 54 AND 55 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
18. THE 15 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON TRACT D IS HEREBY RESERVED FOR AND GRANTED TO THE WESTRIDGE HOMEOWNERS ASSOCIATION FOR PRIVATE STORM DRAINAGE FACILITIES. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
19. THE 10 FOOT BY 10 FOOT PRIVATE WATER EASEMENT SHOWN ON LOT 6 IS FOR THE BENEFIT OF LOT 7 FOR PRIVATE WATER FACILITIES. THE OWNERS OF SAID LOT 7 IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE WATER FACILITIES WITHIN SAID EASEMENT.
20. THE 10 FOOT BY 10 FOOT PRIVATE WATER EASEMENT SHOWN ON LOT 9 IS FOR THE BENEFIT OF LOT 8 FOR PRIVATE WATER FACILITIES. THE OWNERS OF SAID LOT 8 IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE WATER FACILITIES WITHIN SAID EASEMENT.
21. THE 20 FOOT TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT SHOWN ON TRACT C AND TRACT D IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE VALLEY REGIONAL FIRE AUTHORITY FOR EMERGENCY VEHICLE ACCESS. THE WESTRIDGE HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE EMERGENCY VEHICLE ACCESS FACILITIES WITHIN SAID EASEMENT. SAID TEMPORARY EMERGENCY VEHICLE EASEMENT SHALL AUTOMATICALLY EXPIRE WHEN S. 320TH STREET IS DEVELOPED AND CONNECTED WESTERLY, PROVIDING A SECOND ACCESS TO THE SITE.
22. INTENTIONALLY OMITTED.
23. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 34 THROUGH 37 AND LOTS 38 THROUGH 44 IS HEREBY RESERVED FOR AND GRANTED TO THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION FOR PRIVATE STORM DRAINAGE FACILITIES. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
24. THE 10 FOOT PRIVATE WALL AND STORM DRAINAGE EASEMENT SHOWN ON LOTS 8 THROUGH 17 IS HEREBY RESERVED FOR AND GRANTED TO THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION FOR PRIVATE RETAINING WALL AND ASSOCIATED STORM DRAINAGE FACILITIES. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE RETAINING WALL AND STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
25. THE 5 FOOT PRIVATE WALL AND STORM DRAINAGE EASEMENT SHOWN ON LOT 45 IS FOR THE BENEFIT OF LOT 46 FOR PRIVATE RETAINING WALL AND ASSOCIATED STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 46 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE RETAINING WALL AND STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
26. THE SIGHT DISTANCE EASEMENT SHOWN ON LOTS 1, 2 AND 3 IS HEREBY RESERVED FOR AND GRANTED TO THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR INSURING THAT THE AREA WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FROM 5 TO 8 FEET OFF THE GROUND.
27. THE PRIVATE ENTRY MONUMENT EASEMENT SHOWN ON TRACT A IS HEREBY RESERVED FOR AND GRANTED TO THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE ENTRY MONUMENT FACILITIES WITHIN SAID EASEMENT.
28. THE 5 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 2 THROUGH 9 AND TRACT E IS HEREBY RESERVED FOR AND GRANTED TO THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION FOR PRIVATE STORM DRAINAGE FACILITIES. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

CITY OF AUBURN PUBLIC EASEMENT PROVISION

ALL PUBLIC STORM DRAINAGE EASEMENTS AS SHOWN ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF AUBURN, A MUNICIPAL CORPORATION OF KING AND PIERCE COUNTIES, WASHINGTON, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL NONEXCLUSIVE EASEMENT UNDER, OVER, THROUGH AND ACROSS THE REAL PROPERTY AS DESCRIBED HEREIN FOR THE PURPOSE OF LAYING, MAINTAINING, INSTALLING, CONVEYING, STORING, MANAGING, AND FACILITATING STORM AND SURFACE WATER, AND APPURTENANCES THEREOF, PER THE ENGINEERING PLANS APPROVED BY THE CITY OF AUBURN FOR THIS PLAT, TOGETHER WITH THE ABSOLUTE RIGHT, AT ALL TIMES AS NECESSARY FOR IMMEDIATE ACCESS (INGRESS AND EGRESS), TO ENTER SAID EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING, AND IMPROVING THE STORM DRAINAGE FACILITIES CONTAINED THEREIN WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR.

THE CITY OF AUBURN SHALL HAVE THE ABSOLUTE RIGHT TO PLACE ANY TYPE OF DRIVING SURFACE WITHIN SAID EASEMENT AREA DEEMED NECESSARY BY THE CITY OF AUBURN.

THE OWNERS OF SAID PRIVATE PROPERTY SHALL NOT IN ANY WAY BLOCK, RESTRICT OR IMPEDE ACCESS AND EGRESS TO OR FROM SAID EASEMENT AREA, AND/OR IN ANY WAY BLOCK, RESTRICT OR IMPEDE FULL USE OF THE REAL PROPERTY WITHIN THE ABOVE DESCRIBED EASEMENT AREA BY THE CITY OF AUBURN FOR THE ABOVE DESCRIBED PURPOSES, NO BUILDING, WALL, RAILROAD, FENCE, TREES, OR STRUCTURE OF ANY KIND SHALL BE ERECTED OR PLANTED, NOR SHALL ANY FILL MATERIAL BE PLACED WITHIN THE BOUNDARIES OF SAID EASEMENT AREA, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF AUBURN. WITH THE CITY OF AUBURN PERMISSION, THE OWNERS OF SAID PRIVATE PROPERTY MAY FENCE ACROSS SAID EASEMENT AREA AND/OR ALONG THE BOUNDARIES OF SAID EASEMENT AREA, PROVIDED THAT A GATE IS CONSTRUCTED IN SAID FENCE. SAID GATE SHALL BE OF SUFFICIENT LENGTH AND LOCATION TO ALLOW THE GRANTEE FULL USE OF, AND ACCESS AND EGRESS TO AND FROM THE REAL PROPERTY WITHIN THE EASEMENT AREA, IF SAID GATE IS TO BE LOCKED, KEYS SHALL BE PROVIDED TO THE CITY OF AUBURN.

NO EXCAVATION SHALL BE MADE WITHIN THREE (3) FEET OF SAID STORM DRAINAGE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATIONS AS CURRENTLY EXISTING.

THE OWNERS OF SAID PRIVATE PROPERTY GRANTS TO THE CITY OF AUBURN THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENT AREA OVER AND ACROSS ALL PAVED, GRAVELLED, OR OTHERWISE IMPROVED DRIVEWAYS OR PARKING LOTS WITHIN THE PARENT PARCEL. IF DIRECT ACCESS TO THE EASEMENT AREA IS NOT AVAILABLE FROM SUCH DRIVEWAYS OR PARKING LOTS, THE CITY OF AUBURN'S RIGHT OF INGRESS AND EGRESS SHALL INCLUDE SUCH OTHER AREAS OF THE PARENT PARCEL AS THE CITY OF AUBURN DETERMINES ARE NECESSARY TO ACCESS THE EASEMENT AREA FROM SUCH DRIVEWAYS AND PARKING LOTS OR FROM THE PARENT PARCEL'S BOUNDARIES. IN THE CASE OF ANY DAMAGE OR DISRUPTION OF THE PARENT PARCEL, THE CITY OF AUBURN SHALL RETURN THE PROPERTY TO A CONDITION REASONABLY COMPARABLE TO ITS CONDITION AS IT EXISTED IMMEDIATELY BEFORE ENTRY AND/OR WORK WAS MADE THEREON BY THE CITY OF AUBURN OR ITS AGENTS.

THE OWNERS OF SAID PRIVATE PROPERTY ADDITIONALLY GRANTS TO THE CITY OF AUBURN, THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AREA AS SHALL BE REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID STORM DRAINAGE FACILITIES. THE USE OF SUCH ADDITIONAL AREA SHALL BE HELD TO REASONABLE MINIMUM AND IN THE CASE OF ANY DAMAGE OR DISRUPTION OF THE PARENT PARCEL, THE CITY OF AUBURN SHALL RETURN THE PROPERTY TO A CONDITION REASONABLY COMPARABLE TO ITS CONDITION AS IT EXISTED IMMEDIATELY BEFORE ENTRY AND/OR WORK WAS MADE THEREON BY THE CITY OF AUBURN OR ITS AGENTS. IN ADDITION TO THE OTHER RESTRICTIONS HEREIN, THE OWNERS OF SAID PRIVATE PROPERTY SHALL NOT CONVEY TO A THIRD PARTY ANY EASEMENT OR OTHER RIGHT OF THE EASEMENT AREA.

THIS EASEMENT AND COVENANT SHALL RUN WITH THE PARENT PARCEL AND IS BINDING ON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

PRIVATE DRAINAGE EASEMENT COVENANT

THE OWNERS OF PRIVATE PROPERTY WITHIN THIS PLAT ENCUMBERED WITH DRAINAGE EASEMENTS SHOWN AS "PRIVATE" HEREBY GRANT AND CONVEY TO THE CITY OF AUBURN, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, THE RIGHT BUT NOT THE OBLIGATION TO CONVEY OR STORE STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF AUBURN, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS) TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF OBSERVING THAT THE OWNER(S) ARE PROPERLY OPERATING AND MAINTAINING THE DRAINAGE FACILITIES CONTAINED THEREIN.

THE OWNERS OF SAID PRIVATE PROPERTY ARE RESPONSIBLE FOR OPERATING, MAINTAINING, AND REPAIRING THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENTS AND ARE HEREBY REQUIRED TO OBTAIN ANY REQUIRED PERMITS FROM THE CITY OF AUBURN PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.) OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT.

ADDITIONALLY, THE OWNER(S) OF THE LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF THE LOTS BENEFITED OR ANY OTHER PRIVATE ENTITY AS STATED IN THE EASEMENT PROVISIONS AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF THE LAND HEREBY BURDENED. THE OWNER(S) OF THE LOT BENEFITED AND THEIR ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITY OR MAKING ANY CONNECTION THEREON WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO, THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF THE LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNER(S) OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

SENSITIVE AREA TRACT AND EASEMENT

DEDICATION OF A SENSITIVE AREA TRACT CONTAINING A SENSITIVE AREA EASEMENT AND DEDICATION OF A SENSITIVE AREA BUFFER EASEMENT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND SENSITIVE AREA BUFFER EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF WATER QUALITY, PLANT ECOLOGY AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPERS OF THE LAND SUBJECT TO SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF AUBURN, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT. THE VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF AUBURN OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.

THE COMMON BOUNDARY BETWEEN THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF AUBURN PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.

THE CITY SHALL BE ALLOWED TO ENTER UPON TRACT B FOR THE PURPOSES OF MONITORING, MAINTAINING, PRESERVING, AND ENHANCING FUNCTIONS RELATED TO THE ON-SITE MITIGATION AREAS LOCATED WITHIN SAID TRACT. THE CITY SHALL BE PERMITTED TO ENTER ONTO THE TRACT B AT ALL REASONABLE TIMES TO MONITOR AND MAINTAIN THE ON-SITE WETLAND AND STREAM AREAS OR WETLAND AND STREAM FUNCTIONS BY THIS RECLARGE, CONVEYANCE OR STORAGE OF STORM WATER. THE RIGHT OF ACCESS HOWEVER DOES NOT ESTABLISH AN OBLIGATION ON THE PART OF THE CITY FOR MAINTENANCE. THE CITY SHALL HAVE THE RIGHT OF ACCESS OVER, UNDER, AND ACROSS TRACT C FOR THE PURPOSE OF ACCESSING TRACT B.



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WESTRIDGE AUBURN

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

HOMEOWNERS ASSOCIATION COVENANT

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NUMBER _____, RECORDS OF KING COUNTY, WASHINGTON. SAID HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE TRACTS AND EASEMENTS AS INDICATED AND CONVEYED HEREIN, UNLESS OTHERWISE APPROVED BY THE CITY OF AUBURN OR ITS SUCCESSOR AGENCY. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS OF LOTS 1 THROUGH 56 INCLUSIVE. THEIR HEIRS, SUCCESSORS AND ASSIGNS, SHOULD THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION BE DISSOLVED OR OTHERWISE CEASE TO FUNCTION, OWNERSHIP OF LOTS 1 THROUGH 56, INCLUSIVE WILL INCLUDE AN EQUAL AND UNDIVIDED INTEREST IN TRACTS B, C, D AND E, TOGETHER WITH AN EQUAL RESPONSIBILITY FOR THE MAINTENANCE RESPONSIBILITIES FOR SAID TRACTS.

TRACT SCHEDULE

TRACT	SIZE	OWNERSHIP	PURPOSE
A	41,734 SQ. FT.	THE CITY OF AUBURN	PUBLIC STORM DRAINAGE
B	5,162 SQ. FT.	THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION	SENSITIVE AREA TRACT
C	24,247 SQ. FT.	THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION	OPEN SPACE
D	240,074 SQ. FT.	THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION	OPEN SPACE
E	1,431 SQ. FT.	THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION	PRIVATE ACCESS AND UTILITY

TRACT NOTES

- TRACT A IS A PUBLIC STORM DRAINAGE TRACT AND IS CONVEYED TO THE CITY OF AUBURN OR ITS SUCCESSOR AGENCY FOR PUBLIC DRAINAGE PURPOSES UPON THE RECORDING OF THIS PLAT. THE WESTRIDGE HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF SAID TRACT, INCLUDING LANDSCAPING AND WALLS, LOCATED OUTSIDE THE FENCED POND BOUNDARY, OR IF NO FENCE IS PROVIDED, OUTSIDE THE 10-YEAR STORM WATER SURFACE ELEVATION, AS DETERMINED BY THE CITY ENGINEER.
- TRACT B IS A SENSITIVE AREA TRACT AND IS HEREBY CONVEYED TO THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT. THE CITY OF AUBURN SHALL BE ALLOWED TO ENTER UPON SAID TRACT B IN CONNECTION WITH MONITORING, MAINTAINING, PRESERVING AND ENHANCING THE ON-SITE WETLANDS AND THE ASSOCIATED BUFFER AREAS.
- TRACTS C AND D ARE OPEN SPACE TRACTS AND ARE HEREBY CONVEYED TO THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACTS.
- TRACT E IS A PRIVATE ACCESS AND UTILITY TRACT AND IS HEREBY CONVEYED TO THE WESTRIDGE AUBURN HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES WITHIN SAID TRACTS. AN EASEMENT OVER SAID TRACT IS HEREBY RESERVED FOR THE BENEFIT OF LOTS 7 AND 8 FOR PRIVATE UTILITIES AND STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 7 AND 8 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE UTILITY AND STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

CITY OF AUBURN STREET ADDRESS

LOT NO.	HOUSE NUMBER	STREET NAME	LOT NO.	HOUSE NUMBER	STREET NAME
1	6090	S. 301ST ST.	29	6061	S. 302ND ST.
2	6078	S. 301ST ST.	30	6073	S. 302ND ST.
3	6066	S. 301ST ST.	31	6085	S. 302ND ST.
4	6054	S. 301ST ST.	32	6091	S. 302ND ST.
5	6042	S. 301ST ST.	33	6087	S. 302ND ST.
6	6030	S. 301ST ST.	34	30178	61ST AVE. S.
7	6018	S. 301ST ST.	35	30160	61ST AVE. S.
8	6006	S. 301ST ST.	36	30146	61ST AVE. S.
9	30107	60TH AVE. S.	37	30128	61ST AVE. S.
10	30115	60TH AVE. S.	38	30111	61ST AVE. S.
11	30123	60TH AVE. S.	39	30125	61ST AVE. S.
12	30135	60TH AVE. S.	40	30139	61ST AVE. S.
13	30149	60TH AVE. S.	41	30153	61ST AVE. S.
14	30163	60TH AVE. S.	42	30167	61ST AVE. S.
15	30175	60TH AVE. S.	43	30181	61ST AVE. S.
16	30183	60TH AVE. S.	44	30195	61ST AVE. S.
17	30191	60TH AVE. S.	45	6090	S. 302ND ST.
18	30199	60TH AVE. S.	46	6082	S. 302ND ST.
19	6028	S. 302ND ST.	47	6070	S. 302ND ST.
20	6020	S. 302ND ST.	48	6058	S. 302ND ST.
21	6008	S. 302ND ST.	49	6050	S. 302ND ST.
22	6001	S. 302ND ST.	50	30180	60TH AVE. S.
23	6007	S. 302ND ST.	51	30168	60TH AVE. S.
24	6013	S. 302ND ST.	52	30156	60TH AVE. S.
25	6025	S. 302ND ST.	53	30144	60TH AVE. S.
26	6031	S. 302ND ST.	54	30132	60TH AVE. S.
27	6043	S. 302ND ST.	55	30120	60TH AVE. S.
28	6055	S. 302ND ST.	56	30108	60TH AVE. S.

NOTES/RESTRICTIONS

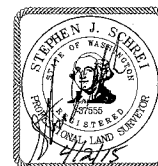
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. FAC14-0001 ON FILE WITH THE CITY OF AUBURN. ANY DEVIATION FROM THE APPROVED PLAN WILL REQUIRE WRITTEN APPROVAL FROM THE CITY.
- PRIOR TO BUILDING CONSTRUCTION ON ALL LOTS, TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES, PER THE CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP) WILL BE CONSTRUCTED AND MAINTAINED THROUGH FINAL LOT STABILIZATION. PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURE(S) ON ALL LOTS, ROOF DOWNSPOUTS, FOOTING DRAINS, AND ALL LANDSCAPED AREAS NOT DESIGNATED FOR SHEET FLOW TO THE ADJACENT SENSITIVE AREAS, OR ALLOWED TO BE TREATED ONSITE, SHALL BE TIGHTENED TO THE PUBLIC ROADWAY DRAINAGE SYSTEM AND SHALL BE INSPECTED BY CITY OF AUBURN FOR COMPLIANCE WITH THE CSWPPP PRIOR TO FINAL APPROVAL.
- STORM DRAINAGE SYSTEMS CONSTRUCTED ON THE INDIVIDUAL LOTS MUST BE MAINTAINED BY THE PROPERTY OWNER FOR THAT LOT. AN EXCEPTION TO THIS REQUIREMENT IS WHERE THE PRIVATE STORM COLLECTION SYSTEM CROSSES LOT LINES. IN THIS CASE PRIVATE STORM DRAINAGE EASEMENTS AND THE MAINTENANCE RESPONSIBILITIES RELATED THERETO HAVE BEEN IDENTIFIED HEREIN.
- EXISTING FENCE ENCROACHMENTS HAVE BEEN SHOWN PURSUANT TO RCW 5.1.7.255 AND SHALL BE DISCLOSED IN THE TITLE REPORT PREPARED BY THE TITLE INSURER AND ISSUED AFTER THE FILING OF THIS FINAL PLAT.
- WHENEVER ANY RIGHT OF WAY LANDSCAPING IN THE CITY OF AUBURN HAS BEEN IMPROVED, INCLUDING BUT NOT LIMITED TO THE PLANTING OF SHRUBS, PLANTS, GRASS, OR OTHER LANDSCAPING IMPROVEMENTS, THE DUTY, BURDEN, AND EXPENSE OF MAINTENANCE, WATERING, AND GENERAL UPKEEP OF SUCH LANDSCAPING SHALL DEVOLVE UPON THE OWNER OF THE PRIVATE PROPERTY DIRECTLY ABUTTING THE SIDEWALK ADJACENT TO THE LANDSCAPED AREA OR ABUTTING THE LANDSCAPED AREA.

TITLE RESTRICTIONS:

- THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF KING COUNTY WATER DISTRICT NO. 124 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 81061010916.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR AN ELECTRIC TRANSMISSION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 3152499 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR AN ELECTRIC TRANSMISSION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 3251577 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR AN ELECTRIC TRANSMISSION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5027595 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF OLYMPIC PIPE LINE COMPANY FOR A GAS PIPELINE OR PIPELINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5715181 AND IS SHOWN APPROXIMATELY HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 6129173 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC. FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 6287305 AND MODIFICATION AND/OR AMENDMENT THERETO AS DISCUSSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7302200527 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE CITY OF TACOMA FOR A WATER PIPELINE OR PIPELINES RESULTING FROM KING COUNTY SUPERIOR COURT CAUSE NUMBER 791311 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE CITY OF TACOMA FOR A WATER PIPELINE OR PIPELINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7312270294 AND IS SHOWN HEREON AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A WATER PIPELINE STANDARD CROSSING PERMIT BETWEEN OLYMPIC PIPELINE COMPANY AND THE CITY OF TACOMA AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7502190280 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A RIGHT OF WAY PERMIT BETWEEN PACIFIC NORTHWEST BELL TELEPHONE COMPANY AND THE CITY OF TACOMA AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7606150245. THE LEGAL DESCRIPTION INCLUDED IN SAID INSTRUMENT IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THIS SITE.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRIVEWAY FOR INGRESS AND EGRESS IN FAVOR OF JAMES L. AND E. MARLENE STICE AND SUCCESSORS AND ASSIGNS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8407110828 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS FOR ROAD AS GRANTED BY DEED RECORDED UNDER RECORDING NUMBER 8711020577.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN LAKEHAVEN UTILITY DISTRICT AND PNW HOLDINGS, L.L.C., AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2014011000084.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20140619000428.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE CITY OF AUBURN FOR A TEMPORARY CUL-DE-SAC EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150327000325.

LAKEHAVEN UTILITY DISTRICT EASEMENT PROVISION

AN EASEMENT IS HEREBY IRREVOCABLY RESERVED FOR AND GRANTED TO LAKEHAVEN UTILITY DISTRICT AND ITS AGENTS, SUCCESSORS AND ASSIGNS, FOR SO LONG AS IT SHALL OWN AND MAINTAIN THE UTILITIES REFERENCED HEREIN UNDER AND UPON THE AREA SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "WATERLINE EASEMENT" (WLE) AND "SANITARY SEWER EASEMENT" (SSE) TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER AND SEWER MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR PURPOSES INCIDENT THERETO, NO BUILDING, WALL, ROCKERY, FENCE, TREES OR STRUCTURE OF ANY KIND SHALL BE ERECTED OR PLANTED, NOR SHALL ANY FILL MATERIAL BE PLACED WITHIN THE BOUNDARIES OF SAID EASEMENT AREA, NO EXCAVATION SHALL BE MADE WITHIN THREE (3) FEET OF SAID WATER OR SEWER SERVICE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATION AS CURRENTLY EXISTING. GRANTOR HEREBY AGREES THAT NO WATER AND/OR SEWER SYSTEM FACILITY OR APPURTENANCE OF ANY KIND SHALL BE CONSTRUCTED OR LOCATED BY GRANTOR, OR ANY THIRD PARTY ACTING UNDER AUTHORITY OF GRANTOR, WITHIN OR PROXIMATE TO SAID EASEMENT, UNLESS SUCH INSTALLATION IS APPROVED BY GRANTOR AND IS IN CONFORMANCE WITH THE THEN-CURRENT EDITION OF THE "CRITERIA FOR SEWAGE WORKS DESIGN" PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. GRANTOR HEREBY FURTHER AGREES THAT NO OTHER UTILITY FACILITY OR APPURTENANCE OF ANY KIND, INCLUDING UTILITY SERVICE CONNECTIONS, SHALL BE CONSTRUCTED OR LOCATED BY GRANTOR, OR ANY THIRD PARTY ACTING UNDER AUTHORITY OF GRANTOR, WITHIN THREE FEET (3') MEASURED HORIZONTALLY FOR PARALLEL ALIGNMENTS, OR WITHIN SIX INCHES (6") MEASURED VERTICALLY FOR CROSSING OR PERPENDICULAR ALIGNMENTS, OF ANY PORTION OF THE GRANTEE'S FACILITIES. GRANTOR ADDITIONALLY GRANTS TO THE LAKEHAVEN UTILITY DISTRICT AND ITS AGENTS, SUCCESSORS AND ASSIGNS THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AREA AS SHALL BE REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID WATER OR SEWER FACILITIES. THE USE OF SUCH ADDITIONAL AREA SHALL BE HELD TO A REASONABLE MINIMUM AND BE RETURNED TO THE CONDITION EXISTING IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE LAKEHAVEN UTILITY DISTRICT, ITS AGENTS, SUCCESSORS AND ASSIGNS. IN ADDITION TO THE OTHER RESTRICTIONS HEREIN, GRANTOR SHALL NOT CONVEY TO A THIRD PARTY ANY EASEMENT OR OTHER INTEREST OR RIGHT OF USE OF PROPERTY SUBJECT TO THE EASEMENT THAT WOULD IMPAIR OR LIMIT THE USE OF THE EASEMENT RIGHTS GRANTED HEREIN.



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WESTRIDGE AUBURN

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 5003353-2307534 DATED MARCH 27, 2015. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFOR D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. EXCEPT AS NOTED OTHERWISE, ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER, 2004.

3. PROPERTY AREA = 840,785± SQUARE FEET (19.3018± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

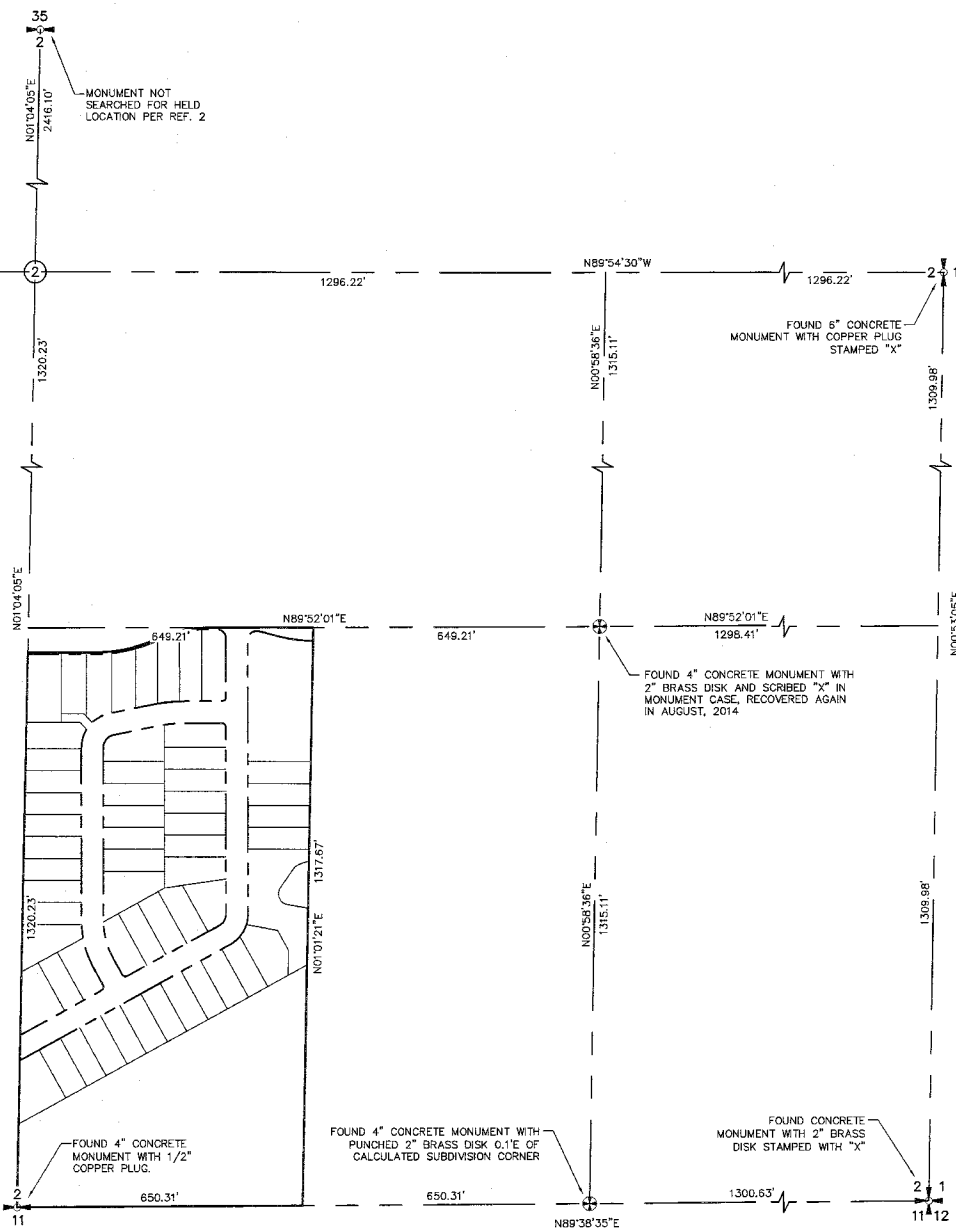
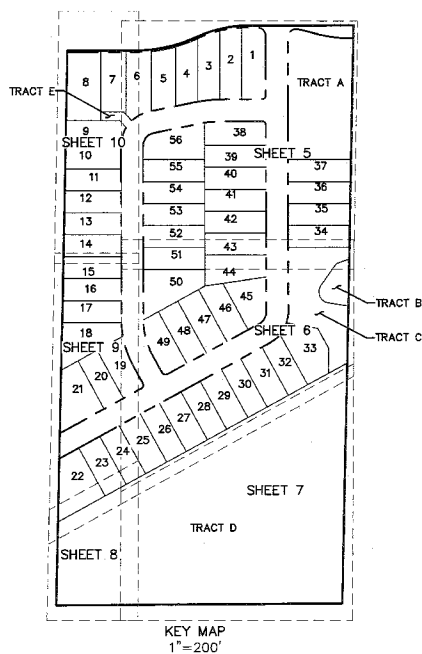
REFERENCES

1. KING COUNTY SHORT PLAT NUMBER 883127, RECORDED UNDER RECORDING NUMBER 8412100260.

2. PARK RIDGE AND PARK RIDGE PHASE II RECORDED IN VOLUME 139 OF PLATS, PAGES 1-5, UNDER RECORDING NUMBER 8710200897.

3. THE PLAT OF BRISTOL HEIGHTS RECORDED IN VOLUME 146 OF PLATS, PAGES 44 THROUGH 46, UNDER RECORDING NUMBER 8906270743.

4. THE PLAT OF WYNCREST RECORDED IN VOLUME 266 OF PLATS, PAGES 52 THROUGH 56, UNDER RECORDING NUMBER 20140806001551.

**NORTH**

GRAPHIC SCALE
0 100' 200' 400'
1 INCH = 200 FT.

BASIS OF BEARINGS

N00°53'05\"/>

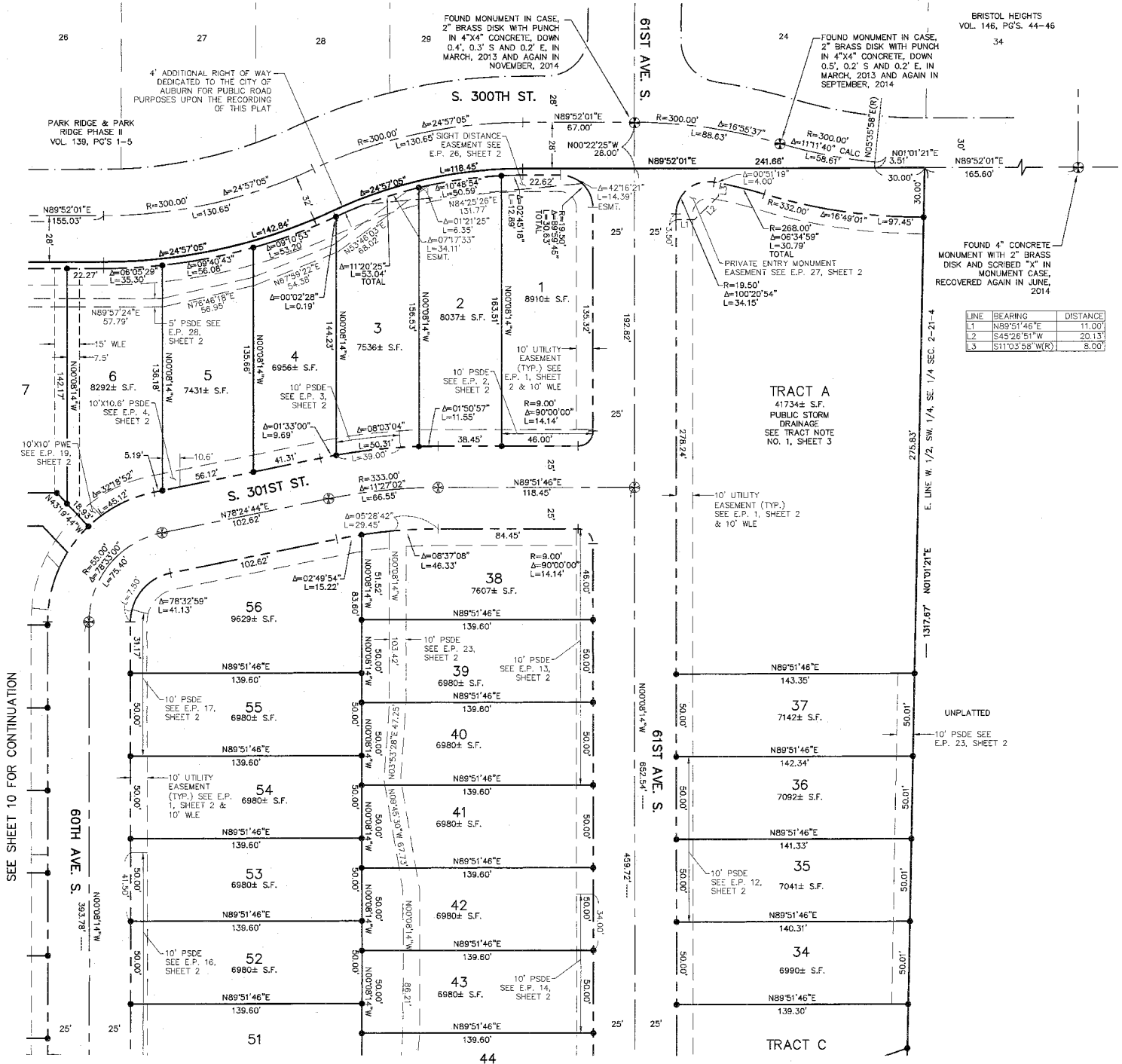


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WESTRIDGE AUBURN

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON



NORTH

GRAPHIC SCALE
0 20' 40' 80'
1 INCH = 40 FT.

BASIS OF BEARINGS:
N00°53'05"E BETWEEN THE MONUMENTS
FOUND IN PLACE AT THE SOUTHEAST
SECTION CORNER AND THE EAST
QUARTER CORNER OF SECTION 2-21-4



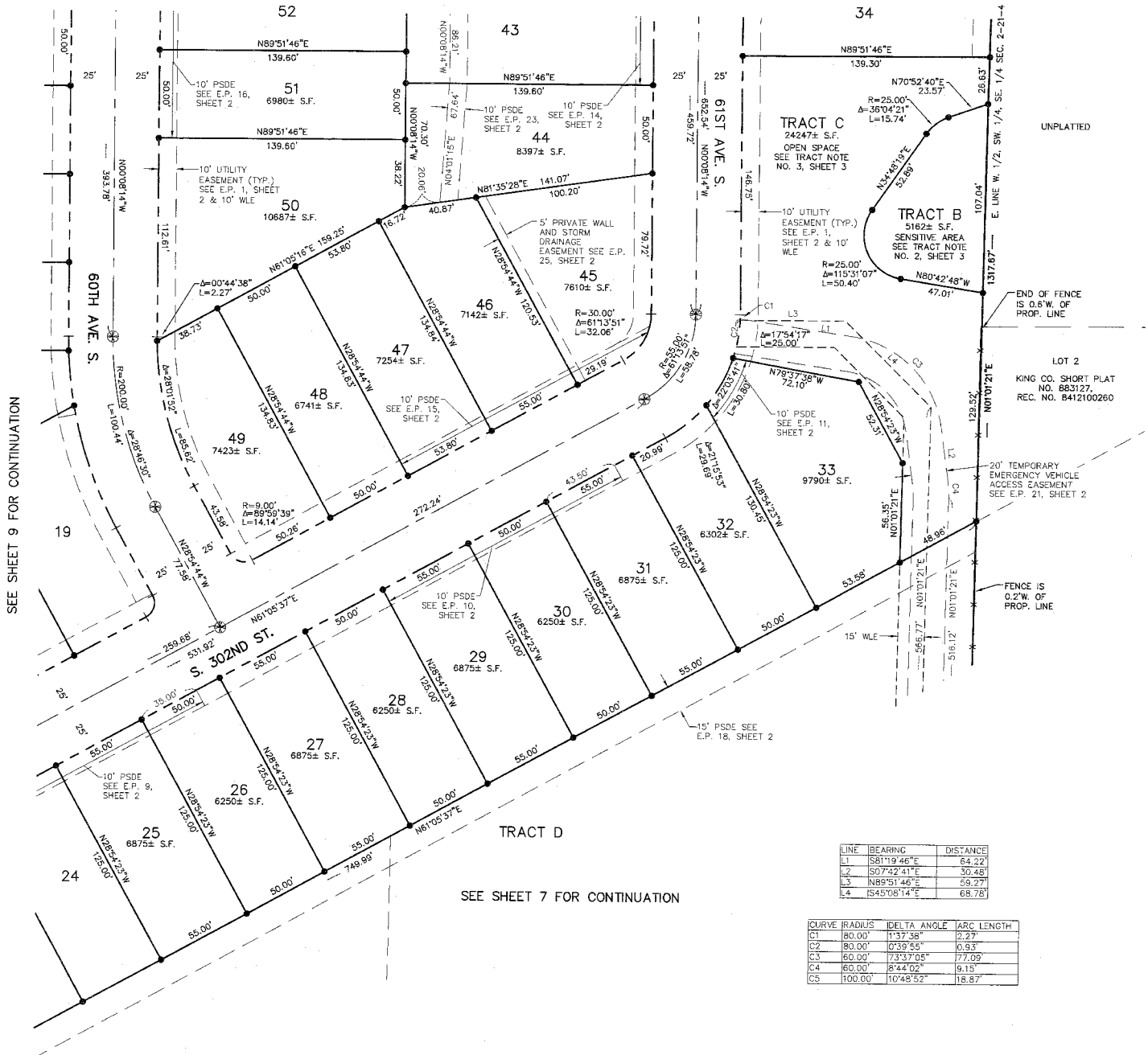
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WESTRIDGE AUBURN

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 7 FOR CONTINUATION

LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- ⊕ SET STANDARD CITY OF AUBURN MONUMENT WITH BRASS DISK STAMPED "DRS 37555" IN MONUMENT CASE.
- FOUND CORNER MONUMENT AS AS NOTED.
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PWE PRIVATE WATER EASEMENT
- E.P. EASEMENT PROVISION
- WLE WATER LINE EASEMENT TO LAKEHAVEN UTILITY DISTRICT

**NORTH**

GRAPHIC SCALE
0 20' 40' 80'
1 INCH = 40 FT.

BASIS OF BEARINGS:

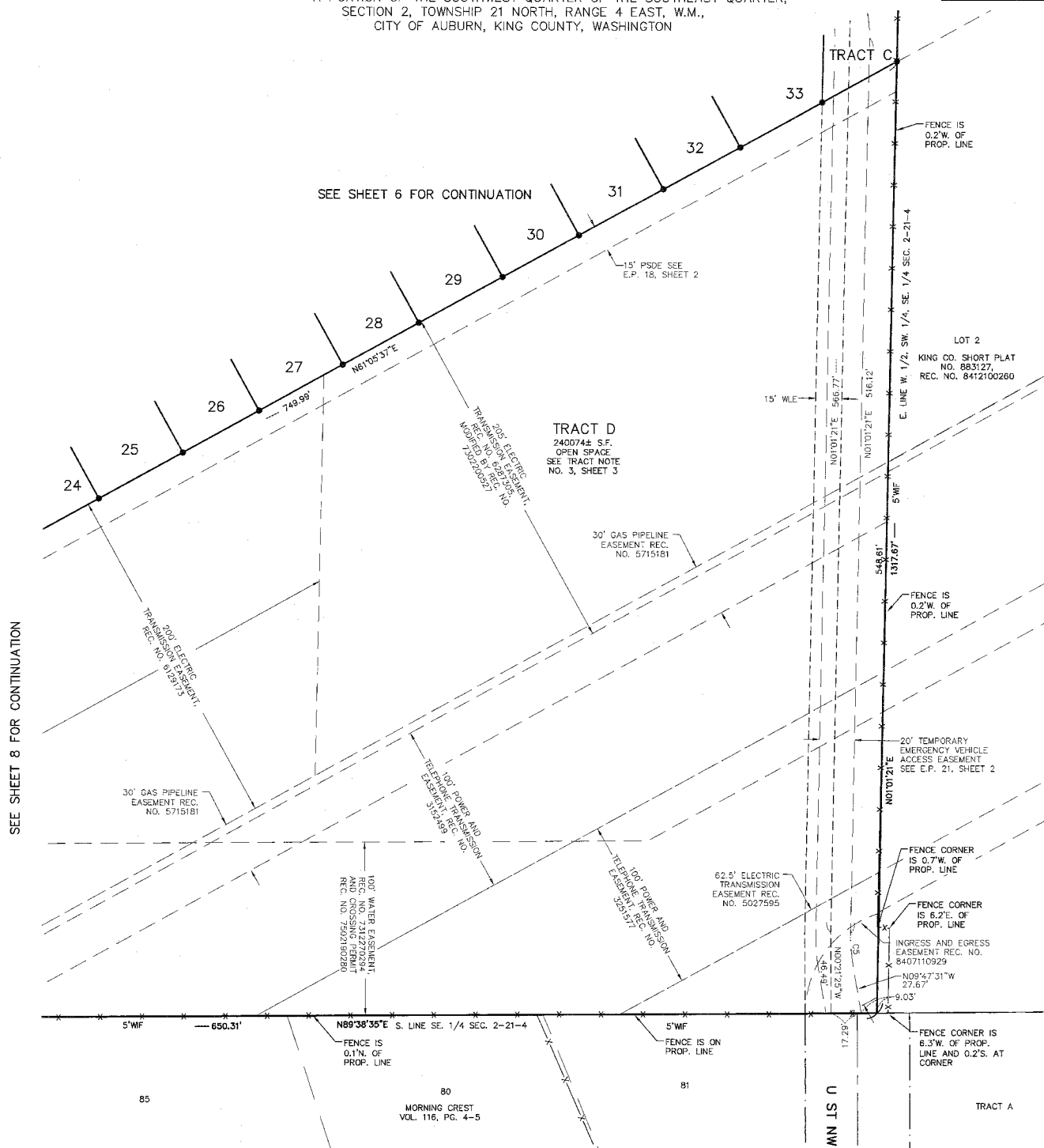
N00°53'05"E BETWEEN THE MONUMENTS
FOUND IN PLACE AT THE SOUTHEAST
SECTION CORNER AND THE EAST
QUARTER CORNER OF SECTION 2-21-4



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WESTRIDGE AUBURN

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

**LEGEND:**

- ⊕ FOUND MONUMENT AS NOTED
- ⊕ SET STANDARD CITY OF AUBURN MONUMENT WITH BRASS DISK STAMPED "DRS 37555" IN MONUMENT CASE.
- FOUND CORNER MONUMENT AS AS NOTED.
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PWE PRIVATE WATER EASEMENT
- E.P. EASEMENT PROVISION
- WLE WATER LINE EASEMENT TO LAKEHAVEN UTILITY DISTRICT

**NORTH**

GRAPHIC SCALE
0 20' 40' 80'
1 INCH = 40 FT.

BASIS OF BEARINGS:

N00°3'05"E BETWEEN THE MONUMENTS
FOUND IN PLACE AT THE SOUTHEAST
SECTION CORNER AND THE EAST
QUARTER CORNER OF SECTION 2-21-4

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
CS	100.00'	10°48'52"	18.87'

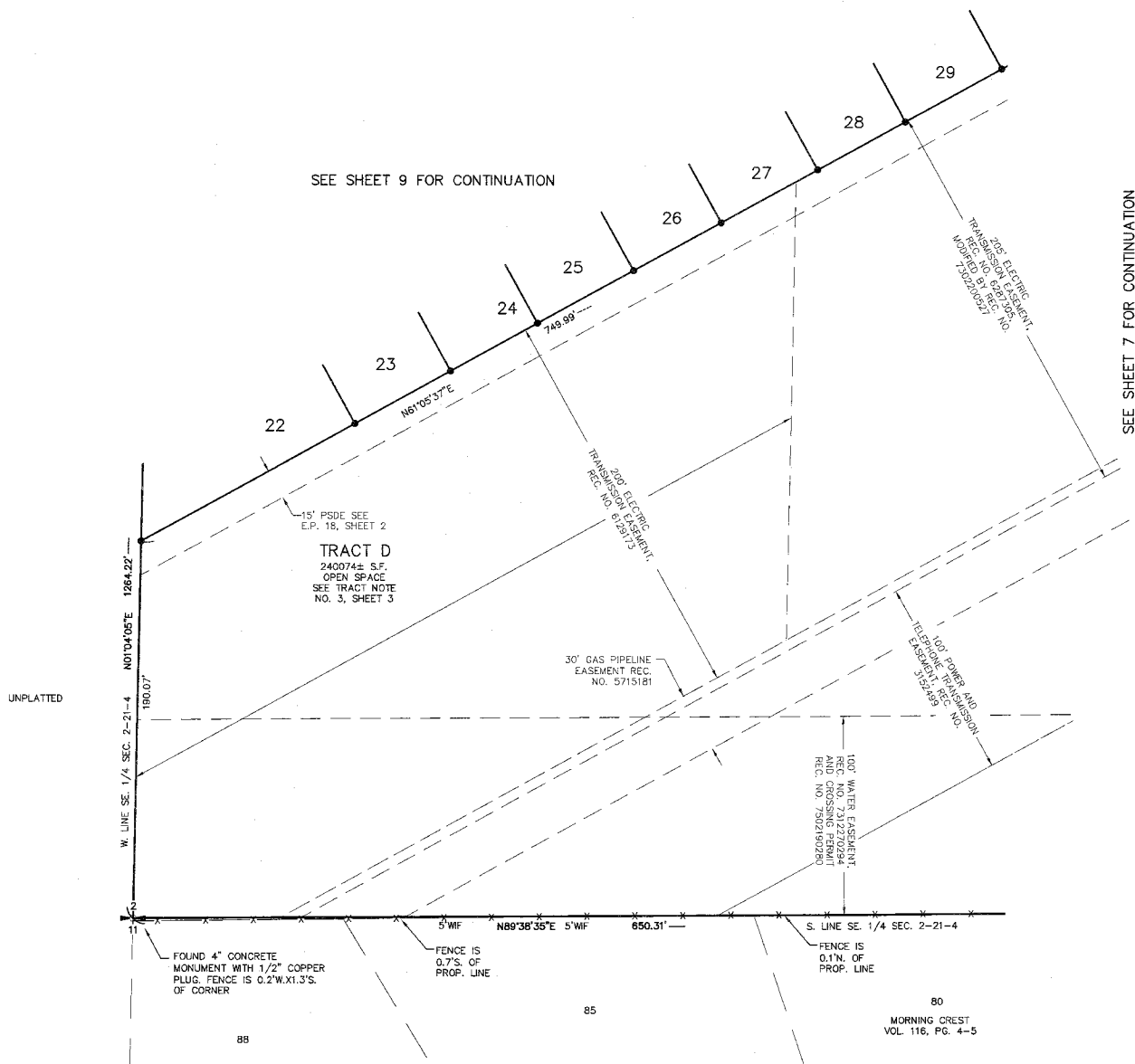


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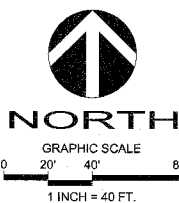
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WESTRIDGE AUBURN

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

**LEGEND:**

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- ⊕ SET STANDARD CITY OF AUBURN
MONUMENT WITH BRASS DISK STAMPED
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- FOUND CORNER MONUMENT AS AS
NOTED.
- SET 5/8" X 24" REBAR WITH PLASTIC
CAP STAMPED "DRS 37555"
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PWE PRIVATE WATER EASEMENT
- E.P. EASEMENT PROVISION
- WLE WATER LINE EASEMENT TO LAKEHAVEN
UTILITY DISTRICT
- WF WIRE FENCE



BASIS OF BEARINGS:
N00°53'05"E BETWEEN THE MONUMENTS
FOUND IN PLACE AT THE SOUTHEAST
SECTION CORNER AND THE EAST
QUARTER CORNER OF SECTION 2-21-4



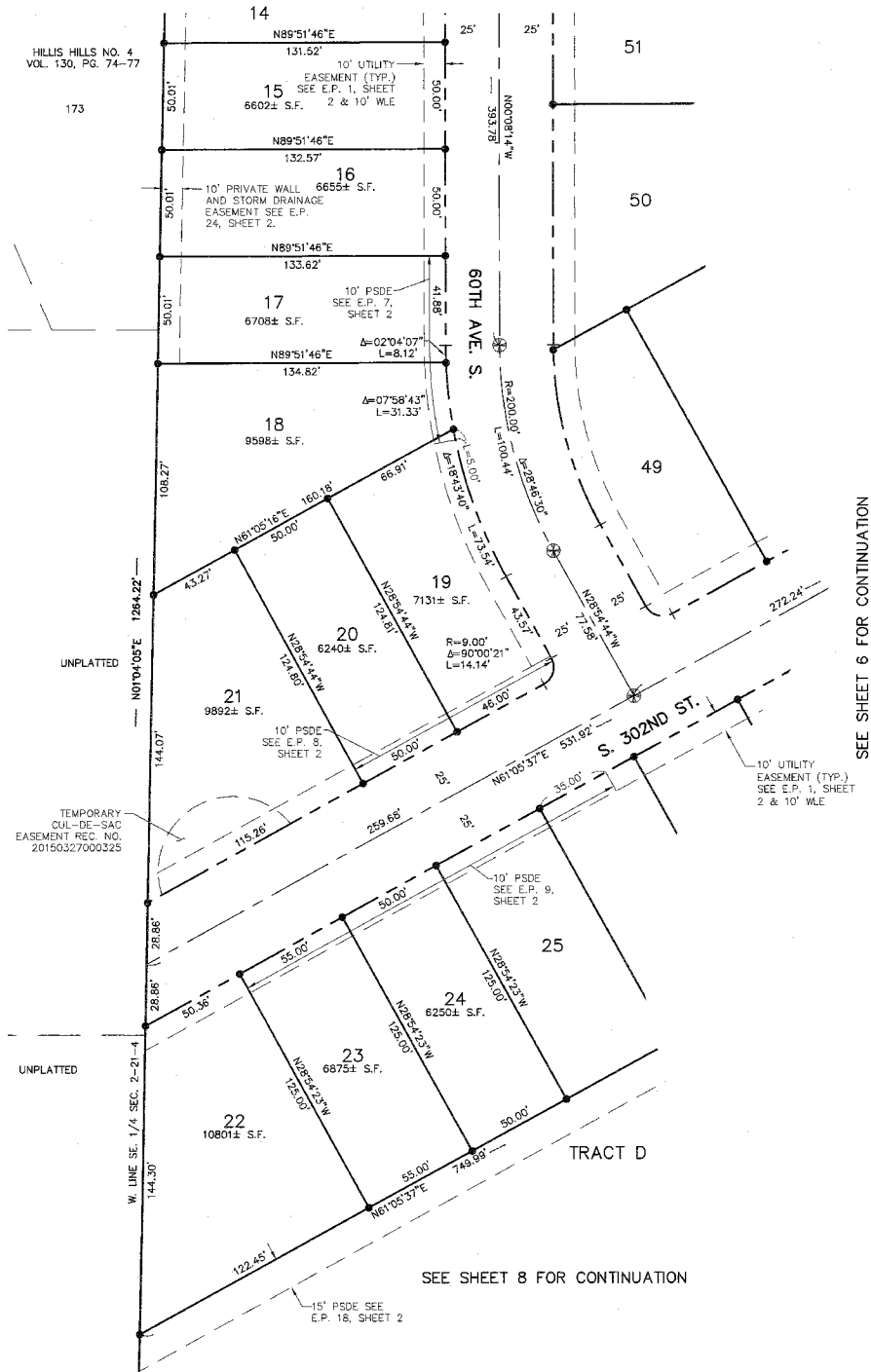
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CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

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WESTRIDGE AUBURN

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 2, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

SEE SHEET 10 FOR CONTINUATION



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- ⊕ SET STANDARD CITY OF AUBURN MONUMENT WITH BRASS DISK STAMPED "DRS 37555" IN MONUMENT CASE.
- FOUND CORNER MONUMENT AS NOTED.
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PWE PRIVATE WATER EASEMENT
- E.P. EASEMENT PROVISION
- WLE WATER LINE EASEMENT TO LAKEHAVEN UTILITY DISTRICT

**NORTH**

GRAPHIC SCALE
0 20' 40' 80'
1 INCH = 40 FT.

BASIS OF BEARINGS:

N00°33'05"E BETWEEN THE MONUMENTS
FOUND IN PLACE AT THE SOUTHEAST
QUARTER CORNER AND THE EAST
QUARTER CORNER OF SECTION 2-21-4



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4' ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF AUBURN FOR PUBLIC ROAD PURPOSES UPON THE RECORDING OF THIS PLAT

PARK RIDGE & PARK RIDGE PHASE II VOL. 139, PG'S 1-5

S. 300TH ST.

TRACT B

TRACT E
1431± S.F.
PRIVATE ACCESS AND UTILITY SEE TRACT NOTE VOL. 4, SHEET 3 AND WLE

HILLIS HILLS NO. 4 VOL. 130, PG. 74-77

58TH PL S

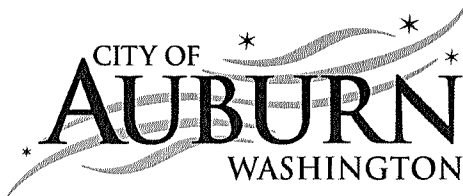
60TH AVE. S.

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

Various boundary measurements and easements are shown throughout the plat.

SEE SHEET 5 FOR CONTINUATION

JOB NO. 13012



ORIGINAL

CERTIFICATE OF IMPROVEMENTS

**FINAL PLAT APPLICATION
FAC14-0001**

COMPLETION OF IMPROVEMENTS

The required improvements for the Final Plat of _____ have been completed in accordance with the Land Division Ordinance and the City of Auburn's standards and specifications.

City Engineer

Date

SECURITY IN LIEU OF COMPLETION

In lieu of the required public improvements for the Final Plat of WESTRIDGE, an approved security **Assignment Of Funds** for **\$101,843.77** (150% of the estimated costs of improvements) has been submitted and approved by the City Engineer.


City Engineer

6/18/2015
Date

1. The developer has provided references and demonstrated a minimum of 3 years successful, non-defaulted plat development experience in the Puget Sound region.
2. The bond/security is based on the following costs:

Phase 1

Sod Installation and Round Up Applications **\$13,274.26**

Phase 2

Final Lift of Asphalt, Monuments & Raising Utilities to Grade **\$88,569.51**

cc: File: FAC14-0001
Thaniel Gouk – Senior Planner
Justin Lager – Westridge Auburn LLC

DEC 06 2013

BEFORE THE HEARING EXAMINER FOR THE CITY OF AUBURN

Phil Olbrechts, Hearing Examiner

RE: Westridge Preliminary Plat

PLT13-0001

**FINDINGS OF FACT, CONCLUSIONS
OF LAW AND FINAL DECISION.****INTRODUCTION**

The applicant requests approval of a preliminary plat for a 56 lot single-family subdivision of a 19.30 acre parcel. The applicant also requests two road standard deviations and a deviation from driveway spacing standards. The preliminary plat and two roadway deviations are approved with conditions. The driveway spacing deviation request is denied.

ORAL TESTIMONY**Staff Testimony**

Elizabeth Chamberlain stated that the proposal is to subdivide a 19.30 acre parcel. The subdivision will include 56 single-family lots, a storm drainage tract, open space, new public roads, and landscaping. The parcel is in the Westhill portion of Auburn. It is adjacent to Wyncrest division II which is a 41-lot preliminary plat under review and Wyncrest division I which is a preliminary plat that was previously approved. The staff report outlines the findings of fact. The plat is in Lakehaven's utility district. The project meets the density requirements of the R-5 residential zone. The application is consistent with Auburn's Comprehensive Plan and meets the density for the single-family land use designation.

According to Ms. Chamberlain, the applicant is requesting three deviations from the design standards. First, the applicant is requesting not to construct a center turn lane on South 300th Street; instead, the proposal includes a six-foot bike lane. The bike lane meets more of the Comprehensive Plan's goals, and the center turn lane is not warranted for the expected number of turns created by the project. Second, the applicant proposes to construct the internal plat roads with a horizontal curve radius of 55ft rather than the standard of 333ft. Transportation is supportive of this deviation request, as well. Finally, the applicant requests that review of driveway spacing be done later in the review process. Staff supports this deviation as well. Staff recommends approval of the preliminary plat with fourteen conditions of approval. In regard to street improvements, there are sidewalks on both sides of South 300th Street. There are sidewalks to the west of the plat, and, when Wyncrest division II begins construction, there will be sidewalks to the east. There is an

1 elementary school that is within walking distance of the plat, and sidewalks connect
2 the plat to the school. The plat is in a Federal Way school district.

3 In regard to the curve radius deviation, Ms. Chamberlain noted that many previous
4 applications have requested this type of deviation. Wider radiuses cause smaller lots
5 and make it more difficult to meet density requirements. This is not a unique
6 problem for this plat. The required curve radius would create a sweeping curve and
7 infringe on lot sizes. The 333ft requirement would not allow a looped roadway. In
8 regard to the driveway deviation, it allows more flexibility when determining the lot
9 layout and grading. It also helps for placement of utilities. There is a provision in the
10 design standards that allows the city engineer to approve these deviations as well
11 during the building permit process.

12 Applicant Testimony

13 Maher Joudi, civil engineer for the project, testified that, in subdivisions with 50ft
14 lots, homes are normally 40ft wide. The city's 10ft driveway spacing requires 10ft
15 between driveway aprons. Driveway aprons are 5ft on either side, resulting in
16 driveways in the middle of lots. These lots are not large enough for these driveway
17 requirements, thus the applicant has made the deviation request.

18 EXHIBITS

19 The exhibits identified at p. 14 of the November 1, 2013 staff report are admitted into
20 the record.

21 FINDINGS OF FACT

22 Procedural:

- 23 1. Applicant. PNW Holdings, LLC.
- 24 2. Hearing. A hearing was held on the application at City Council
25 Chambers of Auburn City Hall on November 12, 2013, at 6:00 p.m.

Substantive:

3. Site/Proposal Description. The proposed project is to subdivide
approximately 19.30 acres into 56 single family lots with four tracts, associated storm
drainage facilities, new public roads, open space tracts, landscaping, and right-of-way
dedication on South 300th Street. The proposed subdivision is located at 6033 South
300th Street.

1 The subject site is vacant and used to accommodate a single-family home that was
2 demolished in 2008. The average lot area for the proposed lots is 8,227 square feet
3 with the smallest lot having an area of 6,240 square feet. The minimum proposed lot
width is 50 feet.

4 The net site area used to calculate density, which excludes the site area specified in
5 ACC 18.02.065(A) Methods of Calculating Density, is 11.19 acres. With 56 lots
proposed, this yields a density of 5.09 dwelling units per net acre.

6 The applicant has specifically requested the following modifications of standards be
7 considered as part of the preliminary plat approval (Exhibit 9):

- 8 1) South 300th Street, not construct the center turn but accommodate the six-foot
9 bike lane as required by the City's Comprehensive Transportation Plan, Figure 3-
4.
- 10 2) Construction of internal plat roads with a horizontal curve radius of 55 ft. rather
11 than the Local Residential standard of 333 ft as required by City of Auburn
12 Design Standards Table 10-1..
- 13 3) Driveway spacing for lots.

14 The City Engineer concurs in all deviation requests.

15 The deviation to the width of the residential collector is supported by staff, as the
16 applicant does not propose to reduce the width of the residential collector, but
17 proposes to eliminate the required center two-way left turn lane, in order to
18 accommodate a six-foot bike lane. The applicant's traffic engineer provided
19 documentation that the queue lengths for the intersection of South 300th Street and
20 61st Avenue South are negligible and does not warrant the two-way left center turn
21 lane. A similar deviation request was granted for an adjacent subdivision, Wyncrest
22 Division I, based on the same analysis. The turning movements into Wyncrest
Division I are also low (based on the traffic analysis for that subdivision) and do not
create an adverse impact. Staff notes that a six-foot bike lane is a higher priority for
the City in accomplishing our non-motorized network. Also, not widening South
300th Street to include a two-way left center turn lane is consistent with the existing
road further west and with 64th Avenue South to the north.

23 The second deviation request is for the horizontal curvature minimum of 333 feet for
24 a local residential street. Construction of the internal plat roads with a horizontal
25 curve radius of 55 ft. is consistent with King County standards to which neighboring
subdivisions were approved. The request is consistent with the character of right-of-
way within the vicinity.

1 The record does not identify what design standard is subject to the driveway deviation
2 request. It appears that the standard at issue is Section 10.04.4.2 of the City of
3 Auburn Design Standards. This standard requires residential driveways to be spaced
4 at least ten feet apart as measured from the edge of the driveway aprons. The staff
5 report and deviation request (Ex. 9) provide no justification for the driveway
6 deviation request. The project engineer, Maher Joudi, testified that the fifty foot
7 width of the subdivision lots is not wide enough to accommodate ten foot wide
8 driveways, ten foot wide aprons (five feet on either side) and the ten foot separation
9 requirement. However, there is nothing in the record to suggest that the 50 foot
10 widths of the lots proposed for the project are unusual in the R-5 zone or in any way
11 constitute special circumstances for that zone. Given the minimum densities required
12 for the R-5 zone, it appears likely that 50 foot lot widths probably are not that
13 unusual. Consequently, there are no special circumstances that justify the deviation
14 request. Further, there does not appear to be any significant hardship associated with
15 the ten foot spacing requirement since 10.04.4.2 specifically authorizes adjoining
16 driveways to be merged if the spacing requirement is not feasible.

17 4. Characteristics of the Area. The subdivision is surrounded by detached
18 single-family homes on the north, south and east and high school ball fields to the
19 west.

20 5. Adverse Impacts. As conditioned, there are no significant adverse impacts
21 associated with the proposal. There are only two critical areas on the site. One
22 critical area is a portion of a Category 3 wetland and its associated buffer, which is
23 fully contained and in Tract B. A wetland report, Ex. 12, concludes that the proposed
24 subdivision will not adversely affect this wetland. The second critical area is
25 groundwater, as the site is located in Groundwater Protection Zone 4. The City's
critical area regulations provide adequate protection for the groundwater and this type
of critical area resource. In Ex. 6, Sally Cowan wrote a comment letter expressing
concern over high density development and the proposed stormwater facility. The
high density of the proposal is required for the R-5 zone and encouraged by the
Growth Management Act, Chapter 36.70A RCW. Stormwater facility design is
extensively regulated by the City's stormwater manual and there is nothing in the
record to suggest that the stormwater manual will fail to adequately govern design for
this proposal.

6. Adequacy of Infrastructure and Public Services. The proposal will be adequately
served by public infrastructure. In general, the streets, sidewalks, storm drainage
facilities, and sewer mains will be required to meet the City's development standards
during engineering review and shall be required to meet and implement those
standards prior to final plat approval. These facilities will be reviewed as part of the
facility extension, grading, and civil plans to be submitted by the applicant.
Compliance with City development standards presumptively provides for adequate
design of public facilities. The following more specifically addresses other
infrastructure and public service issues:

1 A. Water and Sewer. The subject property is within the Lakehaven Utility District.
2 Water and Sewer service is provided by Lakehaven. Water and Sewer availability
3 certificates have been submitted as part of the preliminary plat application (Exhibit
4 16).

5 B. Transportation. The level of service (LOS) for the intersections in the vicinity of
6 the project are within the LOS standards for the City of Auburn. Frontage
7 improvements and internal roads are designed to meet City design standards and
8 accommodate the transportation needs created by the proposal.

9 The applicant has completed a Traffic Impact Analysis (TIA) for the proposed
10 project. The TIA was prepared by TraffEx dated April 17, 2013 with revisions
11 dated July 18, 2013. The City's traffic division has reviewed and accepted the
12 TIA. The proposed project will add 42 am peak hour trips, 57 pm peak hour trips,
13 and 536 average weekday trips. (Exhibit 11)

14 The proposal fronts one road, South 300th Street. South 300th Street is designated
15 as a Residential Collector, Type 1. Dedication along the South 300th Street varies
16 as the road curves and the north property line of the subject property is not
17 straight. The right-of-way dedication varies from 4 feet to 30 feet and achieves the
18 City of Auburn Engineering Design Standard for Residential Collectors, Type 1.
19 Construction of half-street improvements to the Residential Collector standard is
20 required to maintain neighborhood continuity and cohesiveness by matching the
21 frontage improvements across from the site on South 300th Street. The existing 60
22 foot right-of-way is sufficient to accommodate the half-street improvements, curb,
23 gutter, landscape strip, and sidewalk per the City's standards. Pursuant to the
24 City's Comprehensive Transportation Plan, a six-foot bike lane is required. In
25 order to accommodate the bike lane, the applicant is seeking a deviation to
eliminate the center turn lane from South 300th. The bike lane will be located on
the South 300th Street frontage, which is designated as part of a future Class 2 or
Class 3 bicycle route in the Comprehensive Transportation Plan.

The internal plat roads are proposed to be public rights-of-way providing access to
the project's lots. It is to be dedicated and constructed to the City of Auburn
Engineering Design Standard for Local Residential Streets. A deviation to the
minimum horizontal curve radius of 333 feet is sought and proposed to be 55 feet.

22 C. Sidewalks. All new internal roads and all street frontages will be developed with
23 sidewalks on both sides of the street. As noted below, the sidewalks of the project
24 will connect to existing sidewalks that provide for safe walking conditions to and
25 from the Meredith Hills Elementary School.

D. Schools. Adequate provisions are made for schools through the payment of
school impact fees at the time of building permit issuance. The project is served
by the Federal Way School District. Meredith Hills Elementary School is located
about 500 feet from the project site. Enrollment has been declining for this

1 school. A proposed sidewalk on the south side of South 300th St. will connect the
2 project site into an existing sidewalk that leads to a crosswalk that connects
3 directly into Meredith Elementary School. Children will apparently be bussed to
4 all other schools that serve the project site.

5 E. Parks. Adequate provisions for parks are made through the payment of park
6 impact fees at the time of building permit issuance for each lot or deferred per
7 Ordinance No. 6455. In addition, the applicant has elected to pay a fee in lieu of
8 park land dedication in the amount of \$158,311. A dedication of park land would
9 otherwise be required because ACC 17.14.100 requires dedication of park land
10 for subdivisions with 50 or more lots. The amount of park space required for the
11 proposal is based upon level of service standards set out in the Auburn Park and
12 Recreation Plan and applied as detailed in Ex. 18. The applicant is providing
13 some open space within the project, Tract C, however, the square footage does not
14 meet the minimums required for ACC 17.14.100. As authorized by PR-2 of the
15 Auburn Comprehensive Plan, the applicant has elected to provide a fee in-lieu of
16 park space within the subdivision. Ex. 18 suggests that a credit for any parkland
17 provided in the subdivision should be provided. The conditions of approval
18 recommended by staff have been modified to accommodate this right to a credit,
19 given that Tract C may qualify as park property.

20 F. Drainage. Stormwater management, drainage, and erosion control will be
21 adequately provided consistent with the ACC 13.48 Storm Drainage Utility, ACC
22 15.74 Land Clearing, Filling, and Grading, the City's 2009 Surface Water
23 Management Manual (SWMM), and any other applicable City standards. At the
24 facility extension review stage (civil plan review), additional detail will be
25 required to show that the storm drainage facilities meet the City's design
standards. The project will drain to the storm detention and water quality pond
located in proposed Tract A (Exhibit 4) at the northeast portion and lowest point
of the Site. Stormwater outfall from the storm pond will be released near the
northeast corner of the project site, which would flow eastward. This is consistent
with the SWMM Minimum Requirement #4 for New Development and
Redevelopment, which requires that natural drainage patterns be maintained.

G. Fire. Adequate provision of fire protection is made through the payment of fire
impact fees at the time of Building Permit issuance for each lot or deferred per
Ordinance No. 6455 and consistency with the City of Auburn Engineering Design
Standards and the 2012 International Fire Code (IFC) for fire hydrant placement.

CONCLUSIONS OF LAW

Procedural:

1. Authority of Hearing Examiner. ACC 17.10.050 grants the Hearing Examiner with the authority to review and make a final decision on an application for preliminary plat. ACC 17.18.010(A) grants the Hearing Examiner with the authority to approve modifications to the City's Design Standards with the concurrence of the City Engineer.

Substantive:

2. Zoning Designation. R-5 Residential.

3. Review Criteria and Application. ACC 17.06.070 governs the criteria for preliminary plat approval. ACC 17.18.030 governs the criteria for Design Standard deviations. Relevant criteria are quoted below with corresponding conclusions of law.

Preliminary Plat Standards:

ACC 17.07.070(A): *Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds and sites for schools and school grounds.*

4. As identified in Finding of Fact No. 6, the proposal is adequately served by all public services and utilities required in the criterion above. As further determined in Finding of Fact No. 5 there are no adverse impacts associated with the proposal. Given the absence of any adverse impacts in conjunction with adequate public facilities, it is concluded that adequate provision is made for the public health, safety and welfare.

ACC 17.07.070(B): *Conformance of the proposed subdivision to the general purposes of the Comprehensive Plan.*

5. The staff's analysis of consistency with the comprehensive plan at pages 6-8 of the staff report is adopted and incorporated by this reference as if set forth in full.

ACC 17.07.070(C): *Conformance of the proposed subdivision to the general purposes of any other applicable policies or plans that have been adopted by the City Council.*

1 6. The staff's analysis of consistency with any other applicable plans or policies at
2 pages 8-9 of the staff report is adopted and incorporated by this reference as if set
3 forth in full.

4 **ACC 17.07.070(D):** *Conformance of the proposed subdivision to the general
5 purposes of the Land Division Ordinance as enumerated in ACC Section 17.02.030.*

6 **ACC 17.02.030:** *The purpose of this title is to regulate the division of land lying
7 within the corporate limits of the city, and to promote the public health, safety and
8 general welfare and prevent or abate public nuisances in accordance with standards
9 established by the state and the city, and to:*

- 10 A. *Prevent the overcrowding of land;*
11 B. *Lessen congestion and promote safe and convenient travel by the public on
12 streets and highways;*
13 C. *Promote the effective use of land;*
14 D. *Provide for adequate light and air;*
15 E. *Facilitate adequate provision for water, sewerage, drainage, parks and
16 recreational areas, sites for schools and school grounds, and other public
17 requirements;*
18 F. *Provide for proper ingress and egress;*
19 G. *Provide for the expeditious review and approval of proposed land divisions
20 which comply with this title, the Auburn zoning ordinance, other city plans, policies
21 and land use controls, and Chapter 58.17 RCW;*
22 H. *Adequately provide for the housing and commercial needs of the citizens of the
23 state and city;*
24 I. *Require uniform monumenting of land divisions and conveyance by accurate
25 legal description;*
26 J. *Implement the goals, objectives and policies of the Auburn comprehensive
27 plan;*
28 K. *Prevent or abate public nuisances.*

29 7. The proposal is consistent with the purposes of the Land Division Ordinance as
30 enumerated above. The roads designed for the proposal are safely designed to meet
31 traffic demand and sidewalks on both sides of the subdivision street promote
32 pedestrian safety. Applicable zoning setbacks provide for adequate light and air.
33 The proposal does not result in overcrowding as it proposes a density within the
34 range required by the underlying zone. As previously discussed, the proposal is
35 consistent with and implements the Auburn Comprehensive Plan. As previously
36 determined the proposal is adequately served by all essential public facilities and it is
37 consistent with the comprehensive plan. As conditioned the final plat development
38 will require uniform monumenting of new lots and conveyance by accurate legal
39 description.

1 **ACC 17.07.070(E):** *Conformance of the proposed subdivision to the Auburn*
2 *Zoning Ordinance and any other applicable planning or engineering standards and*
3 *specifications as adopted by the City.*

4 8. The proposed proposal meets the bulk and dimensional standards of the R5 district
5 as outlined at p. 11 of the staff report, adopted by this reference as if set forth in full,
6 excluding the staff conclusion that the proposal doesn't meet minimum average lot
7 size. The 8,227 square feet average lot size of the proposal meets the 8,000 minimum
8 average lot size required for the R5 zone.

9 **ACC 17.07.070(F):** *The potential environmental impacts of the proposed*
10 *subdivision are mitigated such that the preliminary plat will not have an*
11 *unacceptable adverse effect upon the quality of the environment.*

12 9. As determined in Finding of Fact No. 5 there are no significant adverse impacts
13 associated with the proposal.

14 **ACC 17.07.070(G):** *Adequate provisions are made so the preliminary plat will*
15 *prevent or abate public nuisances.*

16 10. As determined in Finding of Fact No. 5, there are no significant adverse impacts
17 associated with the proposal. Consequently, no public nuisance is anticipated.

18 **DEVIATIONS (Conclusions include findings of fact)**

19 **ACC 17.18.030(A):** *Such modification is necessary because of special*
20 *circumstances related to the size shape topography location or surroundings of the*
21 *subject property to provide the owner with development rights and privileges*
22 *permitted to other properties in the vicinity and in the zoning district in which the*
23 *subject property is located.*

24 11. Special circumstances support the center lane deviation because of
25 the moderately unique need for a bicycle lane coupled with the absence of any need
(as confirmed by the traffic report) for a center turn lane. Special circumstances
support the curve radius deviation because the shape of the subdivision parcel could
not accommodate a looped roadway system with the required curve radius, thus
making it impossible to provide road access to all the lots that are required by the
minimum densities applicable to the project. As discussed in FOF No. 3, there are
no special circumstances that justify the driveway spacing deviation.

ACC 17.18.030(B): *That because of such special circumstances the development of*
the property in strict conformity with the provision of this title will not allow a
reasonable and harmonious use of the property.

12. Without the center lane deviation, the applicant would have to provide for
right of way that is wider than required by City code in order to accommodate a

center turn lane that is unnecessary for the project area. Such a requirement is not reasonable. Without the curve radius deviation, the applicant would not be able to provide internal road access that serves all the lots required by the minimum density of the R5 district. Such a requirement is not harmonious or reasonable. There is nothing in the record to suggest that denial of the driveway spacing deviation would prevent reasonable and harmonious development of the property for the reasons discussed in FOF No. 3.

ACC 17.18.030(C): *That the modification if granted will not alter the character of the neighborhood or be detrimental to surrounding properties in which the property is located*

13. Staff testified and wrote in the staff report that the deviation requests would be consistent with surrounding development, much of which was done under King County regulations that differ from those of Auburn. There is no information in the record on the spacing of driveways in neighboring projects. Since staff supports the deviation requests, it is presumed that the proposed deviations would not be detrimental to surrounding properties. Further, staff have determined that a center lane is not necessary to safely and efficiently accommodate traffic.

ACC 17.18.030(D): *Such modification will not be materially detrimental to the implementation of the policies and objectives of the comprehensive land use circulation and utility plans of the city*

14. The deviations approved by this decision are safe and necessary for the reasonable use of property. There is no comprehensive plan policy that is inconsistent with the proposed deviations.

ACC 17.18.030(E): *Literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.*

15. As previously noted, the deviations approved by this decision are consistent with surrounding development patterns and their denial would prevent reasonable use of the project property.

ACC 17.18.030(F): *The approval of the modification will be consistent with the purpose of this title*

18. The approvals of the modifications are consistent with the purpose of the subdivision code as detailed in ACC 17.02.030 because they maintain safety in access and continuity in street improvements.

ACC 17.18.030(G): *The modification cannot lessen the requirements of the zoning ordinance.*

19. The modifications do not violate any Zoning Ordinance provisions.

DECISION

The proposed preliminary plat, as described in this decision and in Ex. 1, 3 and 4, is approved subject to the following conditions below. The requested deviations to curve radius and centerline requirements are also approved. The requested deviation to driveway spacing is denied.

1. A financial performance security meeting the requirements of ACC 16.10.130B for the wetland buffer mitigation site will be required to be in place prior to issuance of permit approvals for ground disturbing work. The amount of the performance security shall equal 125 percent of the cost of construction, maintenance, and monitoring the mitigation project for the length of the monitoring period.
2. Pursuant to ACC 16.10.090E.1(f), Long-term protection of a regulated wetland and its associated buffer shall be provided by the designation of a separate tract on which development is prohibited, and protected by execution of an easement dedicated to the City. The easement shall grant the City access to on-site mitigation areas for the purposes of monitoring, maintaining, preserving, and enhancing the on-site wetland and associated buffer areas. The location and limitations associated with the wetland and its buffer shall be shown on the face of the final plat and shall be recorded with the appropriate county jurisdiction.
3. Roads twenty eight feet (28') in width must be posted no-parking on one side of the street only to provide minimum fire apparatus access. This must be shown on the civil plans, review, and approved prior to issuance of a facility extension.
4. The temporary cul-de-sac must be posted no-parking around its entire perimeter to provide fire apparatus turnaround. This must be shown on the civil plans, review, and approved prior to issuance of a facility extension.
5. The emergency access road will need to have a separate easement granted to the Valley Regional Fire Authority since the road crosses Tracts C and D that will most likely be owned and maintained by the future Homeowner's Association. The easement documents will need to be completed and reviewed by the City prior to final plat approval but can be recorded with the final plat document. If the emergency access road will have a gate then a Knox system must be utilized.
6. Lots 7 and 8 must be within 450 feet of a fire hydrant or have fire sprinklers installed to maintain the 20 foot width of the access tract. This shall be shown and addressed as part of the civil plan review process and approval.
7. As part of the frontage improvements required along South 300th Street, 3 inch conduit is required to be installed as well and must be shown on the civil plans.
8. Whenever any right of way landscaping in the City of Auburn has been improved, including but not limited to the planting of shrubs, plants, grass, or other landscaping improvements, the duty, burden, and expense of maintenance,

watering, and general upkeep of such landscaping shall devolve upon to the owner of the private property directly abutting the sidewalk adjacent to the landscaped area or abutting the landscaped area.

9. The storm pond design will need to be revised in order to remove the uninterrupted, linear configuration along the east side. The applicant's engineer will revise the footprint to add curvature along said side to avoid the long, linear design as currently proposed.
10. A forest practice permit for the project must be obtained from the Department of Natural Resources prior to the issuance of any ground disturbing related permits, if required.
11. In lieu of providing dedicated park land within the subdivision to meet ACC 17.14.100, the applicant is responsible for a fee in-lieu amount of \$158,311 to be paid prior to final plat approval. Staff may off-set this fee to the extent that any property on the preliminary plat is dedicated for park/recreational purposes and such an off-set is authorized by City policies and standards.
12. The plat modification related to South 300th Street and not requiring a center two-way left turn is approved.
13. The plat modification related to the construction of internal plat roads with a horizontal curve radius of 55 ft. is approved subject to meeting all other standards for local residential streets in the Auburn Design Standards.
14. The plat modification related to driveway spacing as proposed on the site plans received on August 6, 2013 (Exhibit X) is conditionally approved. Modifications to driveway spacing may be needed as the road design and grading is more refined during civil review.
15. Prior to the issuance of the final plat the applicant shall show evidence of uniform monumenting of lots and conveyance by accurate legal description.

Dated this 27th day of November, 2013.



Phil A. Olbrechts

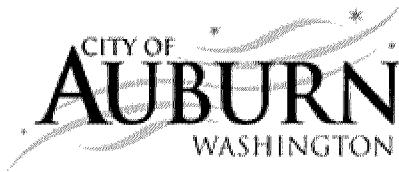
City of Auburn Hearing Examiner

Appeal Right and Valuation Notices

This decision is final subject to appeal to superior court as governed by Chapter 36.70C RCW.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

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AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5143

Date:

May 29, 2015

Department:

Administration

Attachments:

Resolution No. 5143
EMAC PNEMA IGA

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5143.

Background Summary:

The City of Auburn participates in several mutual aid agreements related to emergency and disaster response. This ILA allows the City to continue participating in the Emergency Management Assistance Compact (EMAC), which covers all fifty states, the District of Columbia and several US territories, and the regional Pacific Northwest Emergency Management Arrangement (PNEMA) which includes Oregon, Washington, Idaho, Alaska, British Columbia and the Yukon Territory. The ILA allows the City of Auburn to deploy resources as requested to jurisdictions covered by EMAC and PNEMA and to be fully reimbursed for those resources by the requesting jurisdiction.

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

Hursh

Meeting Date: July 6, 2015

Item Number: RES.A

RESOLUTION NO. 5 1 4 3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AUTHORIZING THE CITY OF AUBURN TO ADOPT THE INTERGOVERNMENTAL AGREEMENT FOR EMAC AND PNEMA ASSISTANCE BETWEEN THE WASHINGTON MILITARY DEPARTMENT AND THE CITY OF AUBURN

WHEREAS, the City of Auburn has prepared to respond to emergencies and disasters, whether natural or man-made, will respond to such events occurring within its City Limits and will endeavor to respond to such events occurring in other jurisdictions as requested; and

WHEREAS, the City of Auburn desires to provide mutual aid to and receive mutual aid from other jurisdictions and governmental entities during emergencies and disasters as resources permit; and

WHEREAS, it is desirable for the City of Auburn to be fully compensated when providing mutual aid to other jurisdictions and governmental entities; and

WHEREAS, the state has proposed an intergovernmental agreement between the Washington Military Department and the City of Auburn pursuant to the Emergency Management Assistance Compact ("EMAC") (Chapter 38.10 RCW), the Interlocal Cooperation Act (Chapter 39.34 RCW), the Emergency Management Act (Chapter 38.52 RCW) and Pacific Northwest Emergency Management Arrangement ("PNEMA") (hereafter, the "Intergovernmental Agreement for EMAC and PNEMA Assistance"), attached hereto; and

WHEREAS, it is in the public interest for the City of Auburn to enter into the Intergovernmental Agreement for EMAC and PNEMA Assistance.

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

Section 1. Purpose. The City Council of the City of Auburn hereby approves the adoption of the Intergovernmental Agreement for EMAC and PNEMA Assistance between the Washington Military Department and the City of Auburn.

Section 2. Implementation. The Mayor of the City of Auburn is hereby authorized to execute the Intergovernmental Agreement for EMAC and PNEMA Assistance and to implement such administrative procedures as may be necessary to carry out the directions of this resolution.

Section 3. Effective Date. This Resolution shall be in full force and effect upon passage and signatures hereon.

SIGNED and DATED this _____ day of June 2015.

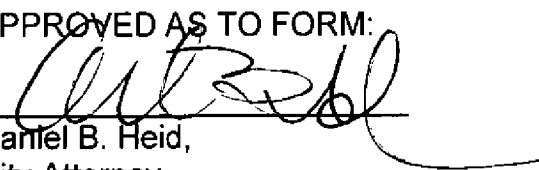
CITY OF AUBURN

NANCY BACKUS
MAYOR

ATTEST:

Danielle Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

Resolution No. 5143
May 22, 2015
Page 2

INTERGOVERNMENTAL AGREEMENT FOR EMAC AND PNEMA ASSISTANCE BETWEEN

Washington Military Department
Bldg #20, M.S.TA-20
Camp Murray, Washington 98430-5122

AND City of Auburn
25 W Main Street
Auburn, Washington 98001-4916

253.512.7055 FAX: 253.512.7203

253.876.1925 FAX: 253.939.7769

Contact Person: Mark Douglas
Email: Mark.Douglas@mil.wa.gov

Contact Person: Sarah K. Miller
Email: skmiller@auburnwa.gov

TIN: 91-6001228
UBI: 171000010

Start Date: Upon Signature

End Date: January 31, 2020

1. INTRODUCTION:

This Intergovernmental Agreement (Agreement), pursuant to Ch. 38.10 RCW (Emergency Management Assistance Compact (EMAC)), ch. 39.34 RCW (Interlocal Cooperation Act), ch. 38.52 RCW (Emergency Management Act), and the Pacific Northwest Emergency Management Arrangement (PNEMA), is made and entered into by and between the Washington State Military Department through its Emergency Management Division (EMD), and the local jurisdiction within the State of Washington identified above, hereinafter referred to as "Jurisdiction". EMD, through these authorities, coordinates interstate mutual aid according to the model presented in the National Strategy for Homeland Security. EMAC, Chapter 38.10 RCW, and Public Law 104-321, authorize and direct the deployment of certain necessary mutual aid between the EMAC participants, who are currently all fifty states, Puerto Rico, Guam, the U.S. Virgin Islands, and the District of Columbia. PNEMA and Public Law 105-381 authorize and direct the deployment of certain necessary mutual aid between the PNEMA participants, who are currently the States of Alaska, Idaho, Oregon, and Washington, the Canadian Province of British Columbia, and the Yukon Territory. This Agreement provides for the use of authorized resources (including employees and equipment) of the Jurisdiction in responding to requests for EMAC or PNEMA assistance from a participating party in which EMD has identified authorized resources of the Jurisdiction that are qualified and immediately available to deploy and perform the requested EMAC or PNEMA assistance in a requesting participating party.

2. SCOPE:

Pursuant to this Agreement, the authorized resources of the Jurisdiction will be deployed to provide EMAC or PNEMA assistance. When the deployed authorized resources of the Jurisdiction are employees of the Jurisdiction, those Jurisdiction employees will be treated as state employees for purposes of EMAC or PNEMA deployment only and will be entitled to the rights and benefits under EMAC or PNEMA available to state officers and employees, but not for any other purpose. The Jurisdiction will be reimbursed for authorized costs incurred as a result of authorized resource deployment as provided in this Agreement.

3. Authorization and Deployment of Resources

- a. This Agreement is not an authorization to deploy. EMAC and PNEMA deployment of the Jurisdiction's resources under this Agreement shall only be authorized as provided in a completed amendment to this Agreement in the form of "Attachment A" that has been mutually executed by the parties. The Jurisdiction shall not deploy any resources under this Agreement except in compliance with such authorization. No reimbursement will be provided for resources deployed inconsistent with such authorization.

- b. Jurisdiction resources authorized for deployment under this Agreement (the “authorized resources”) are only those listed on mutually executed amendments in the form of “Attachment A” that reference this Agreement by number and include the authorized charge code, EMAC or PNEMA mission number and disaster name, identification of the authorized resource (employee/equipment), description of the anticipated EMAC or PNEMA duties, maximum reimbursement, estimated duration of deployment, reporting location, point of contact at the destination, and completed verification of credentials.

4. Financial Management and Reimbursement

- a. The Military Department will reimburse the Jurisdiction for the expenses of authorized resources deployed under this Agreement up to the maximum amount provided for herein to the extent supported by proper documentation establishing the expenses were actually incurred pursuant to authorized deployment under the Agreement. No reimbursement will be provided for resources deployed inconsistent with the authorization contained in a completed amendment to this Agreement in the form of “Attachment A” that has been mutually executed by the parties.
- b. The authorized resource expenses that may be reimbursed are only those contained in a completed amendment to this Agreement in the form of “Attachment A” that has been mutually executed by the parties, and include employee salary, benefits, overtime, air and land travel expenses, lodging, and per diem; and equipment use and operation costs. Unless this Agreement is amended by Attachment A to provide otherwise, lodging and per diem shall only be reimbursed in accordance with the Federal General Services Administration (GSA) rates for the applicable deployment location existing at the time of deployment under this Agreement, which are located at <http://www.gsa.gov/portal/category/21287>.
- c. The maximum amount of reimbursement for Fire District and Fire Department authorized resources shall be based on the State Fire Chiefs Rate Schedule in effect at the time of deployment, which is incorporated herein by reference. For all other Jurisdictions, the maximum amount of reimbursement for authorized employee expenses under this Agreement shall be the lesser of (1) the maximum amount identified in the mutually executed Attachment A to this Agreement and amendments thereto, or (2) the amount that the employee would have received in the absence of this Agreement. In no case will reimbursement for authorized resources of any Jurisdiction (including Fire Districts and Fire Departments) exceed the maximum estimated total resource cost identified in the mutually executed Attachment A or a subsequent mutually executed written amendment thereto in the same form.
- d. The Jurisdiction shall maintain books, records, documents, receipts and other evidence which sufficiently and properly support and reflect all costs and expenditures authorized by this Agreement. These records shall be subject to inspection, review or audit during normal business hours by authorized Department personnel or its designee(s), the Office of the State Auditor, and federal officials so authorized by law. Such books, records, documents, receipts and other material relevant to this Agreement shall be retained for six (6) years after expiration.
- e. The Jurisdiction will submit a final state invoice voucher identifying this Agreement and the appropriate charge code to the Military Department within 45 days after return by the deployed authorized resource, and must include documentation and receipts supporting all claimed reimbursement. The Jurisdiction agrees to immediately comply with any request by EMD for additional supporting documentation or receipts.

5. Resource Management

- a. The Jurisdiction agrees that it will only deploy employees as authorized resources under this Agreement who are fully qualified and capable of performing the duties described in the completed and mutually executed Attachment A and under the conditions described therein. The Jurisdiction agrees that if any of its employees deployed as an authorized resource under this Agreement are determined by the EMAC or PNEMA requesting participant, in its sole discretion,

to not meet this requirement, those employees may in the sole discretion of the EMAC or PNEMA requesting participant be returned to the Jurisdiction from which they deployed at the sole cost and expense of the Jurisdiction, and the cost and expense of deploying and returning the employee(s) will not be reimbursed under this Agreement. Such qualifications and capabilities shall include, but not be limited to, the following:

- 1) Has completed training for ICS 100, 700 and 800;
 - 2) Has received training customary or required for the position for which they are being deployed;
 - 3) Currently possesses all certifications and licenses required in the state of Washington to perform the duties for which they are being deployed;
 - 4) Has past experience operating in the position for which they are being deployed; and
 - 5) Has the ability to fully and effectively perform all duties of the position for which they are being deployed.
- b. The Jurisdiction agrees that if any of its employees deployed as an authorized resource under this Agreement exhibit behavior, conduct or other condition that, in the sole discretion of the EMAC or PNEMA requesting participant, interferes with the employee's ability to perform the duties for which they are deployed, that employee may, in the sole discretion of the EMAC or PNEMA requesting participant, be returned to the Jurisdiction from which they deployed at the sole cost and expense of the Jurisdiction, and such cost and expense will not be reimbursed under this Agreement.
 - c. The Jurisdiction agrees that it will only deploy equipment as an authorized resource under this Agreement that is in good working order and condition when deployed. Any such equipment determined by the EMAC or PNEMA requesting participant in its sole discretion not to have been in good working order or condition at the time of deployment may, in the EMAC or PNEMA requesting participant's sole discretion, be returned to the Jurisdiction from which it was deployed at the sole cost and expense of the Jurisdiction, and the cost and expense of deploying and returning the equipment will not be reimbursed under this Agreement.
 - d. The Jurisdiction agrees that its employees deployed under this Agreement will be required by the Jurisdiction to conduct themselves in a professional and ethical manner throughout the period of deployment, consistent with all laws, regulations and policies applicable to the Jurisdiction and its employees.
 - e. Hold Harmless. To the extent allowed by law, each party shall defend, protect and hold harmless the other party from and against any claims, suits, and/or actions arising from any negligent act or omission of that party's employees, agents and or authorized representatives while performing under this Agreement.

6. Alterations And Amendments

This Agreement and any of its Attachments may only be altered or amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties. All other terms and conditions of this Agreement shall remain in full force and effect and binding upon the parties.

7. Termination

Either party may terminate this Agreement upon thirty (30) days prior written notification to the other party. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

8. All Writings Contained Herein

This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement.

For the Department:

For the Jurisdiction:

BY:

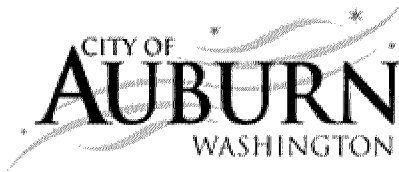
Richard A. Woodruff	Date
Contracts Administrator	
Washington Military Department	

BY:

Nancy Backus Mayor City of Auburn	Date
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BOILERPLATE APPROVED AS TO FORM:

Brian Buchholz (signature on file) 01/09/2012
Senior Counsel, Assistant Attorney General



AGENDA BILL APPROVAL FORM

Agenda Subject:
Resolution No. 5151

Date:
June 29, 2015

Department:
Administration

Attachments:
Resolution No. 5151
Consolidated Plan

Budget Impact:
\$0

Administrative Recommendation:

City Council to adopt Resolution No. 5151

Background Summary:

The preparation of an annual action plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funds under the Community Development Block Grant (CDBG) program. The 2015 Action Plan outlines proposed expenditures to implement the City's Consolidated Plan. It identifies federal and local funds expected to be available, indicates the activities on which they will be spent, and sets goals for the number and type of services expected to be provided. The City of Auburn anticipates that in 2015 approximately \$519,000 of CDBG funds will be available for projects that are consistent with federal regulations and the objectives and policies of Auburn's Consolidated Housing and Community Development Plan. In 2015 the CDBG funds will be combined with approximately \$476,500 of General Funds to create a total human services budget of approximately \$995,000. A public notice and a brief description about the 2015 Action Plan was published in The Seattle Times. On July 6, 2015, the City Council will hear public testimony about the Plan. The deadline to submit written comments is July 6, 2015. The final draft of the 2015 Action Plan will be prepared and sent to HUD by the deadline of August 16, 2015 after City Council adoption.

Reviewed by Council Committees:

Councilmember:

Staff: Hursh

Meeting Date: July 6, 2015

Item Number: RES.B

RESOLUTION NO. 5151

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
AUBURN, WASHINGTON, ADOPTING THE
CONSOLIDATED PLAN FOR YEARS 2015 TO 2019 AND
THE 2015 ANNUAL ACTION PLAN**

WHEREAS, the City of Auburn was designated as an entitlement community by the U.S. Department of Housing and Urban Development (HUD) for its Community Development Block Grant (CDBG) Program; and

WHEREAS, the primary objective of the Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, to be eligible for funding, the City of Auburn must submit a Consolidated Plan to serve as a federally required planning document to guide the City of Auburn's human service and community development efforts; and

WHEREAS, the planning process to develop the Consolidated Plan involved citizen participation and guidance from non-profit and governmental agencies serving low income residents in the community; and

WHEREAS, the City Council of the City of Auburn heard and considered public comment about its proposed 2015 – 2019 Consolidated Plan and 2015 Annual Action Plan; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN,
WASHINGTON, DOES HEREBY RESOLVE TO:

Resolution No. 5151
July 1, 2015
Page 1 of 2

Section 1. Pursuant to provisions of 24CFR91, the City hereby adopts the Consolidated Plan for Years 2015 to 2019 and the 2015 Annual Action Plan.

Section 2. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out directions of the legislation.

Section 3. This Resolution shall be in full force and effect upon passage and signatures hereon.

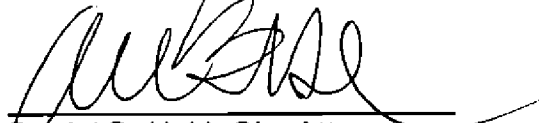
DATED and SIGNED this _____ day of July, 2015.

Nancy Backus
Mayor

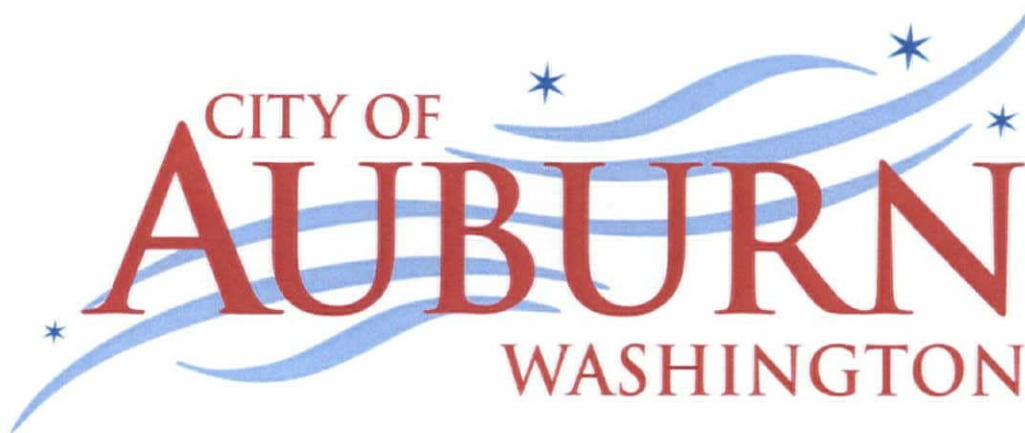
ATTEST:

Danielle Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney



Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The purpose of the City of Auburn's contribution to the King County Consortium Consolidated Plan is to provide guidance for the investment of certain CDBG funds in the City and within the surrounding region as well as setting forth goals and performance measures. The Consolidated Plan has been prepared on behalf of and with the assistance of participating groups, agencies and organizations. The City of Auburn is committed to finding effective, coordinated approaches to address the unmet needs of its low and moderate income residents.

2. Summary of the objectives and outcomes identified in the Plan

Within this context, the Consolidated Plan's identified objectives and outcomes are to:

1. Support the development and preservation of affordable housing rental and ownership
2. Support job training activities as part of an anti-poverty strategy
3. Support low- and moderate-income neighborhoods, and populations with economic and neighborhood development activities, including physical infrastructure.
4. Support accessibility to affordable health care

To accomplish these outcomes and objectives, the City invests in programs that meet the community basic needs, increase self sufficiency, provide economic opportunity and develop a safe community.

3. Evaluation of past performance

During the past four years Auburn has accomplished significant achievement on its programs and impacted the lives of thousands of residents. In 2014 alone, projects funded by the City completed the following:

- Over 10,000 residents in Auburn received basic need and emergency services.
- Over 400 Auburn homeless adults and children received shelter.
- Over 78 Auburn residents received free medical or dental care.
- Over 52 senior and/or disabled homeowners received housing repair services.

4. Summary of citizen participation process and consultation process

5. Summary of public comments

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	AUBURN	
CDBG Administrator		
ESG Administrator		

Table 1– Responsible Agencies

Narrative

As a member of the King County Consortium, the City works closely with numerous nonprofit organizations in the region that implement programs funded by the City of Auburn CDBG program. Funded programs include poverty reduction, healthcare, domestic violence and sexual assault as well as child abuse and neglect.

A detailed list of agencies responsible for administering funded programs by CDBG can be found in the Action Plan section of this document.

Consolidated Plan Public Contact Information

Michael Hursh

Director of Administration

City of Auburn

25 West Main Street

Auburn, WA 98001

253.804.5029

mhursh@auburnwa.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Auburn consulted with multiple public and private agencies during the development of the consolidated plan. Agencies that participated in consultations included: the King County Housing Authority, King County Department of Community and Human Services, nonprofit agencies delivering services in Auburn and the sub region and the King County Committee to End Homelessness.

In addition to conducting consultations during the development of the plan, the City of Auburn collaborates and works closely with numerous coalitions, committees and government entities throughout the duration of the plan in efforts to enhance strategies and systems to meet established goals and objectives on the plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Auburn works closely with partnering King County jurisdictions, public housing authorities and health providers to develop systems in order to improve the quality of service and access for low-income residents as well as the community as a whole within the city and throughout the region. Additionally, the City participates in quarterly meetings with King County staff, including the Public Health King County, to review program progress and delivery of services funded through regional efforts.

Currently the City's Human Services Committee is actively recruiting new members from local community organizations in an effort to create a well rounded and diverse representation of the Auburn's service providers. Representation is being sought from the faith based, Veteran, academic, ethnic minority, and mental health community.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The King County's CoC McKinney Vento-Supported Housing Project (SHP) funds support transitional housing and related supportive services for people moving from homelessness to independent living, as well as permanent supportive housing for persons with disabilities.

Coordinating the CoC is critical to our region's implementation of the Ten Year Plan to End Homelessness in King County which in turn will help homeless persons meet three goals:

- achieve residential stability

- increase their skill levels and/or incomes
- strengthen their ability to influence decisions that affect their lives

Supporting CoC funding programs such as the Valley Cities Landing which provides housing and supportive services to homeless persons including homeless Veterans is just one example of Auburn's coordination with the King County CoC. In addition, the City participates and supports numerous coalitions and committees such as the South King County Forum on Homelessness, and the King County Committee to End Homelessness. These valuable partnerships support Auburn's and the surrounding region's efforts to make homelessness rare, brief and one-time.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

All projects receiving McKinney funding are required by HUD to apply for support through a local Continuum of Care. For King County, the Continuum of Care encompasses programs and activities within the borders of King County. Each continuum sets funding priorities and need for its community. The King County CoC priorities are set by the Committee to End Homelessness in King County (CEHKC). Auburn staff contributes to the CoC by working collaboratively with the CEHKC on efforts for King County to ensure coordination efforts between the two entities.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	KING COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Auburn consulted with all types of organizations that primarily serve the populations focused on in the Consolidated Plan and implemented programs that addressed the greatest need in the community.

The only types of organizations not consulted with were corrections facilities and homeless shelters. The rationale for not consulting with these facilities is that the City does not host either type of organization in the region.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As a member of the King County Housing Consortium for the purpose of HOME funds, Auburn works closely with King County in the development of the City's and the County's Consolidated Plan. Because the two entities have a cardinal role in each other's program delivery there is active participation from both parties in the development of the plan. The City also actively participates in the South King County Human Services Planners Committee. The

Committee is composed of neighboring South King County City's such as Kent, Federal Way and Burien as well as partnering human services organizations such as the King County Committee to End Homelessness and the South King County Human Services Council. The monthly meetings are used to discuss current issues impacting the community as well as Consolidated Planning and other CDBG program management strategies.

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment of Auburn's Consolidated Plan is largely comprised of data provided through HUD and the US Census well as information gathered through consultations and citizen participation. The assessment provides a clear picture of Auburn's needs related to affordable housing, special needs housing, community development and homelessness. Within these topics the highest priority needs will be identified which will form the basis for a strategic plan.

Numerous sources were used to conclude Auburn's housing needs for the next five years. Primarily using data from the 2010 Census, information from the HUD Comprehensive Affordability Strategy and the Washington State Department of Health and Social Services was also used to supplement additional information to provide more in depth detail about Auburn's residents.

In addition, the City assessed comments received from residents and consultations with stakeholders, partners and other collaborative partners who worked closely with the city on housing and other human services issues.

The needs assessment will also feature: population growth, diversity, income, and household size.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Auburn has several existing public facilities that meet the City's current need however, the need for public facilities has increased significantly in the past five years as the community has grown and evolved. The most significant needs in Auburn are recreational and homeless facilities. Auburn's current public facilities include:

- The Auburn Senior Center
- Auburn Youth Resources
- Auburn Parks & Recreation Center
- Auburn Veterans Memorial
- Auburn Food Bank
- Game Farm Park
- Les Gove Park
- Auburn YMCA
- Sound Mental Health
- Valley Cities
- HealthPoint
- Auburn MultiCare Hospital and Clinics
- Christ Community Free Clinic
- Auburn Library

Auburn has a recreational center in the parks department, however the recreational services are one of the most heavily used service in the city and receives the most positive feedback amongst City services by citizens. Anticipating an increased population over the next few years due to Auburn's development of new residential properties, economic development strategies and military Veterans entering civilian life in the Puget Sound region, Auburn estimates an increased rate of citizens establishing permanent

residency and utilizing recreational facilities and community services resulting in an increased need throughout the City.

In 2011 Auburn received a grant from the State of Washington for \$3 million dollars to develop a community center. The prospective community center will offer fitness programs and activities as well as other recreational groups, workshops and community events throughout the year. The city is currently still working with the residents and the local community to develop a plan for the community center with a deadline of a final decision at the close of 2015.

Auburn is host to numerous public facilities that offer programs serving those who are at risk or experiencing homelessness, however there is not a facility that has provides specific and comprehensive homeless services such as shelter, case management, meals, clothing and transitional housing under one roof. Facilities such as Valley Cities offer services to individuals experiencing homelessness and mental health issues and the Auburn Food Bank provides free food but the services only meet a small portion of the needs of the population.

After the recession communities across the country including Auburn experienced a sudden increase of individuals and families at risk of or new to homelessness. As the economy slowly improves there are still individuals and families struggling to establish and sustain self sufficiency which becomes more challenging as budget cuts cause closures of public service facilities, decreases in program availability as well as staff to serve the homeless population.

How were these needs determined?

Auburn's needs for recreational and homeless facilities were determined through public participation, needs assessments and consultation from community partners.

On August 2012 the City of Auburn conducted a telephone survey of residents collecting their opinions about the quality of life in the City, priorities for the future, and the level of satisfaction with city government and city services. The data collected was summarized into a report made available to the public on the city's website. Citizen's expressed in the survey the community's need for recreational facilities and their high utilization of recreational services.

In addition to citizen participation, the City has consulted with several community partners to assess their experience working with and need for homeless services. Staff at the Auburn Senior Center has stated experiencing an increase in homeless persons attending the facility (seniors and non seniors). Staff has expressed a need for drop-in or shelter facilities to support the homeless adults in the area who can also receive case management services to encourage self sufficiency and stable housing.

Describe the jurisdiction's need for Public Improvements:

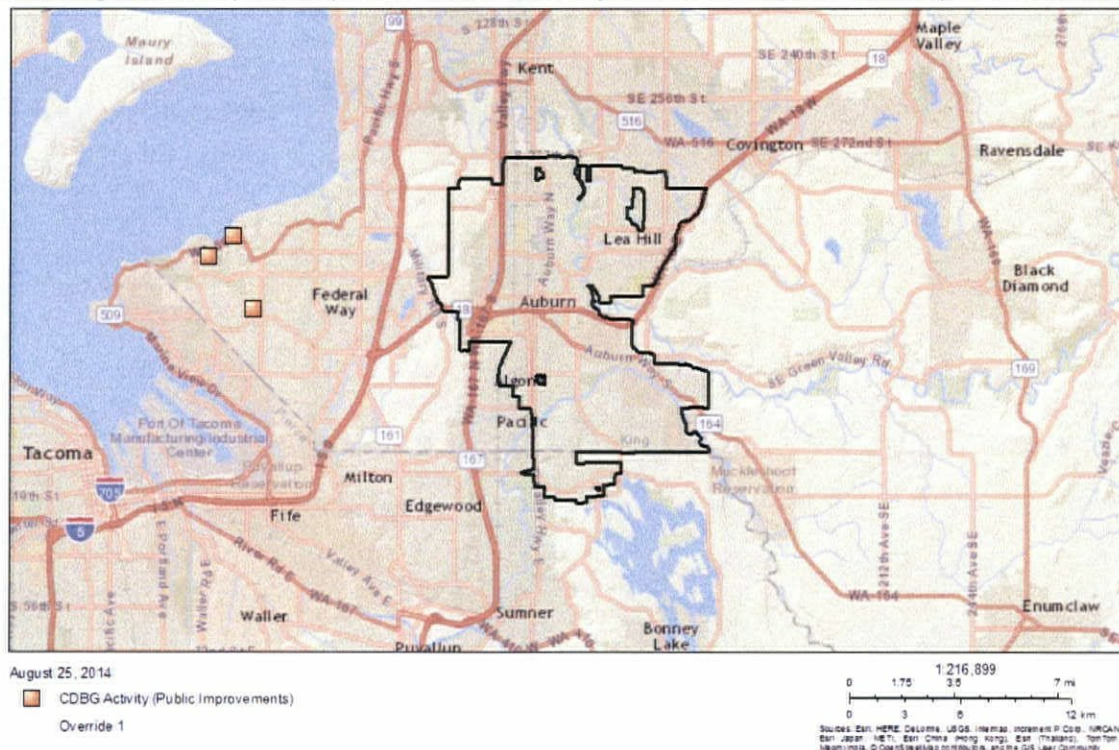
The City of Auburn makes numerous efforts and strategies to ensure improvements are made to provide a safe, user friendly and appealing community for citizens to reside. Because staff cannot see all happenings at all times it is important that citizens communicate their needs and make requests as a need for improvement arises. The City of Auburn provides a Citizen Reporting system on the City website where Auburn residents can report issues with streets, facilities, parking, vegetation and other issues that need attention. The system has allowed the City to keep up all maintenance issues and meet needs of its community. Although the system has increased communication between citizens and city services as well as improved efficiency of improvements, citizens have expressed a need for improved parking facilities, sidewalks and street repairs.

The City of Auburn has developed several public improvement projects in the past however, the City does not anticipate using CDBG funds for public improvements because they are supported by other city funds.

How were these needs determined?

Auburn's needs for public improvements were determined needs assessments and the same citizen survey conducted in 2012 that provided results for the need of public facilities. The telephone survey asked citizens of their opinions about the quality of life in Auburn, priorities for the future, and the level of satisfaction with city government and city services. The data collected was summarized into a report made available to the public on the City's website.

Non-Housing Community Development Needs-Public Improvements - CDBG Public Improvement Activities



Non-Housing Community Development Needs-Public Improvements - CDBG Public Improvement Activities

Describe the jurisdiction's need for Public Services:

The City of Auburn is host to several public services that have benefited its citizens for many years. Like many communities, Auburn experienced an increased need for public services and a decrease in fiscal support for them during the downturn of the economy. As the economy slowly increases and residents become more financially stable, public services are still experiencing steady requests for support with the same decreased capacity to meet the need. To support the needs of public services in Auburn, the City intends to use the full allocated amount to support public service programs over the five year Consolidated Plan period. Specific services address needs such as basic needs, emergency financial assistance and healthcare.

Other public service needs expressed through a citizen survey stated that citizens see a need of transportation, employment and crime prevention/awareness services. To meet these needs Auburn has employed the following strategies:

- Encouraging use of the Sound Transit services at the Auburn train station

- Participation in the annual event National Night Out. An event that helps establishes community and police partnerships by providing an arena where neighbors can network and create Neighborhood Watch groups or other anti-crime efforts.

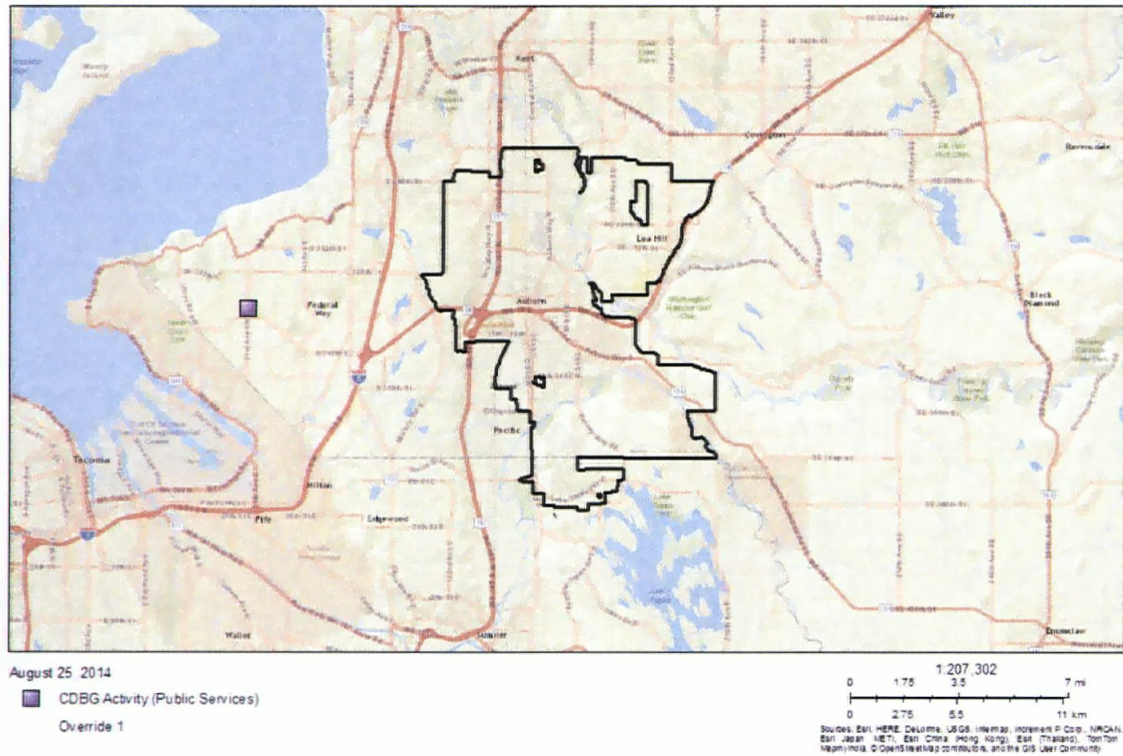
- Supporting the new Orion, employment, training and education organization that opened its doors in Auburn in 2014. The city also supports existing back to work programs such as the local Auburn WorkSource.

How were these needs determined?

Public service needs were determined by demographic information, needs assessments, employment rates, citizen reporting and consultations with partnering organizations.

Demographic information and needs assessments show that the number of extremely low to low income households out weighs Auburn and the surrounding region's public service capacity. Throughout the economic instability Auburn has maintained valuable services such as Auburn Youth Resources, The Auburn Food bank and the City's Housing Repair program. However, many public service staff from local public service agencies and faith organizations has reported an increase in services requested at the peak of the economic downturn and have experienced little decrease as it has slowly improved over the past few years. In 2013 the city provided housing repair support to 55 residents and put many on a waiting list for the following year or referred them to the King County Housing Repair program or Rebuilding South Sound.

Non-Housing Community Development Needs-Public Service Activities - CDBG Public Service Activities



Non-Housing Community Development Needs-Public Service Activities - CDBG Public Service Activities

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis Section will cover the following topic areas within Auburn's housing market:

- Supply and demand
- Housing stock available
- Condition and cost of housing
- Inventory of facilities, housing, and services that meet the needs of homeless persons
- Barriers to affordable housing
- Characteristics of the jurisdiction's economy

Each section will identify and describe Auburn's greatest needs, what resources and options are available, as well as what resources are less available for residents.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Centrally located between Tacoma and Seattle, Auburn is an ideal place of residence in the Puget Sound's economic region. Connected to freeways and the Sound Transit's Commuter Train, Auburn has experienced a significant amount of economic growth in the past five years. At the center of the largest industrial complex in the Northwest, Auburn sits in the middle of the major North-South and East-West routes of this region. With two rail roads and close proximity to the Ports of Seattle and Tacoma, Auburn was identified by the Department of Commerce as one of only 15 Innovation Partnership Zones in Washington State. With continued job expansion and above average retail growth, Auburn enjoys a vibrant and sustainable business environment. Like most regions, Auburn experienced fluctuation of employment during the recession; however the recent changes and community enhancements have kept the unemployment rate relatively low. Being centrally located and having large amounts of available land, the City of Auburn is ideal for business expansion and economic growth. In 2014 Orion Works relocated from Federal Way to Auburn on 6.5 acres of land. This significant addition to Auburn will provide ample employment opportunities for residents.

This section will cover Auburn's non-housing economic development needs of the city. The items covered in detail are:

- business by sector
- labor force
- occupation by sector
- travel time to work
- educational attainment
- median earnings in the past 12 months

The tables will provide detailed information on the economic status of Auburn as well as provide an estimate of where the gaps are.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	220	24	1	0	-1
Arts, Entertainment, Accommodations	2,520	2,518	11	8	-3
Construction	1,659	2,030	7	7	0
Education and Health Care Services	3,264	2,972	14	10	-4
Finance, Insurance, and Real Estate	1,249	797	5	3	-2
Information	676	851	3	3	0
Manufacturing	3,983	7,983	17	26	9
Other Services	1,664	1,605	7	5	-2
Professional, Scientific, Management Services	1,713	819	7	3	-4
Public Administration	0	0	0	0	0
Retail Trade	3,305	4,994	14	16	2
Transportation and Warehousing	1,534	2,054	6	7	1
Wholesale Trade	2,078	3,801	9	12	3
Total	23,865	30,448	--	--	--

Table 5 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,923
Civilian Employed Population 16 years and over	32,606
Unemployment Rate	9.23
Unemployment Rate for Ages 16-24	20.61

Data Source: 2007-2011 ACS



Occupations by Sector		Number of People
Management, business and financial	7,051	

Occupations by Sector		Number of People
Farming, fisheries and forestry occupations	1,593	
Service	3,515	
Sales and office	9,328	
Construction, extraction, maintenance and repair	2,878	
Production, transportation and material moving	2,290	

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

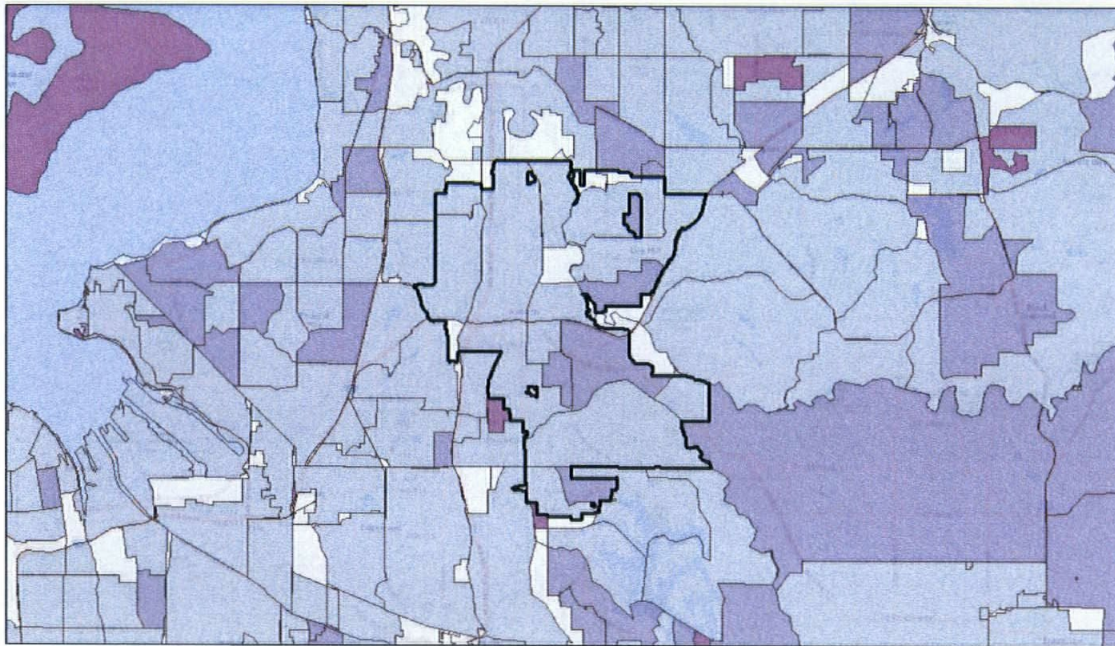
Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,286	56%
30-59 Minutes	10,072	33%
60 or More Minutes	3,454	11%
Total	30,812	100%

Table 8 - Travel Time

Data Source: 2007-2011 ACS

Using Community Development Assets - Percentage of residents whose Commute time is Greater than 60



August 25, 2014

Override 1 CommuteTimeGT60Min
B08303_60PLUS_TTW_PCT
4.75-13.8%
13.8-28.79%
28.79-64.1%
<4.75%

0 1.207,302 3.5 7 mi
0 2.75 5.5 11 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., GEBCO, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, Swire, Esri, India, © OpenStreetMap contributors, and the GIS User Community

Non-Housing Community Development Assets - Percentage of residents whose Commute time is Greater than 60 minutes

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,103	287	1,461

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,330	708	2,305
Some college or Associate's degree	10,677	925	2,704
Bachelor's degree or higher	7,085	412	969

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	203	249	374	427	579
9th to 12th grade, no diploma	1,192	979	706	1,116	769
High school graduate, GED, or alternative	2,697	2,725	2,572	5,049	2,269
Some college, no degree	1,801	2,423	2,776	5,052	1,964
Associate's degree	596	872	1,304	1,944	403
Bachelor's degree	289	1,574	1,348	2,990	842
Graduate or professional degree	35	449	592	1,553	351

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,366
High school graduate (includes equivalency)	31,954
Some college or Associate's degree	36,978
Bachelor's degree	56,132
Graduate or professional degree	70,858

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table above the major employment sectors within Auburn's jurisdiction are:

- Manufacturing
- Arts, Entertainment, Accommodations
- Retail trade

Major manufacturing businesses in Auburn include but are not limited to: Boeing, Skills, LMI Aerospace, ExOne, Conrad Manufacturing, and Orion Aerospace.

Major arts, entertainment and accommodations businesses include: The White River Valley Museum, The Muckleshoot Casino, The Auburn Avenue Theater, The Auburn Performing Art Center, Emerald Downs, and The White River Amphitheater.

Major retail trade businesses include: The Outlet Collection, Wal Mart, and Coastal Farm and Ranch. In addition to the major retail trade businesses, Auburn has numerous small businesses throughout the City.

Describe the workforce and infrastructure needs of the business community:

Auburn's economic development strategies have enhanced the business community and opportunities significantly in the past five years. Development of the train station has alleviated traffic congestion in the City and allowed more incoming traffic of consumers to local businesses. Improvement of the downtown area has provided increased opportunities for existing and new businesses. However, like most communities there are further changes that need to be made to keep up with the constant changing economy and community development. Auburn's workforce and infrastructure needs of the business community include but are not limited to:

- Improvements to communication strategies
- Improved parking

- Improved pedestrian orientation
- Increase higher education workforce
- Engage neighborhoods to gain input on commercial development projects

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2014 the City received a \$2.2 million Federal grant from the Economic Development Administration and a \$7.2 million local revitalization bond that upgraded streets, sidewalks and utilities to support modern construction. The grant was awarded to support a revitalization project in downtown Auburn to develop new retail and residential properties that began construction in 2014. The new developments in downtown will result in 300-500 new residents in the downtown core and over 100,000 square feet of retail space. It is expected that the project will generate more employment opportunities and new sales and property taxes that will bring in revenues of about \$150 million over a 30-year period.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Auburn boasts a large labor force accompanied with comparable employment opportunities. With an 8.7% unemployment rate, which is slightly higher than the state average, Auburn has more individuals in the labor force compared than to those who are not by 92%.

Currently, there are more jobs available in Auburn than there are individuals in the workforce; however the abundance of job availability is only reflected in specific business sectors. Specific business sectors include: construction, manufacturing, wholesale trade and retail trade. Major employers such as Boeing, the Safeway Distribution Center and the Outlet Collection (formerly the Super Mall) are major contributors to these specific business sector's abundant employment opportunity as well as steady economic growth.

Auburn's education attainment is lower than the state's average; however the percentage of individuals with high school diplomas and some college (without degrees) is higher than the percentage of those without high school diplomas. Data shows that those in Auburn with some college or a bachelor's degree or higher have a higher employment rate than those who don't and have a higher median income. The employment rate of high school graduates, those with some college, those with bachelor's degrees or higher and the annual media income is lower than the state and nation's average.

The rate of Auburn residents with bachelor's degrees or higher is relatively lower than the general population, but the education attainment of the City positively corresponds with the employment opportunities in the jurisdiction. Because the majority of employment opportunities are in areas that do not require higher education degrees (wholesale trade, construction and retail trade) there is ample opportunity for employment in the City. With the additions such as MultiCare and Orion, Auburn is continuing to enhance it's economic and employment opportunities while broadening the variety of jobs available to residents.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Like most communities experiencing challenges during the economic downturn, Auburn hosted numerous workforce training programs through local organizations, nonprofits and community colleges. As the local economy improves, Auburn supports each individual workforce training initiative in the region.

- One Washington's largest colleges, Green River College (GRCC) located in Auburn, offers a wide range of personal professional development courses as well as business development courses. Green River College offers Customized Workforce Training which includes Business Incentives. The program provides a 50% reduction in Business and Occupation State Tax to participating businesses.
- WorkSource is an integrated, high quality delivery system for an array of employment training services. WorkSource, located in Auburn provides companies with human resource assistance, help during layoffs, and access to resources for business development - free of charge.
- Orion provides vocational counseling, goal development, job placement and job retention to program participants who have vocational goals. Employment training is offered in Office Skills and Customer Service, Hospitality and Customer Service *and* Manufacturing. Relocating its headquarters to Auburn in 2014, Orion maintains program focus on individuals with disabilities. Orion's partnerships with local school districts, Labor and Industries, the Division of Vocational Rehabilitation and the Veterans Administration allows Orion to support several workforce training initiatives throughout the region while collaborating the similar effort of helping more residents enter and stay in the workforce.

These initiatives support the City's Consolidated Plan by offering economic and employment opportunities to Auburn residents. By providing more supportive strategies to help residents enter the labor force, the long term effect will result in an increase in local economy, a decrease in poverty and an increase in families establishing stable housing and other basic needs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Workforce Development, Business Assistance and Business Development Programs are services routinely provided through the City of Auburn's Office of Economic Development. The Office of Economic Development has a variety of resources for business development, expansion and recruitment. The City provides tools to assist, including a variety of regularly scheduled Business Assistance Training and Education Programming. The City is willing to assist residents with specific workforce training needs upon request and if there is specialized training required the City will work with Workforce Development Partners to develop the appropriate training program.

Urban Center for Innovative Partnerships

The mission of Auburn's Urban Center for Innovative Partnerships is to support a vibrant vital economy for the City of Auburn, our local region and the State of Washington. Encouraging the adaption of warehouse districts to mixed use, market-affordable technology clusters and facilitating collaborative partnering among private sector employers, research partners, and programmed workforce development, the IPZ will implement a multi-phased plan across a variety of business sectors beginning with Ecosystems and Rainwater Management. These collaborative clusters will realize new businesses and products; expand our existing knowledge based middle-wage jobs while creating new higher paying employment opportunities for the citizens of our City. Through new partnerships and the clustering of entrepreneurs, ideas will flourish, manufacturing efficiencies will be developed and our diverse business community will expand, creating investment opportunities, new technologies and the general growth of our economy.

Downtown Revitalization Project

For 120 years, property owners, business large and small, and individuals have invested and succeeded in Downtown Auburn. Downtown Auburn has undergone a significant revitalization. Recent and ongoing infrastructure investments by the City, new businesses, commuter rail access, shopping and dining opportunities, and recreational and cultural amenities have increased the economic growth and opportunity of downtown business owners as well as enhanced the vitality of the area. Since 2010, the City of Auburn has been investing \$10 million of federal

and State funds in the South Division Street Promenade Project and other downtown projects to make it easier and more attractive for private sector investment. Projects such as improved parking, sidewalks, lighting and updated water, sewer, storm and private utilities are just a small portion of improvements made to impact economic growth in Auburn.

Discussion

The economic and community development of the City, specifically in CDBG-qualifying neighborhoods directly affect the vitality and wellness of its residents. For this reason the City intends to make neighborhood revitalization and employment opportunities a priority for the Consolidated Plan. In order to achieve this, the City will strategize and develop plans to maintain a safe and clean environment for businesses to grow and residents to shop. The City's efforts in revitalizing its downtown area have provided a beneficial foundation for all of Auburn. In addition to neighborhood revitalization, the City intends on focusing on workforce development efforts. As many residents experience the slow recovery of the economy Auburn intends to ensure that the workforce development corresponds with future business opportunities.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In the City of Auburn, there are few concentrated areas where there are multiple housing problems. Households of all income groups throughout Auburn have a roughly balanced amount of households experiencing housing problems (problems include: overcrowding, substandard housing and housing cost burdens). Although the households with multiple housing problems are spread throughout the region and not concentrated, there are areas of concentration experiencing just one housing problem. Auburn's neighborhood referred to as "the Valley" runs parallel from North to South along West Valley Highway. The Valley has a concentration of households experiencing housing cost burdens and severe housing cost burdens.

Auburn's definition of concentration regarding households in the region is the density in the number of individuals in a specific area.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Auburn's diverse racial and ethnic minorities reside in neighborhoods throughout the entire City. However, there are areas of concentration of two ethnic minority groups.

- Native Americans in Auburn are concentrated in the Eastern side of Auburn near the Muckleshoot Reservation.
- Auburn residents of Hispanic origin reside along the Valley but have a heavier concentration on the South end of the Valley which runs directly up the middle of Auburn along highway 167.

Low-income families are concentrated in the Valley which runs up the center of Auburn alongside highway 167 and in the east side of Auburn near the Muckleshoot Indian Reservation.

Auburn's definition of concentration regarding households in the region is the density in the number of individuals in a specific area.

What are the characteristics of the market in these areas/neighborhoods?

The Auburn Valley neighborhood has the most affordable housing in the City both for home ownership and to rent. The Southeast region of Auburn also has affordable rental housing and homeownership whereas it hosts the majority of subsidized housing.

Are there any community assets in these areas/neighborhoods?

Auburn's community assets in the Valley include but are not limited to:

- small businesses
- produce markets
- faith-based institutions
- schools
- restaurants
- The Muckleshoot Casino
- The White River Amphitheater

Are there other strategic opportunities in any of these areas?

Auburn's Urban Center for Innovative Partnerships supports the vibrant vital economy for the City of Auburn and the surrounding local region. Encouraging the adaption of warehouse districts to mixed use, market-affordable technology clusters and facilitating collaborative partnering among private sector employers, research partners, and programmed workforce development. These collaborations will realize new businesses and products; expand existing knowledge based middle-wage jobs while creating new higher paying employment opportunities for the citizens of our City. Through new partnerships and the clustering of entrepreneurs, ideas will flourish, manufacturing efficiencies will be developed and our diverse business community will expand, creating investment opportunities, new technologies and the general growth of our economy.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Auburn's strategic plan is based on the assessment of our community's needs as identified in this Consolidated Plan. The strategic plan will cover the following topics:

- Geographic priorities: Based on the analysis of needs, the area in Auburn with the greatest need lies along Auburn's Valley neighborhood which runs parallel to HWY 167 in the middle of the city. Even though there is a greater need in the Valley the City has determined not to set priorities on that geographic basis: rather, residents in all areas of the City have priority needs.
- Priority needs: This section will explain the rationale for the decided priorities based on data, citizen participation, consultations with community partners and stakeholders and other assessments.
- Influence of market Conditions: The City's housing strategy will indicate how the characteristics of the housing market influenced the City's decisions on how to allocate funds to support the preservation and development of affordable housing options for residents.
- Anticipated Resources: The City has several anticipated resources that will assist in the delegation of funds as well as determining strategies and goals.
- Institutional Delivery Structure: This section describes organizations that will carry out the identified objectives outlined in the Strategic Plan.
- Goals: The section will provide an explanation of the objectives intended to initiate and complete through the duration of the Consolidated Plan. Each objective identifies proposed accomplishments and outcomes using the provided Goal Outcome Indicators template.
- Public Housing: This section explains the needs of public housing residents and the objectives established in the Strategic Plan to meet those needs.
- Barriers to Affordable Housing: This section identifies the strategies for removing or ameliorating any negative effects of public policies that serve as barriers to affordable housing in Auburn as identified in the Market Analysis section of the Consolidated Plan.
- Homelessness Strategy: This section describes Auburn's strategy for reducing homelessness through outreach, and homeless prevention services.
- Lead-Based Paint Hazards: This section outlines the City's proposed actions to evaluate and reduce lead-based paint hazards and the policies/programs that will be implemented to address the issue.
- Anti-Poverty Strategies: This section will summarize the City's goals, programs, and policies for reducing family poverty.
- Monitoring: This section will identify the standards and procedures the City will use to monitor sub-recipients to ensure long-term compliance with program and comprehensive planning requirements.

Within this context, the Consolidated Plan strategic plan intends funds to focus on:

1. Supporting the development and preservation of affordable rental and ownership housing
2. Supporting job training activities as part of an anti-poverty strategy
3. Supporting low- and moderate-income neighborhoods, and populations with economic and neighborhood development activities, including physical infrastructure
4. Support accessibility to affordable health care

The following context will detail the highest priority need, as well established goals and objectives.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Due to the fact that low/moderate-income individuals and families in need of supportive services reside throughout all geographic regions of the city geographic boundaries will not be used as a basis for allocating investments.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Homeless Prevention and Intervention
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	End Homelessness
	Description	Homeless Prevention and Intervention funds are intended for shelters, drop-in centers and services that address basic needs and other barriers homeless individuals, families and children encounter. Currently the percentage of funds that will be available to address this need is unknown due to the fact that it is dependent upon how many organizations with homeless prevention and intervention programs apply for support.

	Basis for Relative Priority	Homelessness is an issue that affects communities across the United States. After the economic recession communities including Auburn experienced a significant increase of individuals and families becoming or at risk of becoming homeless for the first time. Poverty along with other contributing factors such as a sudden reduction in income, chronic illness, medical bills, disability and family emergencies were causing residents to lose their homes and rely on public support systems to make ends meet. On a given night in the cities and unincorporated areas of South King County, people who lack adequate resources or have disabling conditions are found on the streets, in parks or in vehicles. Other, more fortunate persons find their way to one of the few beds that are available for homeless persons in shelters or transitional housing facilities in the area. Those at risk of falling into homelessness represent a much larger group only an event away from falling into homelessness as a result of loss of housing or a job, illness, disability, domestic violence or family dysfunction. The projection of how many individuals are experiencing or at risk of homelessness is challenging to estimate due to different definitions of homelessness and the movement of transient residents between counties and cities. The most accurate estimate of homeless residents comes from an annual assessment called the One Night Point in Time Count that is coordinated by the King County Coalition on Homelessness. In conjunction with dozens of nonprofit and government agencies, churches and numerous volunteers, cover large areas of the County in order to find homeless persons on the streets, in cars or in other places not meant for housing. The 2014 count estimated 9,294 individuals experiencing homeless in King County. Of those 9,294 residents 288 were in Auburn. The Homeless Needs Assessment will provide detailed information of how many individuals and families are experiencing homelessness in the region, the demographics of the populations as well as the duration and frequency of their homelessness. Data and other information regarding the homeless population in King County was collected from The King County Coalition on Homelessness and The King County Continuum of Care.
2	Priority Need Name	Affordable Housing Development and Preservation
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Ensure Decent, Affordable Housing
	Description	The City of Auburn currently hosts numerous affordable housing options for low to moderate income individuals and families. The City intends to continue supporting the preservation of affordable rental and owner properties and support programs that provide financial assistance for the preservation and creation of affordable housing.

	Basis for Relative Priority	The City of Auburn continues to experience a significant increase in its population, number of households and median income. There are a larger number of smaller households as opposed to larger which reflects the larger number of homes with adults and older adults as opposed to households with small children. Although household numbers and median income continues to increase, the City continues to experience housing problems and an increasing housing need for its residents which is common throughout the South King County region. Residents who are low income or extremely low income suffer from cost burdens greater than 30-50% for both renters and homeowners and other housing problems such as overcrowding and substandard living conditions. These cost burdens can result in eviction, foreclosure and even homelessness for many families. To support these issues the city in programs offered by agencies that provide services to alleviate financial crisis, establish financial stability and prevent eviction or homelessness. It is anticipated that little change will occur in the number of families using Auburn's affordable housing resources; however a decrease in problems and need can decrease slightly depending on the economy.
3	Priority Need Name	Neighborhood Revitalization
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Ensure a Suitable Living Environment
	Description	In an effort to meet the need of Auburn's constant economic and demographic growth the City intends to fund programs and activities that will enhance the economy and physical appearance of neighborhoods. Among the many activities that would be eligible for funding include, public infrastructure, parks and recreation facilities (increased accessibility), and enhanced environmental assets throughout the region.

	Basis for Relative Priority	Auburn has made significant enhancements to the City after adjusting to a sustained demographic and economic growth over the past ten years. The City and selected residential areas have shared some of this past growth, but the majority of growth has occurred in areas on the periphery of Auburn. Urban planners refer to this phenomenon as the “rotten donut” effect where the inner city neighborhoods decline as growth moves to the urban fringes. As more affluent neighborhoods are developing around the outskirts of town, Auburn has developed several areas of low-income neighborhoods. These neighborhoods characteristically have a greater than average turnover of residents, dilapidated buildings and general deterioration of City infrastructure.
4	Priority Need Name	Economic Opportunity
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Ensure a Suitable Living Environment

	Description	Similar to neighboring communities throughout King County, Auburn is still experiencing a slow recovery from the recent recession. Funds intended for Economic Opportunity programs will focus on activities such as job placement and training programs, emergency assistance, financial literacy as well as other related supportive services.
	Basis for Relative Priority	Auburn recognizes the direct correlation between the health, wellness and sustainability of the City and its economic development. To ensure Auburn provides a safe and desirable place to reside, the City included "Neighborhood Revitalization as a cardinal area to be addressed in the Consolidated Plan. The condition of a community's economic development directly affects the livelihood and health of its residents. Community's lacking in accessible education and job training as well as job opportunities can result in residents relying public support systems and experiencing financial crisis which can often times result in poverty or even homelessness. Auburn's efforts to support economic opportunities coincide with its efforts to encourage self sufficiency, financial stability and an increased quality of life for its citizens.

Narrative (Optional)

These strategic priorities identified are a direct conclusion of the data collected and assessment conducted from the Needs Assessment as well as an enhancement of the previous Consolidated Plan. The success of the prior cycle of Consolidated Plan funds in meeting the identified needs, proposes that there will be little significant change in the use of the Consolidated Plan funds.

Needs of Auburn residents remain someone what static with minor changes that are expected as the economic climate, demographics and community as a whole evolve throughout the years.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Auburn anticipates funding for the duration of the Consolidated Plan from

- CDBG
- City of Auburn General Fund allocation for Community Services

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	519,114	0	0	519,114	2,076,456	
General Fund	public - local	Public Services	500,000	0	0	500,000	2,000,000	

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Auburn relies on CDBG funds to support community and economic development projects and activities in efforts to support low to moderate income populations become self sufficient and sustain affordable housing. However, CDBG funds are not the only source of funds the City uses to support community projects and activities. The City's general funds are used to support community projects in addition to CDBG funds.

CDBG funds do not require matching funds.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

N/A

Discussion

The City of Auburn will use CDBG funds to support all eligible projects and activities that align with CDBG guidelines and regulations.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AUBURN	Government	Planning	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths:

- Local, South King County and King County systems collaborate services to create a more integrated and comprehensive approach to avoid duplication in services.
- Population specific services such as seniors, children and families, ethnic and racial minorities and faith based are present throughout the community.
- City supported neighborhood and community collaboration events and projects.

Gaps:

- Veterans' services remain centrally located in Seattle, Renton and Pierce County.
- Lack of homeless shelters or transitional housing opportunities in Auburn.

Auburn makes numerous efforts to fill gaps in services throughout the region by supporting emergency service and other supportive service programs. However, as the need for emergency services grows along with the number of residents in the City, the community has experienced a decrease in funding for supportive services making accessibility more challenging for those in need.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	

Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Auburn has provided funding for, supported and collaborated with numerous homeless prevention and intervention service providers throughout the region. Considering that poverty reduction and homeless prevention are high priorities on the City's Consolidated Plan, there are several systems in place to ensure services listed above are made available to and used by homeless persons.

- The majority of emergency service providers are centrally located in Auburn on major bus routes where homeless individuals utilizing public transportation or are unfamiliar with the area can easily locate resources.
- King County's Mobile Medical Unit visits Auburn regularly and schedules are made visible at local homeless prevention and emergency assistance service provider's locations.
- The City coordinates with homeless outreach teams to network with agencies who work with and serve the homeless population. For example: Sound Mental Health's PATH Outreach team regularly visits the hospital, food banks, free meal sites and Auburn Library to make access to services easier for homeless persons.

The City's police department and local hospital emergency room also work closely with homeless outreach teams to connect homeless individuals with resources to decrease recidivism, and high utilization of emergency medical services as well provide supportive services to meet the individual's needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths:

- Partnerships of multi-service organizations that collaborate to integrate service delivery
- Funders who independently support and partner with anti-poverty service programs and organizations
- Dedicated volunteers and staff providing direct services to residents
- Central point of entry to access services
- Numerous opportunities for collaboration and integration of services amongst government and nonprofit entities

Gaps:

- Insufficient or reduction in funding
- Frequent systems or policy changes
- High turnover in direct service providers
- Insufficient access for individuals who are not English proficient
- Oversaturation or numerous duplication of services
- Transportation

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome gaps of the service delivery system Auburn will continue to support and work collaboratively with human service providers in the region to ameliorate barriers to program accessibility as well as develop and implement systems and strategies to leverage their current resources while still providing optimal service to residents. The City will also continue to assess and evaluate programs and service delivery to ensure the community's needs are being met.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Ensure a Suitable Living Environment	2015	2019	Non-Housing Community Development		Neighborhood Revitalization Economic Opportunity		Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
2	End Homelessness	2015	2019	Homeless		Homeless Prevention and Intervention		Homeless Person Overnight Shelter: 5 Persons Assisted Homelessness Prevention: 60 Persons Assisted
3	Ensure Decent, Affordable Housing	2015	2019	Affordable Housing Public Housing		Affordable Housing Development and Preservation		Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Homeowner Housing Rehabilitated: 80 Household Housing Unit

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Ensure a Suitable Living Environment
	Goal Description	To ensure a suitable living environment for Auburn's residents the City intends to improve the ability of human service agencies, improve living conditions in low and moderate income neighborhoods and communities, and expand economic opportunities for low and moderate income persons as well as local businesses.
2	Goal Name	End Homelessness
	Goal Description	The City of Auburn's Homeless Prevention and Intervention Assistance goals mirrors the goals of King County's Committee to End Homelessness which strive to make homelessness brief, rare and a one time occurrence. Through supportive services and valuable partnerships throughout the region, Auburn intends to fund programs and activities that focus on homeless intervention and prevention.
3	Goal Name	Ensure Decent, Affordable Housing
	Goal Description	Build, acquire, rehabilitate and maintain low-income housing through private, nonprofit and public housing developers.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Auburn does not receive HOME grant funds.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

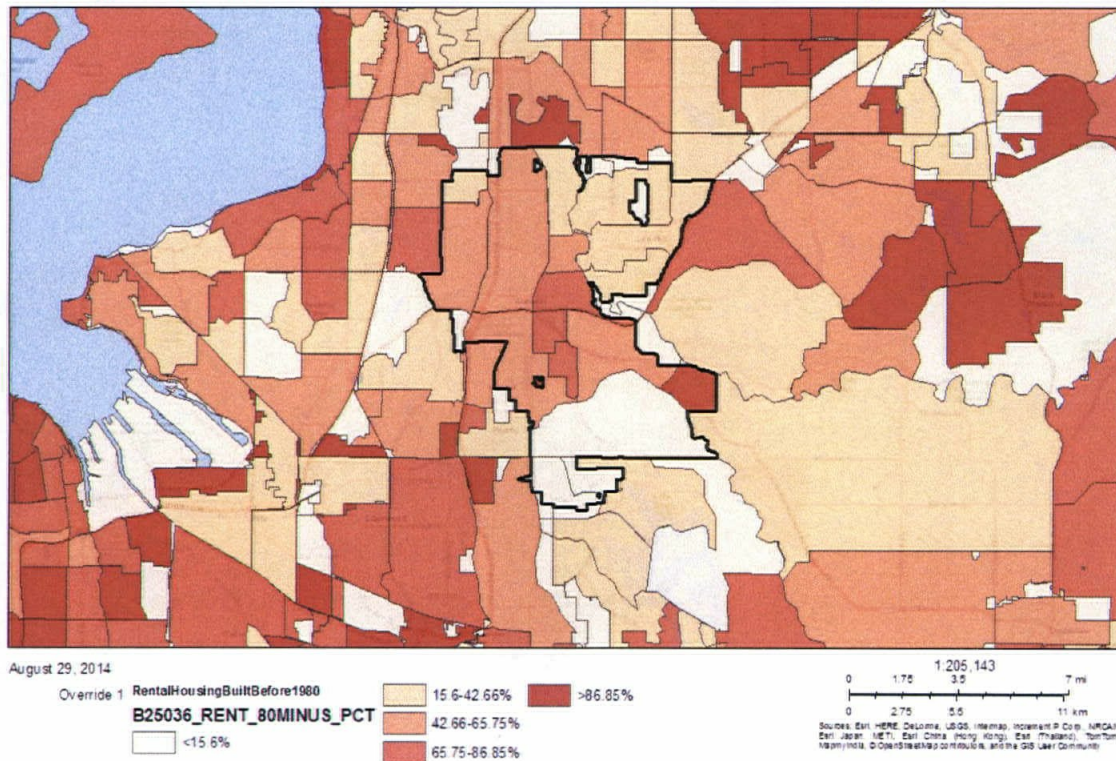
The City recognizes the need to decrease the level of lead-based paint hazards in residential units. Contractors providing repair services through Auburn's housing repair program are required to utilize lead-safe work practices and to complete lead-safe training. The program also utilizes the City's inspectors to conduct a thorough inspection of homes prior to work being completed.

In addition, each housing repair applicant receives a notification of lead-based paint hazards that requires a signature acknowledging the information given is understood. Applicants are also given a pamphlet from the Environmental Protection Agency detailing the dangers of and how to protect families from lead based paint.

How are the actions listed above integrated into housing policies and procedures?

Home Repair policies regarding lead paint are in the process of being developed into formal written policies and procedures.

Strategic Plan - Lead Based Paint Hazards - Percentage of Rental Housing Built Before 1980



Strategic Plan - Lead Based Paint Hazards - Percentage of Rental Housing Built Before 1980

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Over half of Auburn's households would qualify under federal guidelines as low/moderate income households. Auburn has one of the highest poverty rates among all the King County cities. These low-income households have limited financial resources at their disposal to use when faced with normal fluctuations in daily expenses and more serious life crises. Many of these households are precariously housed and several of them become homeless. Helping these residents retain or obtain housing, along with other supportive services that will help them get out of poverty, remain priority issues relative to the City's consideration for grant awards.

The City of Auburn's Community Services Division is developing strategies and systems to promote the City's efforts to reduce poverty and work in partnership with citizens, non-profit agencies, and other city departments to:

- develop affordable housing opportunities
- foster job growth and employment opportunities
- support the delivery of human services

The ultimate goal of the City's Consolidated Plan is to reduce the number of people living in poverty in Auburn. In addition to complying with federal regulations and addressing a priority outlined in the Consolidated Plan, the City will give funding priority to programs which are consistent with the following anti-poverty strategy for resource allocation.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Auburn's more than supportive community has contributed largely to the City's multiple efforts to pass initiatives that support preserving affordable housing, human service and self sufficiency needs, economic development and address the needs of the lower income residents to ameliorate barriers to help them escape poverty.

The City's poverty reducing goals, programs and policies coordinate with the Consolidated Plan by giving funding priority and investing to:

- Emergency assistance programs
- Shelters and transitioning housing programs
- Homeless prevention and intervention programs
- Healthcare services for homeless and low income residents
- Economic development programs
- Neighborhood revitalization programs

- Programs targeting underserved and special populations such as seniors, ethnic minorities, disabled, homeless and non English speaking residents.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Once CDBG funding is approved, City staff executes an agreement with the service provider. The agreement will include, amount other general and specific conditions, the project goals and requirements. Grant agreements with project recipients will be required to submit reports at least quarterly detailing the number of Auburn residents served, level of service provided and a demographic profile of the clients served. Grant recipients will be required to submit an annual report that explains the progress the agency made toward achieving its outcomes and output goals.

Grant agreements with recipients will be executed following the completion of the review of the project. Projects will be required to submit progress reports quarterly. If the project warrants additional reporting requirements (such as weekly payroll reports for proof of federal prevailing wage compliance), project monitoring will be increased accordingly. Projects will be monitored on a consistent, on-going basis by City staff. Telephone and/or in person contacts are made at least quarterly, depending upon the activity and issues associated with the individual project. On-site monitoring visits will be conducted upon grant recipients. Activities selected for on-site visits will depend upon the amount of funds provided, past history of contract compliance, and/or programmatic changes that may occur in the project in the service delivery of public service programs. City staff will review, prior to approval all vouchers and back up documentation for payment. Environmental, lead-based paint inspections and contractor debarment issues will be reviewed with agency project managers at the beginning of each project.

City staff will strive to help grant recipients complete their projects in a timely manner and in accordance with applicable rules and regulations.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Auburn anticipates funding for the duration of the Consolidated Plan from

- CDBG
- City of Auburn General Fund allocation for Community Services

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	519,114	0	0	519,114	2,076,456	
General Fund	public - local	Public Services	500,000	0	0	500,000	2,000,000	

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

The City of Auburn relies on CDBG funds to support community and economic development projects and activities in efforts to support low to moderate income populations become self sufficient and sustain affordable housing. However, CDBG funds are not the only source of funds the City uses to support community projects and activities. The City's general funds are used to support community projects in addition to CDBG funds.

CDBG funds do not require matching funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

The City of Auburn will use CDBG funds to support all eligible projects and activities that align with CDBG guidelines and regulations.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Ensure a Suitable Living Environment	2015	2019	Non-Housing Community Development		Homeless Prevention and Intervention Economic Opportunity		Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 55 Households Assisted
2	End Homelessness	2015	2019	Homeless		Homeless Prevention and Intervention		Homeless Person Overnight Shelter: 5 Persons Assisted Homelessness Prevention: 30 Persons Assisted
3	Ensure Decent, Affordable Housing	2015	2019	Affordable Housing Public Housing		Affordable Housing Development and Preservation Neighborhood Revitalization		Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Homeowner Housing Rehabilitated: 55 Household Housing Unit

Table 19 – Goals Summary

Goal Descriptions

Consolidated Plan

AUBURN

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1	Goal Name	Ensure a Suitable Living Environment
	Goal Description	
2	Goal Name	End Homelessness
	Goal Description	
3	Goal Name	Ensure Decent, Affordable Housing
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Auburn's Annual Action Plan provides descriptions of proposals of how funds will be prioritized to achieve goals identified in the Consolidated Plan. Projects funded by the City will address the priority needs of providing assistance to prevent homelessness, ensure affordable housing and a suitable living environment. Projects and programs are selected through a competitive application process to ensure optimal quality services is provided to the community in use of the funds.

#	Project Name
1	HOUSING REPAIR
3	ADMINISTRATION
4	HEALTHPOINT
5	Employment Training Program
6	Community Center
7	GRCC SMALL BUSINESS ASSISTANCE

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations proposed are based on the assessment of Auburn's needs, the resources available in the region, the availability of other funds also focusing on needs, and the purpose of Consolidated Plan funds.

Should CDBG revenues exceed the proposed amount, the additional resources shall be allocated in accordance to the following guidelines:

- Fill gaps in human services primarily healthcare, homeless prevention and intervention and affordable housing accessibility.
- Increase funding for physical development activities including housing, community facilities and economic development.

If increases are not significant enough to enhance projects or activities funds may be placed in contingency for programming later in the year or the following program year.

Should CDBG revenues come in lower than anticipated; the City will continue with its planned policy and to the extent allowed reduce funding allocations in physical development projects and administrative activities. Public service project funds will not be decreased.

Should CDBG revenues come in less than originally proposed; the City will continue managing the programs with decreased resources to the extent possible and reduce funding allocations in administrative activities and not public services.

If exceeded revenues are not significant enough to enhance or fund a project, funds may be placed in contingency for programming later in the year or in the next program year.

AP-38 Project Summary

Project Summary Information

1	Project Name	HOUSING REPAIR
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment
	Needs Addressed	Affordable Housing Development and Preservation Neighborhood Revitalization
	Funding	:
	Description	Maintain the affordability of decent housing for very low-income Auburn residents by providing repairs necessary to maintain suitable housing for 30 Auburn homeowners, including 15 home-owners who are senior citizens and 5 homeowners who lack safe access in or out of their homes due to physical disabilities or impairment.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Auburn's Housing Repair program is targeted towards low to extremely low income homeowners who are Auburn residents and are of the senior and/or disabled population. The program will approximately serve 55 homeowners by the end of the year. However, this number may fluctuate depending on the types of home repairs requested and the number of applications received. For example if the majority of requests are low cost housing repairs then there will be more funds available resulting in a higher number of homeowners served.
	Location Description	Recipients of Housing Repair Program services must reside within Auburn City limits.
	Planned Activities	Activities include minor home repairs.
2	Project Name	ADMINISTRATION

	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	General administration and project management
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	25 West Main Street, Auburn, WA
	Planned Activities	
	Planned Activities	
3	Project Name	HEALTHPOINT
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment End Homelessness
	Needs Addressed	Homeless Prevention and Intervention Neighborhood Revitalization
	Funding	:
	Description	Create a suitable living environment by making the availability of health care available to 235 or more low-income, Auburn residents by allocating \$50,000 to HealthPoint for the operation of its clinic in Auburn.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	An estimate of over 235 low income families will benefit from services at Health Point.

	Location Description	126 Auburn Avenue, Suite 300, Auburn, WA 98002
	Planned Activities	Activities include medical and dental services to residents of Auburn.
4	Project Name	Employment Training Program
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment End Homelessness
	Needs Addressed	Homeless Prevention and Intervention Economic Opportunity
	Funding	:
	Description	Create economic opportunities by providing training to approximately 20 low-income and/or disabled Auburn residents with the anticipation that at least half of them will attain and sustain employment.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 low to moderate income families will benefit from the proposed activities.
	Location Description	1200 South 336th Street, Federal Way, WA
	Planned Activities	Planned activities include employment assistance to Auburn residents.
	Project Name	Community Center
5	Target Area	
	Goals Supported	Ensure a Suitable Living Environment
	Needs Addressed	Neighborhood Revitalization
	Funding	:

	Description	The City of Auburn is without a dedicated gathering space for a population of over 70,000 residents. According to a 2005 Parks, Recreation and Open Space Plan, The City should have one Community Center available per 40,000 residents and is deficient in this type of facility. The new Community Center will serve the entire community and be open year-round. It would be used for various health, fitness and wellness programs, multigenerational and multi-cultural events, special events, evening family programs, art, craft and music, community education and specialty classes, expanded youth and pre-school programs, meetings and corporate events and wedding receptions.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	The City of Auburn estimates an average of 50 residents will benefit from the proposed activities.
	Location Description	Les Gove Community Campus
	Planned Activities	Activities intended to be provided at the Community Center include but are not limited to: recreational activities health, fitness and wellness programs, art, craft and music, community education, specialty classes, expanded youth and pre-school programs,
6	Project Name	GRCC SMALL BUSINESS ASSISTANCE
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment
	Needs Addressed	Economic Opportunity
	Funding	:
	Description	Small business assistance to low-income business owners
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	25 Auburn residents will benefit from the proposed activities.

	Location Description	108 South Division Street, Auburn, Washington
	Planned Activities	Business classes and other supportive assistance for business owners in Auburn to create or expand small businesses.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Auburn intends on distributing funds throughout the jurisdiction.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

n/a

Discussion

Due to the fact that areas of low-income and minority concentrations are dispersed throughout all of Auburn, the City intends on investing throughout the entire jurisdiction to ensure that all populations throughout the region have access to beneficial programs and housing opportunities.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Auburn will continue to work with service providers throughout the region in coordination to develop systems and strategies to promote their efforts in providing optimal, easily accessible services. The City will work to reduce the number of families in poverty, sustain relationships with employment training agencies, and work to preserve the affordable housing stock in our community.

Actions planned to address obstacles to meeting underserved needs

By establishing a strong foundation of networks between local service providers, stakeholders and government agencies through committees and coalitions, the City will work in partnership to address obstacles and ameliorate barriers to meeting underserved needs. The collaborated organizations will develop detailed strategic plans that will delegate tasks, build systems and ongoing assessment of service delivery.

Actions planned to foster and maintain affordable housing

The City will continue to maintain the affordability of decent housing for low income Auburn residents by allocating \$250,000 of CDBG funds to the City's Housing Repair Program. The program provides emergency repairs necessary to maintain safe housing for up to 55 Auburn homeowners, many of whom are senior citizens and/or are experiencing barriers safely accessing their homes due to physical disabilities or impairment.

In addition to Auburn's Housing Repair program, the City will maintain affordable housing by continuing to engage and partner with coalitions, committees and other government agencies to integrate and enhance efforts on the issue.

Actions planned to reduce lead-based paint hazards

The City of Auburn will continue to implement U.S. Department of Housing Urban Development (HUD) regulations to protect residents from lead-based paint hazards in housing that is financially assisted by the federal government. The requirements apply only to housing built prior to 1980, the year lead-based paint was banned nationwide for consumers.

Actions planned to reduce the number of poverty-level families

The City of Auburn's actions planned to reduce the number of poverty- level families include but are not limited to:

- Supporting programs and maintaining relationships with Auburn schools

- Allocating more than \$15,000 to employment and training programs
- Allocating more than \$60,000 to emergency assistance and basic need programs such as food, financial assistance, clothing and healthcare
- Participate and partner with coalitions, committees and agencies that provide antipoverty services to develop and enhance strategies and efforts to reduce poverty level families
- Allocate more than \$45,000 to emergency shelters and transitional housing programs

Actions planned to develop institutional structure

The City's planned actions to address the gaps and weaknesses identified in the strategic plan include:

- Addressing the gaps in Veterans services by working closely with regional Veteran service providers, the WDVA, Seattle King County Veterans Consortium and the King County Veterans program to consolidate and improve accessibility and visibility of Veteran supportive programs. In 2014 the City of Auburn hired its first Veterans/Human Services Coordinator and Veteran Service AmeriCorps member to address these needs with an end goal of establishing a One Stop Center to support current Veterans as well as Veterans who will be entering civilian life in the near future.
- Maintaining partnerships with and participating in the South King County Homeless Coalition, the Committee to End Homelessness of King County and other regional human service providers, coalitions and committees who address homeless issues. The City will also continue to work collaboratively with partnering organizations and groups to integrate and enhance services to provide optimal services to individuals and families currently experiencing or at risk of homelessness. In addition the City will allocate more than \$45,000 to emergency shelters and transitional housing and more than \$60,000 to emergency services such as food, financial assistance, clothing and healthcare.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Auburn has heavily contributed and intends to continue cultivating relationships between public and private housing and social service agencies. In addition the City will continue to participate in collaborations with the South King County Homeless Forum, the South King County Council of Human Services, King County Housing Development Consortium and the Seattle-King County Joint Planners Meeting.

Discussion

The expressed goal of the City's Consolidated Plan is to reduce the number of people living in poverty within Auburn. The City intends to give funding priority to programs that in addition to complying with federal regulations and address a priority outlined in the Consolidated Plan are consistent with all of the goals and objectives identified.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Auburn will use all CDBG funds to support projects and activities benefiting low and moderate income residents. The full allowable amount of funds will be used for Public Services and Planning and Administration with the remaining balance intended for housing rehab services and economic development.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City of Auburn will continue to use all of its funds to support residents of low/moderate income while maintaining a focus on underserved and special populations.

Appendix - Alternate/Local Data Sources

1	Data Source Name Citizen's Opinions of City and City Government List the name of the organization or individual who originated the data set. City of Auburn by Elway Research Provide a brief summary of the data set. This data summarizes the results of a telephone survey of Auburn residents about the quality of life in Auburn, priorities for the future, and the level of satisfaction with city government and city services. The survey was conducted on behalf of the City of Auburn by Elway Research. Specifically, the following subjects have been addressed over the past several years: • Attitudes and perceptions regarding the overall quality of life in Auburn and specific aspects of quality of life: the natural environment, recreational and cultural opportunities, crime and safety, transportation, and job and economic opportunities. • Satisfaction with City government in general, and in terms of its effectiveness, efficiency and accountability. • Use and importance of various City departments and services. • Satisfaction with departments and services. • Desire for additional services and willingness to pay. • Use of downtown Auburn. Demographic information was included in order to compare and contrast responses from various categories of resident. Where possible, these findings are compared with finding from similar surveys conducted in previous years. What was the purpose for developing this data set? Annually the City of Auburn conducts a survey of Auburn residents about the quality of life in Auburn, priorities for the future, and the level of satisfaction with city government and city services. The data collected provides the city with detailed information on resident's needs and opinions as well tools to develop strategies and plans for future city enhancement and improvement projects. Provide the year (and optionally month, or month and day) for when the data was collected. August 2012
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	Briefly describe the methodology for the data collection. TECHNIQUE: Telephone Survey FIELD DATES: August 6-12th, 2012 MARGIN OF ERROR: 4.5% at the 95% confidence interval. That is, in theory, had all similarly qualified Auburn residents been interviewed, there is a 95% probability that the results would be 4.5% of the results in this survey. DATA COLLECTION: Calls were made during weekday evenings and weekend days from a central facility by trained, professional interviewers under supervision. Up to four attempts were made to contact a head of household at each number in the sample before a substitute number was called. Questionnaires were edited for completeness, and a percentage of each interviewer's calls were verified by recalling. OPEN-ENDED ITEMS: A number of questions were open-ended, allowing the respondent to express answers in his/her own words. Responses to these items were recorded as close to verbatim as possible, then categorized and coded for analysis. DATA WEIGHTING: The data were statistically weighted to more closely reflect the proportion of renters in the population, and to achieve gender balance. The findings presented in this report are based on this weighted data.
	Describe the total population from which the sample was taken. 505 adult heads of household in the City of Auburn were interviewed. Quotas for each neighborhood were established based on population estimates provided by the City.

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

GENDER:

- 48% Male
- 52% Female

NEIGHBORHOOD:

- 28% North
- 21% South
- 1% SE/Chinook
- 7% West
- 3% Downtown
- 13% Lakeland
- 19% Lea Hill
- 8% Plateau

AGE:

- 12% - 18-34
- 11% - 35-44
- 24% - 45-54
- 22% - 55-64
- 28% - 65+

LENGTH OF RESIDENCE:

- 5% - 0-1 Year
- 15% - 2-5 Years
- 22% - 6-10 Years
- 27% - 11-20 Years
- 31% - 20+ years

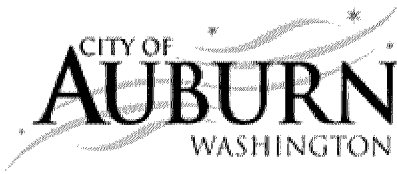
OWN / RENT:

- 62% Own
- 36% Rent

HOUSEHOLD TYPE:

- 29% Couple with children at home
- 33% Couple with no children at home
- 25% Single with no children at home
- 10% Single with children at home

ANNUAL HOUSEHOLD INCOME:



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5152

Date:

June 29, 2015

Department:

CD & PW

Attachments:

Resolution No. 5152

Exhibits A & B

Staff Report

Vicinity Map

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5152.

Background Summary:

Hastings 10, LLC has applied to the City for vacation of the right-of-way of the south side of South 318th Street, east of 56th Avenue South, shown on Exhibit "B". The applicant currently owns the adjacent parcel to the south and is proposing to incorporate the right-of-way in the development of the adjacent property.

The application has been reviewed by City staff and utility purveyors who have an interest in this right-of-way. Through this review City staff has determined that the right of way is no longer necessary to meet the needs of the City and that a public hearing should be set to determine if said right-of-way may be vacated. A staff report will be provided at the public hearing.

Resolution No. 5152, if adopted by City Council, sets the date of the public hearing for Vacation No. V4-14 for August 3, 2015.

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

Snyder

Meeting Date: July 6, 2015

Item Number: RES.C

RESOLUTION NO. 5152

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, SETTING A PUBLIC HEARING TO CONSIDER THE VACATION OF RIGHT-OF-WAY OF THE SOUTH SIDE OF SOUTH 318TH STREET, EAST OF 56TH AVENUE SOUTH, WITHIN THE CITY OF AUBURN, WASHINGTON

WHEREAS, the City of Auburn, Washington, has received a petition signed by owners of at least two-thirds (2/3) of the property abutting right-of-way at the location of the south side of South 318th Street, east of 56th Avenue South and adjacent to Parcel No. 9262800055, within the City of Auburn, Washington, requesting that the same be vacated; and

WHEREAS, pursuant to Section 35.79.010 of the Revised Code of Washington, a hearing on such vacation shall be set by Resolution, with the date of such hearing being not more than sixty (60) days nor less than twenty (20) days after the date of passage of such Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. That a hearing on the vacation of right-of-way at the location of the south side of South 318th Street, east of 56th Avenue South, located within the City of Auburn, Washington, legally described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 21

Resolution No. 5152
ROW Vacation V4-14
June 9, 2015
Page 1

NORTH, RANGE 4 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 11 OF WEST AUBURN FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON; THENCE NORTH 88°58'52" EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 39.41 FEET; THENCE SOUTH 01°01'08" EAST, 30.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 42°25'43" EAST A DISTANCE OF 20.00 FEET; THENCE ALONG SAID CURVE NORTHEASTERLY 14.45 FEET THROUGH A CENTRAL ANGLE OF 41°24'35" TO A POINT 25 FEET SOUTH OF AFORESAID NORTH LINE AS MEASURED PERPENDICULARLY; THENCE NORTH 88°58'52" EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 341.73 FEET, MORE OR LESS TO THE WEST LINE OF THE EASTERLY 260 FEET OF AFORESAID TRACT 11; THENCE SOUTH 00°02'35" EAST, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET TO A POINT 30.00 FEET SOUTH OF AFORESAID NORTH LINE AS MEASURED PERPENDICULARLY AND BEING A POINT ON THE SOUTH LINE OF THAT PORTION OF AFORESAID TRACT 11 CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 3376319; THENCE DEPARTING SAID WEST LINE, SOUTH 88°58'52" WEST, PARALLEL WITH AFORESAID NORTH LINE, A DISTANCE OF 354.86 FEET TO THE POINT OF BEGINNING.

[Also identified as Exhibit A hereto.]

and as shown on the document attached hereto, marked as Exhibit "B" and incorporated herein by this reference, is hereby set for 7:00 p.m. on the 3rd day of August, 2015, at the City Council Chambers at 25 West Main Street, Auburn, Washington, 98001, with all

Resolution No. 5152
ROW Vacation V4-14
June 9, 2015
Page 2

persons wishing to speak to the vacation at the public hearing being invited to attend.

Section 2. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation, including posting notice of such public hearing as required by State law and City Ordinance.

Section 3. This Resolution shall be in full force in effect upon passage and signatures hereon.

DATED and SIGNED this _____ day of _____, 2015.

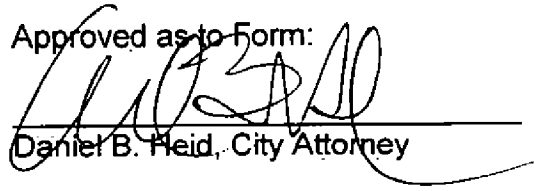
CITY OF AUBURN

Nancy Backus
Mayor

Attest:

Danielle E. Daskam, City Clerk

Approved as to Form:



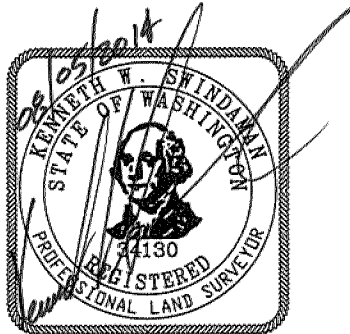
Daniel B. Heid, City Attorney

Resolution No. 5152
ROW Vacation V4-14
June 9, 2015
Page 3

EXHIBIT 'A'
RIGHT OF WAY VACATION
DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

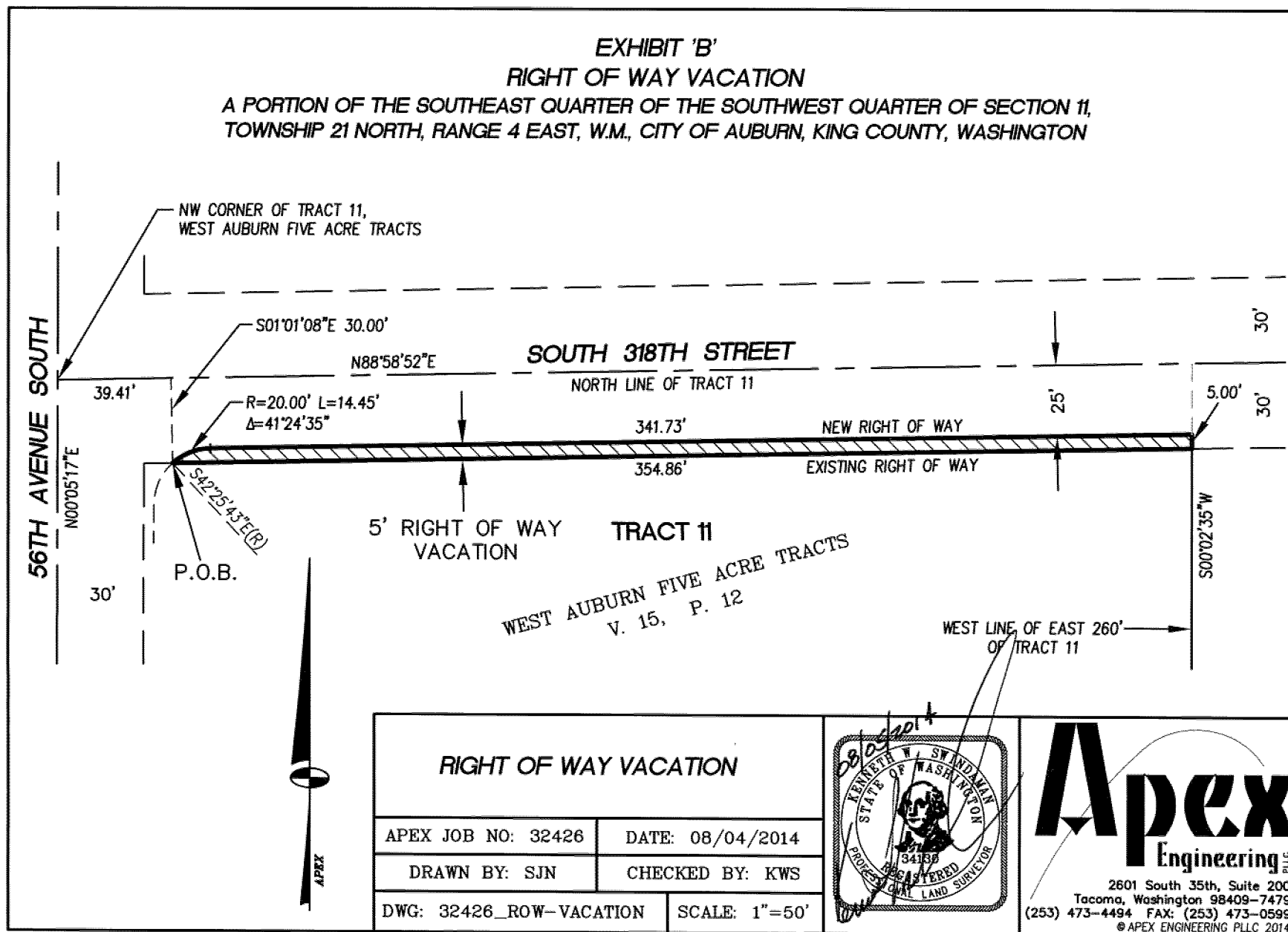
COMMENCING AT THE NORTHWEST CORNER OF TRACT 11 OF WEST AUBURN FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON; THENCE NORTH 88°58'52" EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 39.41 FEET; THENCE SOUTH 01°01'08" EAST, 30.00 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 42°25'43" EAST A DISTANCE OF 20.00 FEET; THENCE ALONG SAID CURVE NORTHEASTERLY 14.45 FEET THROUGH A CENTRAL ANGLE OF 41°24'35" TO A POINT 25.00 FEET SOUTH OF AFORESAID NORTH LINE AS MEASURED PERPENDICULARLY; THENCE NORTH 88°58'52" EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 341.73 FEET, MORE OR LESS TO THE WEST LINE OF THE EASTERLY 260 FEET OF AFORESAID TRACT 11; THENCE SOUTH 00°02'35" EAST, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET TO A POINT 30.00 FEET SOUTH OF AFORESAID NORTH LINE AS MEASURED PERPENDICULARLY AND BEING A POINT ON THE SOUTH LINE OF THAT PORTION OF AFORESAID TRACT 11 CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 3376319; THENCE DEPARTING SAID WEST LINE, SOUTH 88°58'52" WEST, PARALLEL WITH AFORESAID NORTH LINE, A DISTANCE OF 354.86 FEET TO THE **POINT OF BEGINNING**.

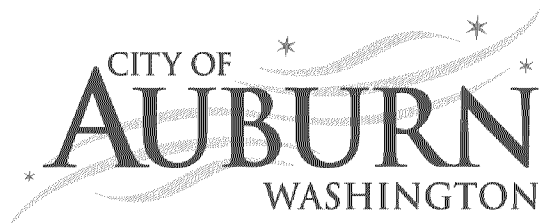


KENNETH W. SWINDAMAN, P.L.S.
WASHINGTON STATE REGISTRATION NO. 34130

2601 South 35th Street, Suite 200, Tacoma, Washington 98409
(253) 473-4494 Fax: (253) 473-0599







RIGHT-OF-WAY VACATION STAFF REPORT

Right-of-Way (ROW) Vacation Number V4-14

Applicant: Hastings 10, LLC

Property Location: Right-of-Way located at the south side of South 318th Street, east of 56th Avenue South.

Description of right-of-way:

This ROW proposed for vacation consists of the south five feet and the east 354.86 feet of South 318th Street, east of 56th Avenue South. The proposed ROW is adjacent to Parcel 926280-0055 on the south side and City right-of-way on the west, north and east sides. The adjacent parcel is owned by the applicant. The proposed area of ROW for vacation is approximately 1,774(+/-) square feet.

The ROW was Quit Claim deeded to King County for street purposes on March 28, 1944. The ROW was annexed into the City of Auburn on January 1, 2008.

See Exhibits "A" and "B" for legal description and survey.

Proposal:

The Applicant proposes that the City vacate the above described right-of-way so that they can include the area in development of the adjoining parcel.

Applicable Policies & Regulations:

- RCW's applicable to this situation - meets requirements of RCW 35.79.
- MUTCD standards - not affected by this proposal.
- City Code or Ordinances - meets requirements of ACC 12.48.
- Comprehensive Plan Policy - not affected.
- City Zoning Code - not affected.

Public Benefit:

- The vacated area may be subject to property taxes.
- The street vacation decreases the Right-of-Way maintenance obligation of the City.

Discussion:

The vacation application was circulated to Puget Sound Energy (PSE), Comcast, CenturyLink, Lakehaven Utility District and City staff.

1. PSE – Comments and clarification of the location of existing facilities in S 318th Street were requested from PSE several times but they have failed to respond with additional information. It appears that PSE's existing facilities are well outside the proposed vacation area and there should be no reason that they can not maintain their facilities from the street without the need for easements. Due to the location of the facilities and PSE's failure to respond with additional information it has been determined that easements over the proposed vacation area are not needed and will not be reserved for PSE facilities.
2. Comcast – Comcast has facilities attached to the PSE poles near the proposed area of vacation but as long as the poles are not impacted by the vacation they do not require an easement.
3. CenturyLink – CenturyLink's existing facilities are located on the north side of S 318th Street and do not require an easement in the proposed vacation area.
4. Lakehaven Utility District – Lakehaven has an existing 6" water main in this segment of S 318th Street that is approximately 7+/- feet north of the ROW centerline. No easement is required in the vacation area as

there is more than sufficient room to stay on the north side of the ROW centerline should work need to be done on the 6" line in S 318th Street.

5. Water – No comments on Auburn Water. This area is served by Lakehaven Utility District.
6. Sewer – Sewer does not need an easement reserved on the proposed vacation area.
7. Storm – Please retain a public drainage easement over the vacation area due to the presence of roadside ditches.
8. Transportation – No comments.
9. Planning – No comments.
10. Fire – No comments
11. Police – No comments.
12. Streets – No comments.
13. Construction –No comments.
14. Innovation and Technology – No comments

Assessed Value:

ACC 12.48 states "The city council may require as a condition of the ordinance that the city be compensated for the vacated right-of-way in an amount which does not exceed one-half the value of the right-of-way so vacated, except in the event the subject property or portions thereof were acquired at public expense or have been part of a dedicated public right-of-way for 25 years or more, compensation may be required in an amount equal to the full value of the right-of-way being vacated. The city engineer shall estimate the value of the right-of-way to be vacated based on the assessed values of comparable properties in the vicinity. If the value of the right-of-way is determined by the city engineer to be greater than \$2,000.00, the applicant will be required to provide the city with an appraisal by an MAI appraiser approved by the city engineer, at the expense of the applicant. The city reserves the right to have a second appraisal performed at the city's expense."

RCW 35.79.030 states the vacation "shall not become effective until the owners of property abutting upon the street or alley, or part thereof so vacated, shall compensate such city or town in an amount which does not exceed one-half the appraised value of the area so vacated. If the street or alley has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property or portions thereof were acquired at public expense, the city or town may require the owners of the property abutting the street or alley to compensate the city or town in an amount that does not exceed the full appraised value of the area vacated."

The value of the right-of-way was determined to be greater than \$2,000.00 and an appraisal, by an MAI appraiser, of the subject right-of-way was required to be submitted by the applicant. The appraisal was reviewed and found to be acceptable by the City Engineer. The appraisal values the right-of-way in an "as is" condition at \$4,700.00. The right-of-way has been right-of-way for more than 25 years and was acquired through Quit Claim deeded to King County on March 28, 1944 and annexed into the City of Auburn on January 1, 2008.

Recommendation:

Staff recommends that the street vacation be granted subject to the following conditions:

1. A public utility/drainage easement shall be reserved for City of Auburn stormwater facilities along the entire length and width of the vacated ROW.
2. That compensation for the value of the right-of-way be required in the full amount of the appraised value of \$4,700.00 since the right-of-way has been right-of-way for more than 25 years.

Right-of-Way Vacation #V4-14 Vicinity Map

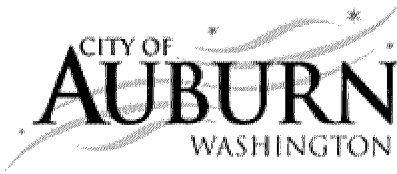


Printed Date: 6/11/2015

Map Created by City of Auburn eGIS

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.





AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5153

Date:

June 29, 2015

Department:

CD & PW

Attachments:

Resolution No. 5153

Exhibit 1

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5153.

Background Summary:

Resolution No. 5153 authorizes an Interlocal Agreement between the City and the Muckleshoot Indian Tribe (MIT) for the Allotment M-2 Subdivision and Casino Premises Utility Isolation. The agreement allows for the exchange of property rights and permissions as follows:

- 1) The City will complete improvements within the MIT Casino property, at City cost, related to isolating the City's water system and turning over ownership and maintenance responsibilities of the water and sewer system within the Casino property to the MIT.
- 2) The MIT will complete improvements to the City's storm drainage system within the Howard Road Corrosion Control Facility property at MIT cost.
- 3) The City will grant approximately 5,165 Square Feet of City owned utility property to MIT from an unused area of the Howard Road Corrosion Control Facility property.
- 4) The MIT will locate their access to their proposed Allotment M2 subdivision and complete the improvements at MIT cost such that access is located further from the intersection of R Street SE and Howard Road improving safety.

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

Snyder

Meeting Date: July 6, 2015

Item Number: RES.D

RESOLUTION NO. 5 1 5 3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF AUBURN AND THE MUCKLESHOOT INDIAN TRIBE FOR THE ALLOTMENT M-TWO SUBDIVISION AND CASINO PREMISES UTILITY ISOLATION

WHEREAS, the City of Auburn and the Muckleshoot Indian tribe (MIT) have worked together to provide utility services for those portions of the Muckleshoot Reservation property located within the City, having heretofore entered into master development agreements and utility easement agreements; and

WHEREAS, MIT desires to develop a certain portion of its property for a residential subdivision and wishes to utilize a portion of City property for access and storm drainage utilities for the MIT Allotment M2 Subdivision; and

WHEREAS, the City of Auburn desires to complete premise isolation improvements at the MIT Casino Property for the protection of the City's potable water system; and

WHEREAS, the City of Auburn and MIT have negotiated terms and conditions of an interlocal agreement with respect to the exchange of property rights and the completion of improvements by both parties to the benefit of both the City and MIT, which terms and conditions are acceptable to both parties.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. That the Mayor is hereby authorized to execute an Interlocal Agreement between the City and the Muckleshoot Indian Tribe for the Allotment M-2

Subdivision and Casino Premises Utility Isolation which agreement shall be in substantial conformity with the agreement attached hereto as Exhibit 1 and incorporated herein by this reference.

Section 2. That the Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 3. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this _____ day of _____, 2015.

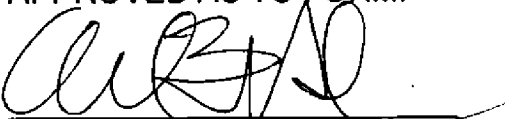
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Exhibit “1”

**CITY OF AUBURN – MUCKLESHOOT INDIAN TRIBE
INTERLOCAL AGREEMENT FOR THE ALLOTMENT M-2 SUBDIVISION AND
CASINO PREMISES UTILITY ISOLATION**

THIS INTERLOCAL AGREEMENT made and entered into, pursuant to the Interlocal Cooperation Act, Chapter 39.34 of the Revised Code of Washington, The Constitution of the Muckleshoot Tribe of Indians, and 25 U.S.C. §81 on the ___ day of _____, 2015, by and between the CITY OF AUBURN, a municipal corporation of the State of Washington (the “City”), and the Muckleshoot Indian Tribe, a sovereign jurisdiction located within the State of Washington (“MIT”), (The “Parties”)

RECITALS:

1. MIT intends to develop a portion of parcel of property which is identified as King County Tax Parcel Number 2021059001, such Real Property as legally described on Exhibit A, located on the northeast corner of R Street SE and Old Howard Road (the “Parcel”) within the boundaries of the MIT reservation boundary and known as the Parcel B Allotment M-2; and specifically, the MIT is developing the southwest corner of the Parcel B Allotment M-2 with a residential plat (known as “Allotment M-2 Subdivision”); and

2. The parties agree that the City shall transfer ownership of a triangular portion of an adjacent parcel of City-owned land which is identified as King County Tax Parcel No. 2021059019 (“Parcel 2021059019”) Real Property as legally described on Exhibit B and the triangular portion (approximately 5,165 square feet) which is necessary for access to be transferred as depicted on Exhibit “C”, to MIT in exchange for MIT constructing for the City a storm drainage infiltration facility and storm line; and

3. The City requires premise isolation on large commercial water systems such as the MIT Casino Facility (“Casino”), which requires constructing two master meters and premise isolation (backflow prevention) systems on Casino Property; and

4. The Parties previously entered into a Water or Sanitary Sewer Service Line Agreement (“Service Line Agreement”) dated May 14, 2004 (Recording No. 20040603002585), attached as Exhibit “D”, for the Casino Property (which is legally described on Exhibit A of the Service Line Agreement), which provided the City with the right to access, inspect, construct, operate, maintain, repair, replace and enlarge water or sanitary sewer lines within Casino Property; and

5. The Parties agree that it is in their mutual interest to grant each other the necessary rights and responsibilities to do all other things agreed to be necessary to implement this Agreement.

CoA-MIT ILA for Allotment M-2 Subdivision and Casino Premises Utility Isolation

6.17.2015

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COA Resolution No. 5153

NOW THEREFORE in consideration of their mutual covenants, conditions and promises, **THE PARTIES HERETO DO HEREBY AGREE** as follows:

The Parties shall consult with each other on a government-to-government basis in order to achieve their mutual goals and implement this Agreement.

A. CITY'S RESPONSIBILITIES

1. Short-plat the northwest portion of the adjacent City-owned parcel (Parcel No. 2021059019), the approximate location and extent of the triangular portion to be short-platted is depicted on Exhibit "C". The City shall record the short plat, then transfer ownership of the newly-created triangular parcel to MIT in exchange for MIT's construction of the storm drainage facilities described in Paragraphs A.4 and B.5 hereinafter.

2. Construct, at no cost to MIT, two (2) premise isolation facilities including master meters, backflow assemblies, piping, and disconnection of existing piping to adjacent parcels north and east of the Casino Property, as the City determines, is necessary to supply the Casino with domestic water and fire flows. The City will provide final design documents of the two (2) premise isolation facilities and a demo plan for disconnection of existing piping to MIT prior to construction. City understands that the revenues for MIT are contingent upon the access and service quality at the Casino. For that reason, City will agree to require their contractors to complete construction activities between the months of June and August, and between the hours of 5 a.m. and 2 p.m. for the work to occur within the Casino Property to provide the least disruptive customer access and water service interruption.. Contractors will be required to use equipment and implement a demo plan that does not interfere with ingress and egress of delivery trucks in the driveway located at the rear of the Casino. Upon completion of construction, the City shall convey all City-owned water system infrastructure behind the master meter vault (i.e., on the Casino side of the vault) to MIT. This shall include the new backflow prevention equipment, piping, hydrants, and other appurtenances. At the same time, the City shall convey all City-owned sewer system infrastructure that is located within the Casino property to MIT.

3. The City represents and warrants that the new premise isolation facilities once installed by or on behalf of the City shall not unreasonably adversely impact the Casino.

4. The City shall allow MIT access to construct a storm water infiltration facility, a storm drain line, and relocate the existing chain-link fence on City property (Parcel 2021059019) just south of the southern MIT property line separating the MIT (Parcel 2021059001) and City properties through a temporary construction and access easement. The system shall intercept storm water drainage located near the northeast corner of the City's property, be linked to a MIT

storm infiltration system by means of a raised berm and connection pipe(s), and shall divert overflow stormwater through a new pipe to an existing City storm line in Howard Road SE. City shall apply for, obtain and pay for any permits required to construct the storm drain system on City property if such permits are required beyond the development permit MIT is obtaining from the City for its Allotment M-2 Subdivision. City shall be entitled to inspect the work within City properties to insure it meets the City's requirements. MIT access to the City's properties shall be restricted to normal working hours on normal business days.

B. MIT RESPONSIBILITIES

1. Grant permits to the City of Auburn and right of entry agreements as necessary to allow the City to construct, operate and maintain two (2) Master Water Meter Assemblies (Master Meter Assemblies) and their associated piping from the Right-of-Way to the Master Meter Assemblies for the Casino on the Casino Property. MIT shall honor the Water or Sanitary Sewer Service Line Agreement, Reference Recording No. 20040603002585 and attached hereto as Exhibit "D", which provides access to the Master Meter Assemblies wherever located or relocated on the Casino Property for as long as the City provides water service to the Casino Property. The approximate location and extent of the Master Meter Assemblies is shown in Exhibit "E". Should MIT determine the need to relocate any part of the Master Meter Assemblies, MIT shall provide the City no less than 90 days' notice and the Parties shall meet to discuss and agree to the optimal new location. Should MIT's construction plan for the Casino Property include building or installing an obstruction or impediment including but not limited to fences, rockeries, or trees within ten (10) feet of the Master Meter Assemblies, the parties shall meet to determine whether relocation of the assemblies is necessary to maintain access to the meters. Any such reasonable relocation costs of the Master Meter Assemblies shall be paid by MIT.

2. MIT shall own and maintain the Casino Property water system infrastructure behind (downstream of) the City Master Meter Assemblies as described herein including required annual testing and reporting to the City for the two backflow assemblies required for premise isolation.

3. MIT shall own and maintain the Casino Property sewer system infrastructure located within the Casino Property.

4. Execute necessary utility access easement documents for the City-owned utilities serving the Allotment M-2 Subdivision by the MIT. The City shall record the approved easements.

5. MIT shall design and construct at its own expense a storm water infiltration facility, drainage line, and relocation of the existing chain-link fence on City property (Parcel

CoA-MIT ILA for Allotment M-2 Subdivision and Casino Premises Utility Isolation

6.17.2015

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2021059019) just to the south of the southern MIT property line separating MIT (Parcel 2021059001) and City properties. The system shall intercept storm water drainage located near the northeast corner of the City's property, be linked to a MIT storm infiltration system by means of a raised berm and connection pipe(s) and shall divert overflow stormwater through a new pipe to an existing City storm line in Howard Road SE. MIT shall access the site and secure it when they or their agents leave the site. MIT shall complete the work and upon completion of all work leave the site in a condition acceptable to the City.

6. Provide the City with an electronic AutoCAD file of the proposed subdivision and access road that references city survey monuments to facilitate plotting the proposed easement and associated setbacks on the existing city water property.

7. MIT shall complete the necessary legal descriptions and drawings in paper, mylar and electronic formats for the City's use in creating the short plat on Tax Parcel 2021059019.

C. INSURANCE

1. Throughout the period of performance of this Agreement for all construction related activities, the Parties or their respective Contractors shall carry and maintain commercial general liability insurance with limits of not less than one million dollars (\$1,000,000.00) per occurrence for bodily injury, including death, and one million dollars (\$1,000,000.00) per occurrence for property damage or, alternatively, one million dollars (\$1,000,000.00) per occurrence combined single limit for bodily injury and property damage combined, and two million dollars (\$2,000,000.00) general aggregate.

2. This insurance shall be in a form and with an insurer acceptable to the City's insurance carrier and shall contain coverage for all premises and operation, broad form property damage, contractual liability (including without limitation that specifically mentioned in the Agreement, and products and contemplated operations insurance. In addition, the insurance for construction work performed by the City or its Contractor shall be in the form acceptable to MIT and consistent with the City's requirements.

3. This insurance shall provide coverage for explosion, collapse, underground excavation, and lateral support.

4. Any policy or policies that provide the insurance required in this Agreement shall name the other Party as an additional insured on a separate endorsement, to the extent of the contractual obligations set forth here. If the Contractor, as the Agent of MIT, provides the required insurance, then such insurance shall name both the MIT and the City as additional insured.

CoA-MIT ILA for Allotment M-2 Subdivision and Casino Premises Utility Isolation

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5. Before the beginning of any construction work required under this Agreement, each Party shall provide the other Party for review and approval, a certificate of insurance reflecting full compliance with the requirements set forth in this Agreement. The certificate shall be kept current and in compliance throughout the construction work until final acceptance by the other Party and for two years thereafter for products and contemplated operations liability, and shall provide for 30 days advance written notice to the City if cancellation or material change adversely affect the interests of the other Party.

6. Throughout the period of performance of the Agreement, MIT shall cover or maintain insurance in compliance with the applicable worker's compensation laws, with respect to all of its respective employees working on or about the facility site, regardless of whether such coverage or insurance is mandatory or merely elective under the law.

7. For the purposes hereof, the period of performance of this Agreement includes and refers to the time during which any party hereto is obligated to perform tasks required herein.

D. INDEMNIFICATION

1. MIT shall indemnify and hold the City and its agents, employees, and/or officers, harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the City arising out of, in connection with, or incident to the execution of this Agreement and/or the MIT's performance or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of the City, its agents, employees, and/or officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the MIT; and provided further, that nothing herein shall require the MIT to hold harmless or defend the City, its agents, employees and/or officers from any claims arising from the sole negligence of the City, its agents, employees, and/or officers. No liability shall attach to the City by reason of entering into this Agreement except as expressly provided herein.

2. The City shall indemnify and hold MIT and its agents, employees, and/or officers, harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against MIT arising out of, in connection with, or incident to the execution of this Agreement and/or the City's performance or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of MIT, its agents, employees, and/or officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the City; and provided further, that nothing herein shall require the City to hold harmless or defend MIT, its agents, employees and/or officers from any claims arising

CoA-MIT ILA for Allotment M-2 Subdivision and Casino Premises Utility Isolation

6.17.2015

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COA Resolution No. 5153

from the sole negligence of MIT, its agents, employees, and/or officers. No liability shall attach to MIT by reason of entering into this Agreement except as expressly provided herein.

E. WAIVER OF SUBROGATION

1. MIT and the City hereby mutually release each other from liability and waive all right of recovery against each other for any loss caused by fire or other perils which can be insured against under fire insurance contracts including any extended coverage endorsements thereto which are customarily available from time to time in the State of Washington, provided, that this paragraph shall be inapplicable to the extent that it would have the effect of invalidating any insurance coverage of MIT or the City.

F. WAIVER OF SOVEREIGN IMMUNITY

1. MIT agrees to a limited waiver of sovereign immunity. MIT does hereby expressly waive its right to sovereign immunity and its right to assert sovereign immunity defense in the courts of the State of Washington for the limited purpose of any legal claim or complaint for the interpretation and/or enforcement of this Agreement, and/or for any complaints or counterclaims for monetary damages or equitable relief for any breach of this Agreement, and/or for the enforcement of any final judgment by any court of the State of Washington regarding such matters.

This limited waiver of immunity is solely for the benefit of the City of Auburn for the purposes stated herein, and the Tribe does not waive its sovereign immunity as to any party other than the City. The Tribe agrees not to invoke sovereign immunity as a defense up to the limits of the insurance policy in connection with the enforcement of the rights of the City.

2. MIT consents to the jurisdiction of the Washington State Superior Court in the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement; the Parties further agree that any such action or proceedings shall be brought in the superior court situated in King County, Washington.

G. COMPLIANCE WITH REGULATIONS AND LAWS

1. The parties shall comply with all applicable rules and regulations pertaining to them in connection with the matters covered herein.

H. ASSIGNMENT

1. The parties shall not assign this Agreement or any interest, obligation or duty therein without the express written consent of the other party.

CoA-MIT ILA for Allotment M-2 Subdivision and Casino Premises Utility Isolation

6.17.2015

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COA Resolution No. 5153

I. ATTORNEYS' FEES

1. If either party shall be required to bring any action to enforce any provision of this Agreement, or shall be required to defend any action brought by the other party with respect to this Agreement, and in the further event that one party shall substantially prevail in such action, the losing party shall, in addition to all other payments required therein, pay all of the prevailing party's reasonable costs in connection with such action, including such sums as the court or courts may adjudge reasonable as attorney's fees in the trial court and in any appellate courts.

J. NOTICES

1. All notices and payments hereunder may be delivered or mailed. If mailed, they shall be sent to the following respective addresses:

To MIT (Notice):
Muckleshoot Indian Tribe
39015 172nd Avenue SE
Auburn, WA 98092
Attn: Office of the Tribal Attorney
Phone: 253-939-3311

To MIT (Payment):
Muckleshoot Indian Tribe
39015 172nd Avenue SE
Auburn, WA 98092
Attn: Finance Department Mgr.
Phone: 253-939-3311

To the City:
City of Auburn
25 West Main
Auburn, WA 98001-4998
Attn: Ingrid Gaub, City Engineer
Phone:(253) 931-3010
FAX (253) 931-3053

or to such other respective addresses as either party hereto may hereafter from time to time designate in writing. All notices and payments mailed by regular post (including first class) shall be

deemed to have been given on the second business day following the date of mailing, if properly mailed and addressed. Notices and payments sent by certified or registered mail shall be deemed to have been given on the day next following the date of mailing, if properly mailed and addressed. For all types of mail, the postmark affixed by the United States Postal Service shall be conclusive evidence of the date of mailing.

K. MISCELLANEOUS

1. All of the covenants, conditions and agreements in this Agreement shall extend to and bind the legal successors and assigns of the parties hereto.

2. The captions in this Agreement are for convenience only and do not in any way limit or amplify the provisions of this Agreement.

3. The duration of this Agreement shall be perpetual.

4. No separate legal entity is created by this Agreement.

5. The funding of the respective obligations of the parties shall be out of the respective general funds/current expenses of the parties, except as otherwise specifically provided.

6. The performances of the duties of the parties provided hereby shall be done in accordance with standard operating procedures and customary practices of the parties.

7. The oversight and administration of the Agreement shall be by the respective named representatives identified in Paragraph J hereof, or their designees.

8. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held to be invalid or unenforceable by a final decision of any court having jurisdiction on the matter, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and shall continue in full force and effect, unless such court determines that such invalidity or unenforceability materially interferes with or defeats the purposes hereof, at which time the City shall have the right to terminate the Agreement.

9. This Agreement constitutes the entire agreement between the parties. There are no terms, obligations, covenants or conditions other than those contained herein. No modifications or amendments of this Agreement shall be valid or effective unless evidenced by an agreement in writing signed by both parties.

10. Copies of this Agreement shall be filed with the King County Recorder's Office; the Secretary of State of the State of Washington; and the respective Clerks of the parties hereto.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

MUCKLESHOOT INDIAN TRIBE

CITY OF AUBURN

By: _____

Nancy Backus, Mayor

Its: _____

Attest: _____

Attest: _____

City Clerk

Approved as to form:

Approved as to form:

Attorney for Muckleshoot Indian Tribe

Auburn City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

ON THIS ____ day of _____, 201__, before me, personally appeared _____ and _____, to me known to be the _____ and _____ of _____, a municipal corporation, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and the seat of said municipal corporation is affixed hereon.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

ON THIS ____ day of _____, 201__, before me, personally appeared _____ and _____, to me known to be the Mayor and City Clerk of the CITY OF AUBURN, a municipal corporation, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION OF MIT REAL PROPERTY

TAX PARCEL 2021059001 (Allotment M-2)

United States Department of the Interior
Bureau of Indian Affairs
Title Status Report

Report Certification Time and Date: 08/04/2014 11:51:13 AM
Requestor: MHENSEL Date/Time: 08/04/2014 15:38:46

Land Legal Description							
Land Area	Land Area Name	Tract Number	LYRO	Region	Agency	Resources	
109	MUCKLESHOOT	2	PORTLAND, OR	NORTHWEST	PUGET SOUND	Both	
				REGIONAL OFFICE	AGENCY		
Section	Township	Range	State	County	Meridian	Legal Description	Acres
20	021.00N	005.00E	WASHINGTON	KING	Willamette		76.840
METES AND BOUNDS: GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 AND THE NEW SW1/4 OF SECTION 20, T.21N., R.5E., WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, EXCEPT THE WEST 30.00 FEET OF SAID GOVERNMENT LOTS 1 AND 2, CONTAINING, AFTER SAID EXCEPTION, 76.84 ACRES, MORE OR LESS.							
TOTAL TRACT ACRES:							76.840

Title Status

Tract 109 2 is held by the United States of America in trust for the land owner(s) with trust interests and/or by the land owner(s) with restricted interests and/or fee simple interests, as listed in Appendix "A" attached to and incorporated in this Title Status Report.

The title to Tract 109 2 is current, complete, correct, and without defect. Ownership is in unity and interests are owned in the following title status: trust, fee, restricted.

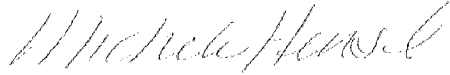
The tract ownership is encumbered by the title documents as listed on Appendix "B" attached to and incorporated in this Title Status Report.

The following notes apply to this land title:

Fee (Other) THIS REPORT DOES NOT CERTIFY THE OWNERSHIP OF FEE SIMPLE OWNER INTERESTS AND MAKES NO CLAIM OR REPRESENTATION CONCERNING CURRENT OWNERSHIP OF SAID INTERESTS.

This report does not cover encroachments nor any other rights that might be disclosed by a physical inspection of the premises, nor questions of location or boundary that an accurate survey may disclose. This Report also does not cover encumbrances, including but not limited to irrigation charges, unpaid claims, not filed or recorded in this Land Titles and Records Office. This report does not state the current ownership of the interests owned in fee simple but states the ownership at the time the interest ceased to be held in trust or restricted ownership status.

This Title Status Report is a true and correct report of the status of title to the real estate described herein according to the official land records recorded and maintained in this office.



Manager

CoA-MIT ILA for Allotment M-2 Subdivision and Casino Premises Utility Isolation
6.17.2015
Page 12 of 23
COA Resolution No. 5153

United States Department of the Interior
Bureau of Indian Affairs
Title Status Report

Report Certification Time and Date: 01/21/2015 09:19:58 AM
Requestor: MHENSEL Date/Time: 02/18/2015 10:30:43

Land Legal Description

<u>Land Area</u>	<u>Land Area Name</u>	<u>Tract Number</u>	<u>LTRO</u>	<u>Region</u>	<u>Agency</u>	<u>Resources</u>
109	MUCKLESHOOT	2 -A	PORTLAND, OR	NORTHWEST	PUGET SOUND	Both
				REGIONAL OFFICE	AGENCY	

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>State</u>	<u>County</u>	<u>Meridian</u>	<u>Legal Description</u>	<u>Acres</u>
20	021.00N	005.00E	WASHINGTON	KING	Willamette		.910

METES AND BOUNDS: THE WEST 30.00 FEET OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 20, T. 21 N., R. 5 E., WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, CONTAINING 0.91 ACRES, MORE OR LESS.

TOTAL TRACT ACRES: .910

Title Status

Tract 109 2 -A is held by the United States of America in trust for the land owner(s) with trust interests and/or by the land owner(s) with restricted interests and/or fee simple interests, as listed in Appendix "A" attached to and incorporated in this Title Status Report.

The title to Tract 109 2 -A is current, complete, correct, and without defect. Ownership is in unity and interests are owned in the following title status: trust, restricted.

The tract ownership is encumbered by the title documents as listed on Appendix "B" attached to and incorporated in this Title Status Report.

No Tract Notes or Coded Remarks for this tract.

This report does not cover encroachments nor any other rights that might be disclosed by a physical inspection of the premises, nor questions of location or boundary that an accurate survey may disclose. This Report also does not cover encumbrances, including but not limited to irrigation charges, unpaid claims, not filed or recorded in this Land Titles and Records Office. This report does not state the current ownership of the interests owned in fee simple but states the ownership at the time the interest ceased to be held in trust or restricted ownership status.

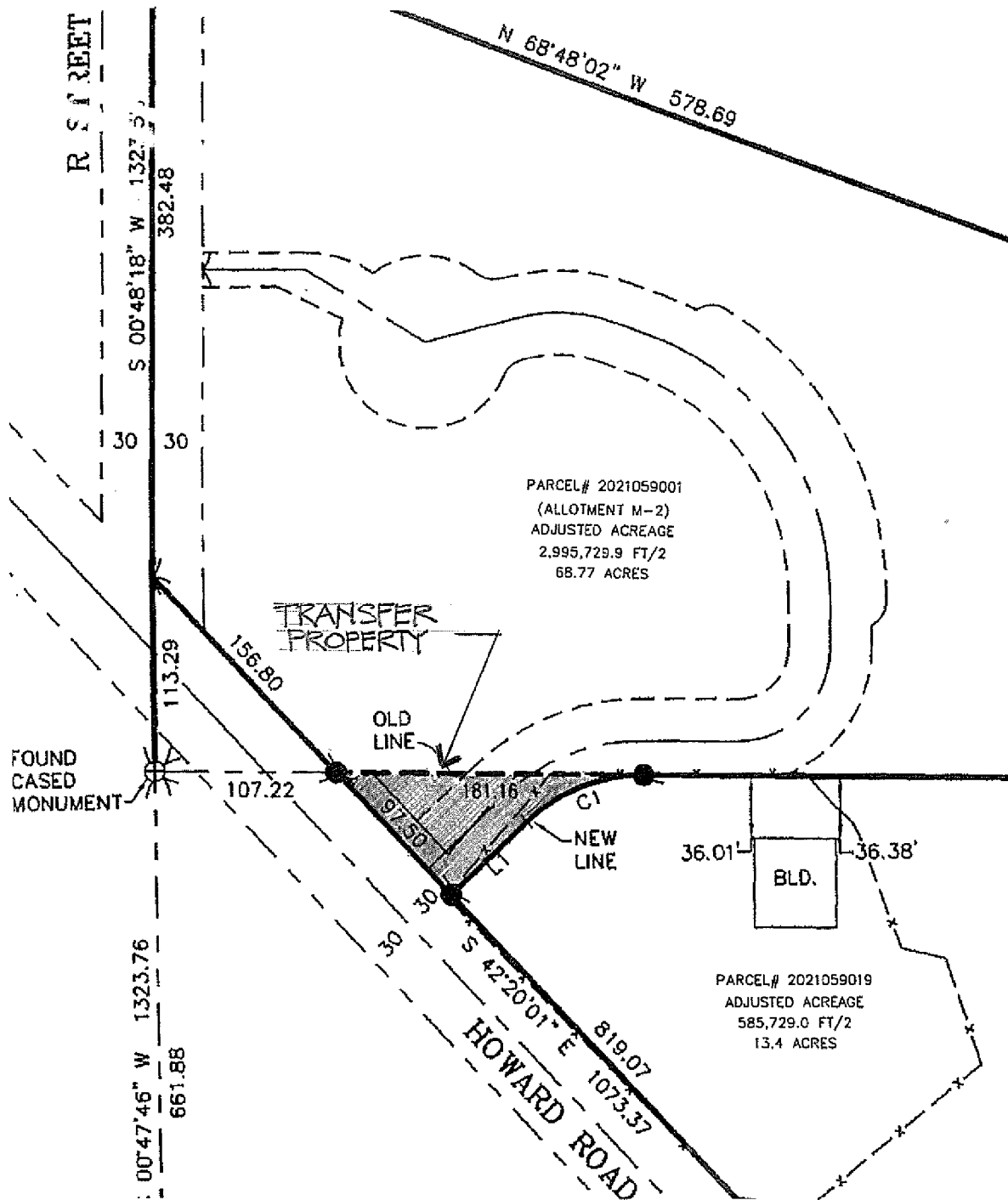
This Title Status Report is a true and correct report of the status of title to the real estate described herein according to the official land records recorded and maintained in this office.

EXHIBIT B
LEGAL DESCRIPTION OF CITY OF AUBURN REAL PROPERTY

TAX PARCEL 2021059019

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 5 EAST, LYING AND SITTING ON THE NORTHEASTERLY SIDE OF THAT PORTION OF AUBURN-ENUMCLAW ROAD RUNNING IN A NORTHWESTERLY AND SOUTHEASTERLY DIRECT THROUGH THE SAME, RECORDS OF KING COUNTY, WASHINGTON.

EXHIBIT C **DEPICTION OF PROPERTY TRANSFER**



CoA-MIT ILA for Allotment M-2 Subdivision and Casino Premises Utility Isolation
6.17.2015
Page 15 of 23
COA Resolution No. 5153

EXHIBIT D



RETURN ADDRESS
City of Auburn
ATTN
25 West Main Street
Auburn, WA 98001-4998

WATER OR SANITARY SEWER SERVICE LINE AGREEMENT

REFERENCE #

GRANTOR THE MUCKLESHOOT INDIAN TRIBE
GRANTEE: CITY OF AUBURN
SHORT LEGAL SE 1/4 Sec 20, Twp. 21 N, Rg 5E, W.M
ASSESSOR'S PROPERTY
TAX PARCELS 202105-9044, 202105-9045 AND 202105-9059

7/25 PNWT
W 8073-12

For and in consideration of One Dollar (\$1 00) and other valuable consideration, the receipt of which is hereby acknowledged, THE MUCKLESHOOT INDIAN TRIBE ("Grantor" herein), hereby grants and conveys to the CITY OF AUBURN, a Washington municipality ("Grantee" herein), for the purposes hereinafter set forth a water or sanitary sewer line right-of-way over, across and under the following described real property (the "Property" herein) in KING COUNTY, Washington

Exhibit "A" attached hereto and by this reference made a part hereof

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (the "Right-of-Way" herein) described as follows

A Right-of-Way fifteen (15) feet in width having seven and one-half (7 1/2) feet of such width on each side of a centerline described as follows

The Centerline of Grantee's facilities as constructed or to be constructed extended or relocated, lying within the above described Property as more particularly depicted on the document marked as Exhibit "B" attached hereto and by this reference made a part hereof

1 **Purpose.** Grantee shall have the right to access, inspect, construct, operate, maintain, repair, replace and enlarge one or more water distribution lines or sanitary sewer lines over

SERVICE LINE AGREEMENT

Page 1

and/or under the Right-of-Way together with all necessary or convenient appurtenances thereto, which may include but are not limited to the following

For water distribution lines Backflow assemblies, water mains, hydrants, meters and meter boxes, blowoff assemblies and appurtenances

For sanitary sewers manholes, cleanouts and sewer mains

Following the initial construction of its facilities, Grantee may from time to time construct such additional lines and other facilities as it may require Grantee shall have the right to place any type of driving surface within said Right-of-Way not inconsistent with Grantor's use of the Property

Grantor additionally grants to Grantee the use of such additional area immediately adjacent to the Right-of-Way area as shall be required for the construction, reconstruction, maintenance and operation of said water or sewer facilities The use of such additional area shall be held to a reasonable minimum and in the case of any damage or disruption of the premises, the Grantee shall return the Property to a condition as reasonably comparable to its condition as it existed immediately before entry and/or work was made thereon by the Grantee or its agents

2 Access. Grantee shall have the right of access to the Right-of-Way over and across the Property to enable Grantee to exercise its rights hereunder, provided, that Grantee shall compensate Grantor for any damage to the Property caused by the exercise of the rights granted herein Grantor shall not in any way block, restrict or impede access and egress to or from said Right-of-Way, and/or in any way block, restrict or impede full use of the real property within the above-described Right-of-Way by the Grantee for the above-described purposes

3 Grantor's Use of Right-of-Way. Grantor reserves the right to use the Right-of-Way for any purpose not inconsistent with the rights herein granted, provided, that Grantor shall not take actions that may adversely affect the integrity of the water facilities located within the Right-of-Way, such as excavation or filling, without first notifying Grantee of the proposed activity Grantee shall have the right to inspect any activities of Grantor that may adversely affect the water facilities, and take appropriate action to protect the water facilities

4 Indemnity. By accepting and recording this service line agreement, Grantee agrees to indemnify and hold harmless Grantor from any and all claims for injuries and/or damages suffered by any person, which may be caused by the Grantee's exercise of the rights herein granted, provided, that Grantee shall not be responsible to Grantor for any injuries and/or damages to any person caused by acts or omission of Grantor

5. Abandonment or Termination. The rights herein granted shall continue until such time as Grantee ceases to use the Right-of-Way In the event that Grantor desires to terminate this service line agreement, the Grantor shall provide Grantee with funds sufficient to install any necessary backflow preventor or preventors on Grantee's waterlines located outside the subject property that connect to the subject property

EXHIBIT "A"

Attached hereto and made a part hereof
Electric Service Line Agreement dated MAY 14, 2004

LEGAL DESCRIPTION PARCEL 1-REC. NO. 9308182077

That portion of the W½SE¼ of Section 20, Township 21 North, Range 5 East, W.M., in King County, Washington, being more particularly described as follows: Commencing at the south quarter corner of said Section 20; thence North 00 degrees 00 minutes 04 seconds East along the north-south centerline of said Section 1073.05 feet to a point on the north margin of Primary State Highway No. 5, according to the plan on file in the Office of the State Highway Department, approved June 17, 1941; thence South 89 degrees 34 minutes 32 seconds East along said margin 24.06 feet to the point of beginning; thence continuing South 89 degrees 34 minutes 32 seconds East along said margin 38.97 feet to the beginning of a curve, concave to the northeast having a radius of 5580.00 feet; thence along the arc of said curve and margin, passing through a central angle of 10 degrees 23 minutes 18 seconds, a distance of 1029.85 feet, more or less, to the southwest corner of that certain parcel of land conveyed to Bush, Road and Hitchings, P.S. Inc. by deed recorded under King County recording No. 6598081; thence North 28 degrees 52 minutes 41 seconds East along the westerly line of said parcel 161.09 feet (161.04 feet per deed) to the northwest corner thereof; thence South 79 degrees 50 minutes 21 seconds East (South 79 degrees 47 minutes 09 seconds East per deed) along the north line of said parcel, 175 feet to a point on the west margin of Dogwood Street southeast as established by deed recorded under King County recording No. 5110135; thence along said margin North 00 degrees 27 minutes 58 seconds East 39.46 feet to the southeast corner of that certain parcel of land conveyed to the Southland Corporation by deed recorded under King County recording No. 6534476; thence North 81 degrees 27 minutes 51 seconds West (North 80 degrees 48 minutes 37 seconds West per deed) along the south line of said parcel 120 feet, more or less, to the southwest corner thereof; thence North 00 degrees 27 minutes 58 seconds East (parallel to the west margin of Dogwood Street per deed) along the west line of said parcel 82.30 feet to the northwest corner thereof; said corner also being a point on the south line of that certain tract of land conveyed to Robert E. Dowd and Margaret H. Dowd, husband and wife, herein after called the Dowd tract, by deed recorded under King County recording No. 5379902, said corner also being a point on a curve, said curve being concentric with and 330 feet northerly of the centerline of said Primary State Highway No. 5, the center of said curve bears North 09 degrees 11 minutes 21 seconds East 5400.00 feet distant; thence in a northwesterly direction along the arc of said curve and the south line of said Dowd tract, passing through a central angle of 01 degree 57 minutes 02 seconds a distance of 183.83 feet, more or less to the southwest corner of said Dowd tract; thence North 00 degrees 27 minutes 58 seconds East (due north per deed) 173.32 feet, more or less along the west line of said Dowd tract to the northwest corner thereof; thence South 89 degrees 32 minutes 02 seconds East (due East per deed) 180 feet, more or less, along the north line of said Dowd tract to a point 120 feet west of the west margin of Dogwood Street southeast as established by deed recorded under King County recording No. 5110135; thence leaving said Dowd tract and running North 00 degrees 27 minutes 58 seconds east (parallel to the east line of said subdivision per deeds of record) 217.96 feet; thence South 89 degrees 32 minutes 02 seconds East (due east per deeds of record) 120 feet to a point on the west margin of Dogwood Street southeast as established by deed recorded under recording No. 5110134; thence along said margin North 00 degrees 27 minutes 58 seconds East 388.31 feet, more or less, to the north line of that certain parcel of land conveyed to Commonwealth Investors Group by deed recorded under King County recording No. 6283468; thence North 89 degrees 32 minutes 02 seconds West (North 89 degrees 31 minutes 21 seconds West per deed) along the north line of said Commonwealth Investors Group parcel 1271.57 feet; thence South 00 degrees 29 minutes 50 seconds West 637.31 feet; thence South 01 degree 12 minutes 52 seconds West 231.28 feet to the point of beginning; except that portion thereof conveyed to the United States of America in trust for the

A-1

Muckleshoot Indian Tribe by deed recorded under King County recording No. 8403080814; except that portion thereof, if any, lying north of the south line of Skycrest Terrace Division No. 2, according to the plat thereof recorded in Volume 101 of Plate, Page 55, records of King County, Washington; and except that portion thereof, if any, lying north of the south line of Greentree, a Condominium, according to the map and plans thereof recorded in Volume 22 of Condominiums, Pages 78 through 81, records of King County, Washington, containing after said exceptions, 23.5 acres, more or less. Situate in the County of King, State of Washington

Title to the land herein described shall be subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipelines and any other rights of way of record.

LEGAL DESCRIPTION PARCEL 2-REC. NO. 8403080814

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE CENTERLINE OF STATE HIGHWAY NO. 164; THENCE SOUTH 68° 31' 40" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 45.63 FEET TO A POINT OF CURVATURE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 20° 28' 20" EAST, A DISTANCE OF 5730.00 FEET; THENCE ALONG SAID CENTERLINE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5730.00 FEET, THROUGH A CENTRAL ANGLE OF 04° 51' 45", AN ARC DISTANCE OF 488.29 FEET, thence NORTH 13° 44' 33" EAST, A DISTANCE OF 160.09 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 13° 44' 33" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 76° 15' 27" EAST, A DISTANCE OF 373.37 FEET, THENCE SOUTH 13° 44' 33" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 76° 15' 27" WEST, A DISTANCE OF 373.37 FEET TO THE TRUE POINT OF BEGINNING.

RETYPE FOR FORM IN COMPLIANCE WITH KING COUNTY RECORDING REQUIREMENTS

A-2

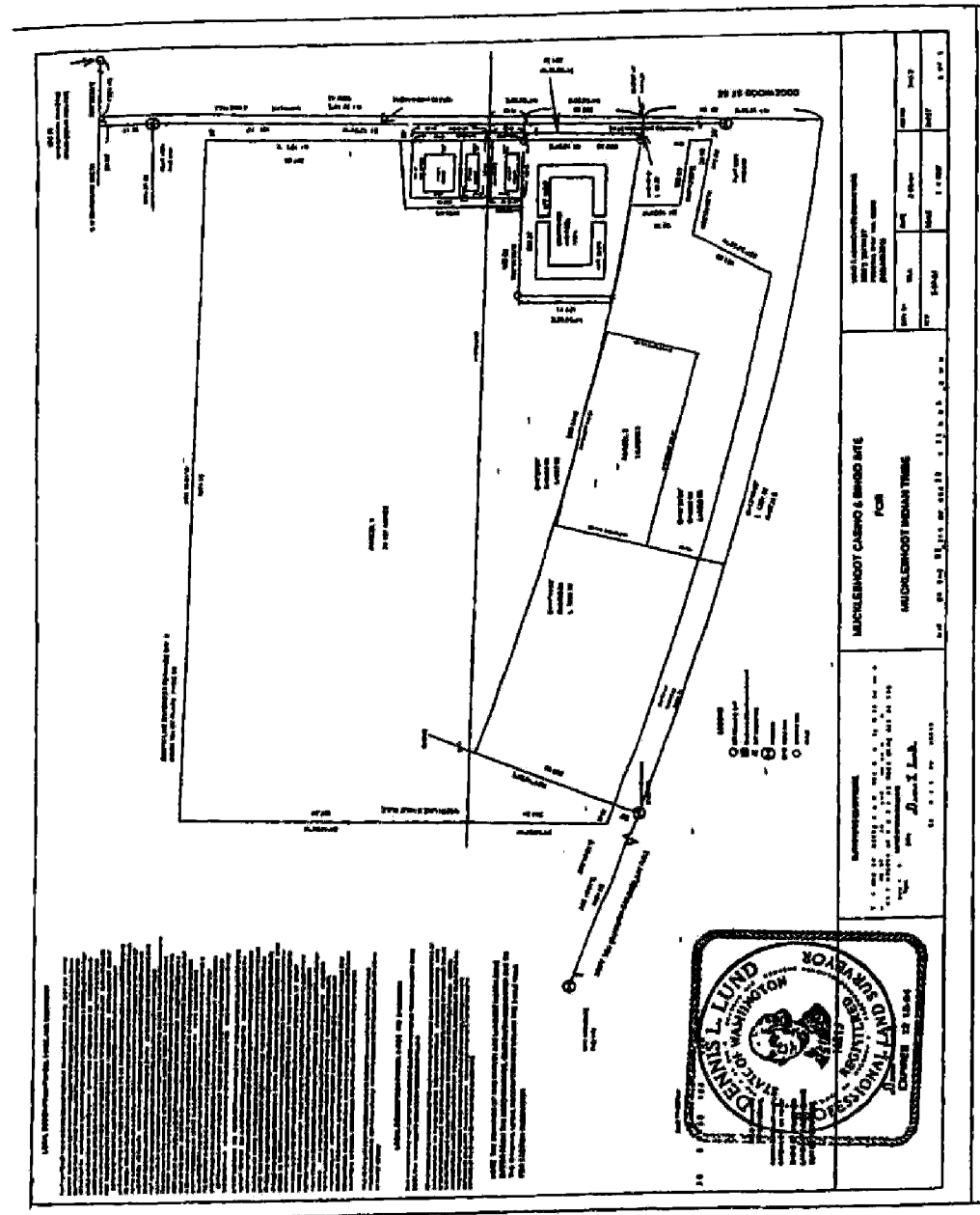


EXHIBIT B

LEGAL DESCRIPTION PARCEL 1-REC. NO. 8308182077

THAT PORTION OF THE W1/2 OF THE SE1/4 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 20; THENCE N0°00'04"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1073.05 FEET TO A POINT ON THE NORTH MARGIN OF PRIMARY STATE HIGHWAY NO. 8, ACCORDING TO THE PLAN ON FILE IN THE OFFICE OF THE STATE HIGHWAY DEPARTMENT, APPROVED JUNE 17, 1941; THENCE S89°34'32"E ALONG SAID MARGIN 24.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°34'32"E ALONG SAID MARGIN 38.97 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 8880.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND MARGIN, PASSING THROUGH A CENTRAL ANGLE OF 10°23'18", A DISTANCE OF 1028.86 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BUSH, ROED AND HITCHINGS, P.S. INC. BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 8848081; THENCE N26°32'41"E ALONG THE WESTERLY LINE OF SAID PARCEL 101.59 FEET (181.64 FEET PER DEED) TO THE NORTHWEST CORNER THEREOF; THENCE S79°07'21"E (S79°47'06"E PER DEED) ALONG THE NORTH LINE OF SAID PARCEL, 775 FEET TO A POINT ON THE WEST MARGIN OF DOGWOOD STREET SOUTHEAST AS ESTABLISHED BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5110136; THENCE ALONG SAID MARGIN N0°27'58"E 38.48 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SOUTHLAND CORPORATION BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 8284476; THENCE N81°27'51"W (N80°48'52"W PER DEED) ALONG THE SOUTH LINE OF SAID PARCEL 120 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF; THENCE N0°27'58"E (PARALLEL TO THE WEST MARGIN OF DOGWOOD STREET PER DEED) ALONG THE WEST LINE OF SAID PARCEL 82.38 FEET TO THE NORTHWEST CORNER THEREOF; SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERT E. DOWD AND MARGARET H. DOWD, HUSBAND AND WIFE, HEREINAFTER CALLED THE DOWD TRACT, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5378862. SAID CORNER ALSO BEING A POINT ON A CURVE, SAID CURVE BEING CONCENTRIC WITH AND 300 FEET NORTHERLY OF THE CENTERLINE OF SAID PRIMARY STATE HIGHWAY NO. 8, THE CENTER OF SAID CURVE BEARS N09°11'21"E 5400.00 FEET DISTANT; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID DOWD TRACT, PASSING THROUGH A CENTRAL ANGLE OF 1°57'02" A DISTANCE OF 183.18 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID DOWD TRACT; THENCE N0°27'58"E (DUE NORTH PER DEED) 573.32 FEET, MORE OR LESS ALONG THE WEST LINE OF SAID DOWD TRACT TO THE NORTHWEST CORNER THEREOF; THENCE S89°35'58"E (DUE EAST PER DEED) 140 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID DOWD TRACT TO A POINT 120 FEET WEST OF THE WEST MARGIN OF DOGWOOD STREET SOUTHEAST AS ESTABLISHED BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5110136; THENCE LEAVING SAID DOWD TRACT AND RUNNING N0°27'58"E (PARALLEL TO THE EAST LINE OF SAID SUBDIVISION PER DEEDS OF RECORD) 211.85 FEET; THENCE S89°35'58"E (DUE EAST PER DEEDS OF RECORD) 120 FEET TO A POINT ON THE WEST MARGIN OF DOGWOOD STREET SOUTHEAST AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NO. 5110134; THENCE ALONG SAID MARGIN N0°27'58"E 388.31 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO COMMONWEALTH INVESTORS GROUP BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 8285488; THENCE N89°33'03"W (N89°37'21"W PER DEED) ALONG THE NORTH LINE OF SAID COMMONWEALTH INVESTORS GROUP PARCEL 1371.57 FEET; THENCE S0°28'50"W 837.21 FEET; THENCE S1°12'23"W 281.58 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO THE UNITED STATES OF AMERICA IN TRUST FOR THE NUCKLESHOOT INDIAN TRIBE BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 840308814; EXCEPT THAT PORTION THEREOF, IF ANY, LYING NORTH OF THE SOUTH LINE OF SKYCREST TERRACE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 101 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON; AND EXCEPT THAT PORTION THEREOF, IF ANY, LYING NORTH OF THE SOUTH LINE OF GREENTREE, A CONDOMINIUM, ACCORDING TO THE MAP AND PLANS THEREOF RECORDED IN VOLUME 22 OF CONDOMINIUMS, PAGES 78 THROUGH 81, RECORDS OF KING COUNTY, WASHINGTON, CONTAINING AFTER SAID EXCEPTIONS, 23.5 ACRES, MORE OR LESS, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

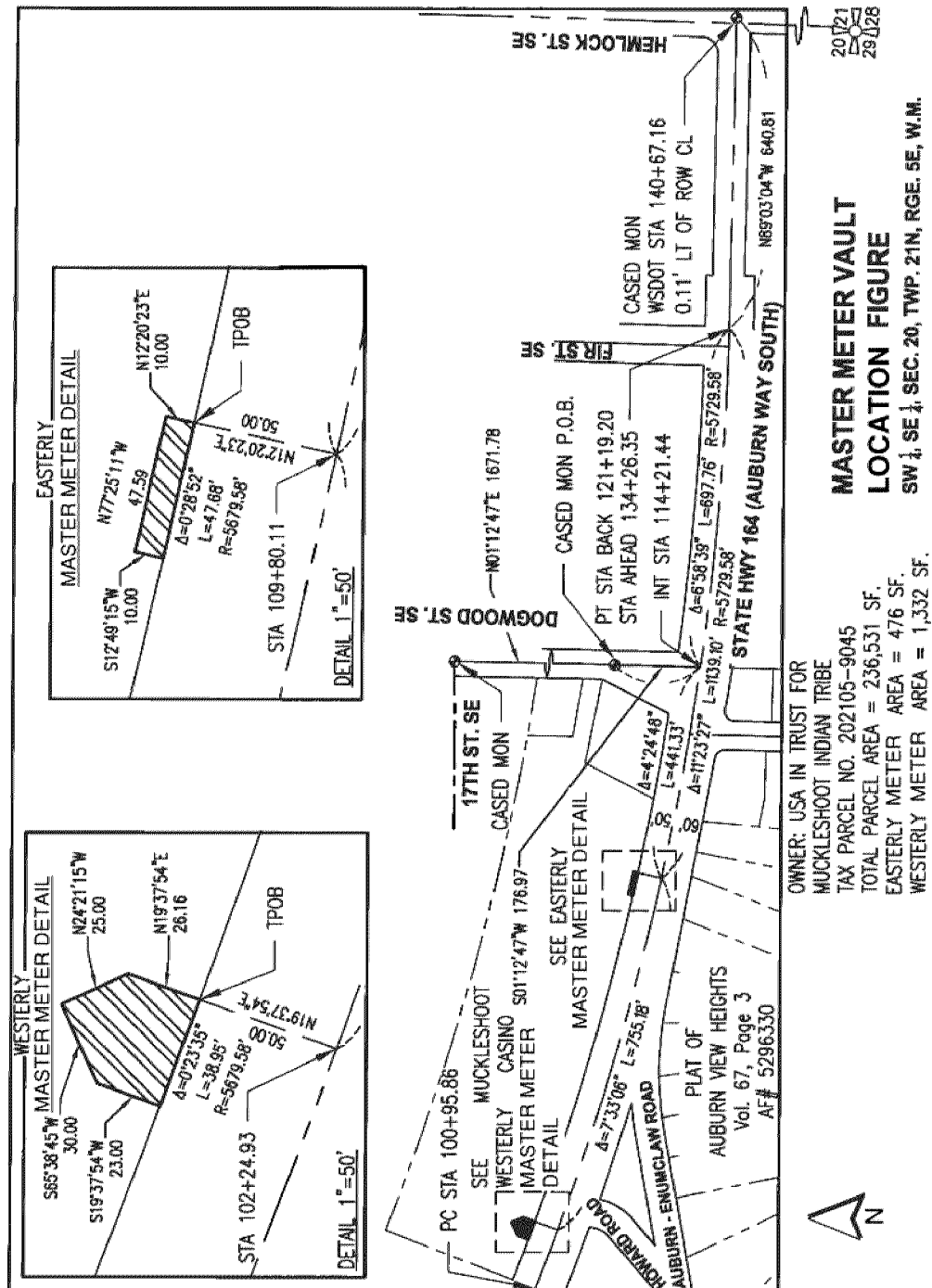
TITLE TO THE LAND HEREIN DESCRIBED SHALL BE SUBJECT TO ANY EXISTING EASEMENTS FOR PUBLIC ROADS AND HIGHWAYS, FOR PUBLIC UTILITIES, AND FOR RAILROADS AND PIPELINES AND ANY OTHER RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION PARCEL 2-REC. NO. 8403080814

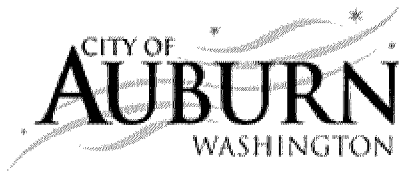
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE CENTERLINE OF STATE HIGHWAY NO. 164; THENCE S89°31'40"E, ALONG SAID CENTERLINE A DISTANCE OF 48.53 FEET TO A POINT "IF CURVATURE TO THE LEFT, THE CENTER OF WHICH BEARS N26°28'28"E, A DISTANCE OF 5730.00 FEET; THENCE ALONG SAID CENTERLINE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5730.00 FEET THROUGH A CENTRAL ANGLE OF 4°11'48" AN ARC DISTANCE OF 486.28 FEET; THENCE N13°44'13"E, A DISTANCE OF 199.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N13°44'33"E A DISTANCE OF 176.00 FEET; THENCE S79°15'32"E A DISTANCE OF 378.37 FEET; THENCE S13°44'37"W A DISTANCE OF 176.00 FEET; THENCE N78°18'27"W A DISTANCE OF 378.37 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT E **LOCATION AND EXTENT OF MASTER METER ASSEMBLIES**



CoA-MIT ILA for Allotment M-2 Subdivision and Casino Premises Utility Isolation
 6.17.2015
 Page 23 of 23
 COA Resolution No. 5153



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5155

Date:

June 30, 2015

Department:

Community Development & Public Works

Attachments:

Resolution No. 5155

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5155 authorizing the city to expend funds to abate vegetation and to remove unpermitted barbed wire at 1411 32nd Pl. NE

Background Summary:

On May 6, 2015 Code Enforcement received a complaint regarding tall grass at the subject site. Code Enforcement staff opened a case (reference # VIO15-0268), visited the property, and confirmed that the vegetation on the property did not comply with Chapter 8.20 of Auburn City Code. Code Enforcement attempted to make contact with the property owner by knocking on the door and discussing the violation. The owner responded from inside the home but would not discuss the situation. On May 10, 2015 Code Enforcement issued a "soft notice to comply" which provided 24 hours to maintain the vegetation. On May 12, 2015 Code Enforcement visited the property and observed that the vegetation had not been trimmed or removed. As a result, a formal "Notice to Correct" was issued that provided a compliance deadline of May 22, 2015. On May 23, 2015 Code Enforcement staff visited the property and determined that the property remained in a state of non-compliance. Pursuant to ACC 8.12.020 and ACC 8.20.010 vegetation must be controlled and maintained.

On June 16, 2015 Code Enforcement received several complaints that the owner had installed razor wire on top of his fence and around the perimeter of the property. A case was opened (reference # VIO15-0353), a site visit was conducted, and it was confirmed that razor wire had been installed which is inconsistent with ACC 18.31.020 as well as falling under the definition of a public nuisance as defined in ACC 8.12.060. On June 16, 2015 Code Enforcement, accompanied by Auburn Police, personally issued a "Notice to Correct" to the property owner which provided until June 19, 2015 to remove the razor wire. The property owner indicated that he had no intention of removing the razor wire and would not accept the Notice to Correct.

While on site on June 16, 2015, Code Enforcement observed that a smell was emanating from the interior of the home that was similar to human waste. This is likely due to the lack of potable water service and sanitary sewer service which are being addressed under a separate code enforcement case (reference # VIO15-0285).

On June 23, 2015 Code Enforcement staff issued formal "Notice of Infractions" for both the vegetation and barbed wire violations. Notice of Infractions function similar to a ticket and are now proceeding through the court system. In the meantime, Code Enforcement staff is seeking abatement authorization to remedy the vegetation and barbed wire violations. If approved by City Council, any costs incurred through these actions will be lien against the title of the property.

Reviewed by Council Committees:

Other: Legal, Planning

Councilmember:

Staff: Snyder

Meeting Date: July 6, 2015

Item Number: RES.E

RESOLUTION NO. 5 1 5 5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF AUBURN, WASHINGTON, AUTHORIZING THE
CITY TO EXPEND FUNDS TO ABATE VEGETATION
AND TO REMOVE UNPERMITTED BARBED WIRE AT
1141 32nd PLACE NE IN THE CITY OF AUBURN

WHEREAS, Article XI, section 11 of the Washington State Constitution, Sections 35.22.280, and 35.21.310 of the Revised Code of Washington (RCW) authorize cities to abate nuisances within their city limits; and

WHEREAS, Title 8 of the Auburn City Code (ACC) provides a mechanism for the City to abate nuisances and to enforce laws regulating the presence of junk, litter, debris and overgrown weeds on property; and

WHEREAS, ACC Chapter 8.12 empowers the City to take corrective action when efforts to have a property owner cure nuisances on the person's property has been unsuccessful; and

WHEREAS, the vegetation at 1141 32nd Place NE, within the City of Auburn, constitutes a nuisance under ACC Sections 8.12.020 and ACC 8.20.010, and the barbed wire is not allowed under Paragraph F of ACC Section 18.31.020, and is classified as an attractive nuisance under ACC Section 8.12.060; and

WHEREAS, the City's Code Enforcement staff have communicated with and given a corrective notice to the owner of the property at 1141 32nd Pl. NE, Auburn, WA, which efforts have been unsuccessful and inadequate to prompt the owners to maintain vegetation and to remove barbed wire from the property; and

WHEREAS, because overgrown grass and weeds, and the barbed wire present a danger to public health, safety and welfare it is appropriate that the City

take appropriate steps to abate these nuisance conditions on said properties and to take all steps provided in code to recover the City's costs of such corrective action.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. Findings of Nuisance. That the City Council makes the following findings:

- a) The property at 1141 32nd Pl. NE, Auburn, WA, continues to have unmaintained vegetation and the presence of barbed wire around the perimeter of a majority of the property.
- b) The condition of the Property may reasonably be expected to attract young children and poses a danger to such children.
- c) The conditions of this property constitutes a nuisance that warrant abatement under ACC Sections 8.12 and 8.20.
- d) The condition of the property is detrimental to health, safety and welfare of the public and necessitates corrective action to preserve the public health, safety and welfare.
- e) The City has provided persons or entities with an interest in this property with notice of the violations, the nuisance conditions, and necessary remedial action, and they have failed to take corrective action.

Section 2. Authorization for Abatement and Cost Recovery. That if the nuisance conditions herein described are not fully corrected within three days of receipt of written notice of abatement of these nuisance conditions to the

person(s) or entity owning, occupying or controlling each premises, the Mayor or designee is authorized to utilize City resources to correct and abate the nuisance conditions at any said property, to record all costs of abatement, and to take all legal steps to recover these costs from the person(s) or entity owning or controlling the property(ies).

Section 3. Continuing Abatement Authorization. That after the Mayor or designee has exercised the authority granted in Section 2, the Mayor or designee finds that any of the above findings describe the condition of one of the properties, the Mayor or designee is authorized to again give notice of abatement to the person(s) or entity owning, occupying or controlling such premises and, if no corrective action is taken within three days of the date of receipt of the notice, to again utilize City resources to correct and abate the nuisance conditions at said property and take all legal steps to recover the costs from the person(s) or entity owning or controlling the premises.

Section 4. Administrative Procedures. That the Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 5. Effective Date. This Resolution shall take effect and be in full force upon passage and signatures.

Dated and Signed this _____ day of _____, 2015.

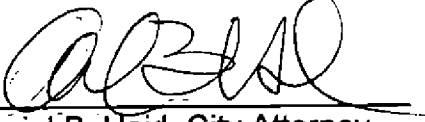
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:


Daniel B. Heid, City Attorney