

**City Council Meeting
May 18, 2015 - 7:00 PM
Auburn City Hall
AGENDA**

Watch the meeting LIVE!

Watch the meeting video

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

I. CALL TO ORDER

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

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Committee to End Homelessness Presentation
Mark Putnam, Director of Committee to End Homelessness
Ellie Wilson-Jones, Policy Analyst, Sound Cities Association
- B. National Public Works Week Proclamation
Mayor Nancy Backus to proclaim May 17-23, 2015 as "National Public Works Week" in the City of Auburn.

III. APPOINTMENTS

IV. AGENDA MODIFICATIONS

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

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

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 May 4, 2015 City Council Meeting***

B. **Claims Vouchers (Coleman)**

Claims voucher numbers 433479 through 433680 in the amount of \$4,063,152.76 and 3 wire transfers in the amount of \$30,626.47 and dated May 18, 2015.

C. **Payroll Vouchers (Coleman)**

City Council approve payroll vouchers 535538 through 535574 in the amount of \$913,506.75 and electronic deposits in the amount of \$1,319,003.91 for a grand total of \$2,232,510.65 for the period covering April 30, 2015 to May 13, 2015.

D. **Public Works Project No. CP1323* (Snyder)**

City Council approve Final Pay estimate No. 8 on Contract No. 14-11, to Rodarte Construction in the amount of \$19,544.38 for Project No. CP1323, 2014 Local Street Pavement Reconstruction Project

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

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. ORDINANCES

A. **Ordinance No. 6560 (Second Reading)* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, amending sections 18.04.031, 18.04.125, 18.04.249, 18.04.390, 18.04.440, 18.04.660, 18.04.835, 18.04.891, 18.07.020, and 18.31.130 of the Auburn City Code relating to Communal Residences

(Ordinance No. 6560 was tabled at the May 4, 2015 City Council meeting until the meeting of May 18, 2015.)

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6560.)

B. **Ordinance No. 6557 (First Reading)* (Faber)**

An Ordinance of the City Council of the City of Auburn, Washington, creating a new Chapter 2.23 to the City Code entitled Special Event Permits, and amending Section 8.28.010 of the City Code relating to Special Event permits

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6557.)

C. **Ordinance No. 6561 (First Reading)* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, amending Exhibit "B" to Ordinance No. 6049 relating to the Financial Plan Element of the Community Renewal Plan for Downtown Auburn

(RECOMMENDED ACTION: City Council suspend the rules and adopt Ordinance No. 6561 on first reading.)

XI. RESOLUTIONS

A. **Resolution No. 5137* (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, revoking the Auburn Junction Design Guidelines

(RECOMMENDED ACTION: City Council adopt Resolution No. 5137.)

B. **Resolution No. 5150* (Roscoe)**

A Resolution of the City Council of the City of Auburn, Washington, regarding sponsoring the Valley Communications Center request to join the Association of Washington Cities Employee Benefit Trust

(RECOMMENDED ACTION: City Council adopt Resolution No. 5150.)

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.

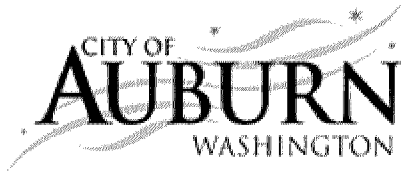
A. **From the Council**

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:

Minutes of the May 4, 2015 City Council Meeting

Date:

May 11, 2015

Department:

Administration

Attachments:

Minutes

Budget Impact:

\$0

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

Meeting Date: May 18, 2015

Item Number: CA.A



**City Council Meeting
May 4, 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 at 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 Holman, Rich Wagner, Bill Peloza, Wayne Osborne, Claude DaCorsi and Yolanda Trout. Councilmember Largo Wales was excused.

Department Directors and staff members present included: Community Development and Public Works Director Kevin Snyder, City Attorney Daniel B. Heid, Chief of Police Bob Lee, Parks, Arts and Recreation Director Daryl Faber, Director of Administration Michael Hursh, Innovation and Technology Operations Manager Ashley Riggs, Innovation and Technology Customer Support Manager Reba Stowe, Community Services Assistant Emily Pearson, Finance Director Shelley Coleman, Economic Development Manager Doug Lein, and City Clerk Danielle Daskam.

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Proclamation - Relay for Life

Mayor Backus to proclaim May 15-16, 2015 as Relay for Life of Auburn Days

Mayor Backus read and presented a proclamation declaring May 15-16, 2015 as Relay for Life Days in the city of Auburn. Mayor Backus encouraged all to participate in this year's Relay for Life event to raise money to fight cancer, increase community awareness of cancer, and stimulate a sense of relationship and camaraderie among participants. The proclamation was presented to Cheri Staples, Relay for Life of Auburn Co-Event Lead/People Lead. Ms. Staples invited all to walk or sponsor someone who has committed to walk at the Relay for Life event at Troy Stadium beginning at 6:00 p.m., Friday, May 15.

B. Presentation on Best Starts for Kids Program

Presentation by Patty Hayes, Interim Director of Public Health – Seattle & King County

Ms. Patty Hayes, Interim Director of Public Health - Seattle and King County provided a presentation on the regional initiative, Best Starts for Kids, that would fund prevention and early intervention based on the latest brain science. Best Starts for Kids is supported by research, which shows that early investment in a child's development—starting with prenatal support—delivers the greatest returns.

Examples of Best Starts for Kids strategies include:

- Universal access to developmental screenings for very young children, when it is proven to be most effective at helping infants and toddlers prepare for school.
- Increase access to mental-health screenings for middle school-age youth.
- Nurse home visitations for first-time mothers—from pregnancy through a child's first two years—to make sure they get off to a strong, healthy start.
- Flexible funding for families to prevent homelessness. For example, helping a working mother keep her transportation so she can make it to work and not lose her job, decreasing the likelihood that she and her family become homeless.

The proposal Executive Constantine presented to the Metropolitan King County Council includes a six-year levy lid increase of 14 cents per \$1,000 of assessed property value, which would raise \$58 million in the first year. The cost to the average King County homeowner would be about \$56 per year. The King County Council will vote on the proposed legislation by July 20th and in time for placement on the November 2015 ballot.

III. APPOINTMENTS

There was no appointment for Council consideration.

IV. AGENDA MODIFICATIONS

There was no change to the agenda.

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. Public Hearings

No public hearing was scheduled for this evening.

B. Audience Participation

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

Leslie Kessler, a 30-year employee of Green River College, expressed concern regarding Green River College administration's proposal to reduce staff and eliminate four programs: Geographic Information Systems, Auto Body Technology, Carpentry Technology and Parent Child Education. She urged the City Council to advocate for the programs proposed for termination.

Glen Martin, a carpentry instructor at Green River College, presented the Council with letters from several carpentry technology students in which they talk about their backgrounds and studies and express concern with the proposed staff reductions and program eliminations at Green River College.

Vern Reber, a carpentry student a Green River College, stated he was

released from prison in February 2014 to a clean and sober house in Auburn. He entered the carpentry technology program at Green River College and currently has over 60 credits. He is also one of the three carpentry students who gained direct entry into the Carpenters Union since January. Mr. Reber expressed concern about the proposed elimination of the carpentry technology program at Green River College and his ability to obtain his AAS degree through Green River College's program.

William Payne, Sr., retired Sergeant 1st Class, U.S. Army, and is currently attending Green River College's carpentry technology program on the GI Bill. He expressed concern with proposed cuts at Green River College.

Derick Whittaker, a student at Green River College's carpentry technology program, expressed concern with the proposed elimination of the carpentry program and other programs. He questioned the college's construction of a new trades facility and the subsequent proposal to eliminate the carpentry and auto body technology trades programs.

Ajay Narayanan, a physics and astronomy instructor at Green River College, recited from Green River College's mission and values statements, which in part promises access through barriers to enrollment and provide programs in services that prepare learners for professional and technical careers. The College promises equity to increase accommodation for students and communities with diverse needs and to contribute to the educational, economic and social development of the community. Mr. Narayanan stated the proposed elimination of the geographic information systems, auto body technology, carpentry technology, and parent child education programs goes against the College's mission and values. He spoke against the elimination of the programs.

Jamie Fitzgerald, stated he was an instructor at Pierce College and returned to Green River College as a member of the faculty. He spoke against the proposed elimination of the college programs. He referred to a "field guide" found on the State Board of Community and Technical Colleges website, which states in part: Green River works closely with local employers to design curriculum for today's jobs and tomorrow's careers. Instructors are experts in their fields, many having substantial experience employed in the field they teach. Industry leaders regularly serve on advisory committees. These committees strive to build and maintain relationships benefitting students, the college and the community."

Mark Millbauer, stated he has four children, who attended Green River College, and he is an auto technology instructor at Green River College. Mr. Millbauer is also the faculty's union president. He questioned the investment in the new trades building at the campus and the equipment that has been purchased and waits to be installed in the building. Mr. Millbauer stated the union has been in difficult contract negotiations with the College for over a year and three of the four programs slated for elimination are headed by three of the top leaders in the union.

David Hoskin spoke about halfway houses in residential neighborhoods and asked for the City's assistance to protect the neighborhoods.

Diane McBride spoke regarding the proposed elimination of the programs at

Green River College. She stated her son participated in two trade programs through Green River College and spoke in favor of retaining the trades programs.

Larry Galloway, an instructor at Green River College for fifteen years, and who served as an administrator and dean of five divisions at the college spoke regarding the proposed program cuts at Green River College. Mr. Galloway questioned the budget shortfall at Green River College, the elimination of vocational programs, and the decline of full time instructors versus the number of part-time instructors.

Sara Beth Radical spoke about her experience in pursuing a position in the automotive industry. Ms. Radical stated her potential for annual income in the auto collision repair industry is nearly double the amount for the field she obtained a bachelor's degree. Ms. Radical stated she is two quarters away from completing her auto body technology degree. She expressed dissatisfaction that the college has not informed the students directly of the potential elimination of the programs in which they are enrolled.

Sue Hart from Buckley stated she has been a marketing specialist for the trades programs at Green River College for the past year. She spoke about the demand for a work force trained in the trades and funds available from the industries for scholarships and sustaining the programs.

Richard Jones of Auburn and a student at Green River College, spoke against the elimination of the trades programs at Green River College.

Dione Ybarra, urged the City Council to support the trades programs at Green River College. Mr. Ybarra stated no one in his family has graduated from high school or college. Mr. Ybarra is a student at Green River College working towards his degree and working a job to support himself.

Mohammed stated he is from Iraq. Mohammed stated he is thankful to be living in the United States. He has completed four quarters in auto body technology at Green River College and looks forward to obtaining his college certificate and a good job. He spoke against the proposed cuts to the trades programs at Green River College.

Walter Lowe resides in Maple Valley and teaches in the English Department at Green River College. He expressed appreciation to the Auburn City Council for the opportunity to convey concerns with the proposed cuts at Green River College.

Amanda Linbritten, who lives in Auburn, spoke against the proposed cuts to programs and personnel at Green River College.

Mayor Backus thanked the audience for attending and sharing their stories and concerns. She reminded that the City has no direct control over Green River College, but she and Council will engage in conversations with the College administration.

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 Osborne reported on behalf of the Council ad hoc committee on finance that reviews claims and payroll vouchers. Councilmember Osborne reported that he and Councilmember Wales reviewed the claims vouchers and payroll vouchers reflected on this evening's Consent Agenda. The ad hoc 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 April 20, 2015 City Council Meeting
- B. Minutes of the March 30, 2015 Special City Council Meeting
- C. Claims Vouchers (Coleman)
Claims voucher numbers 433315 through 433478 in the amount of \$854,924.75 and three wire transfers in the amount of \$159,185.80 and dated May 4, 2015.
- D. Payroll Vouchers (Coleman)
City Council approve payroll vouchers 535506 through 535537 in the amount of \$286,402.73 and electronic deposits in the amount of \$1,347,022.24 for a grand total of \$1,633,424.97 for the period covering April 16, 2015 to April 29, 2015.
- E. Public Works Project No. CP1024 (Snyder)
City Council approve Final Pay Estimate No. 8 to Contract No. 14-06 in the amount of \$19,562.55 and accept construction of Project No. CP1024, M Street SE and Auburn Way South Intersection Improvement Project.

Deputy Mayor Holman moved and Councilmember DaCorsi seconded to approve the Consent Agenda, which includes minutes, claims and payroll vouchers, and Public Works Project No. CP1024.

MOTION CARRIED UNANIMOUSLY. 6-0

VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. NEW BUSINESS

- A. SCORE Jail Update (Mayor Backus)

Mayor Backus is the City's representative on the South Correctional Entity (SCORE) Board and presented a PowerPoint presentation on SCORE jail statistics. The SCORE member cities include Auburn, Renton, Federal Way, Tukwila, Burien, SeaTac and Des Moines.

Mayor Backus presented SCORE Member City Billable Average Daily Population (ADP) at 331 during the month of March 2015, which is an all-time high for member cities.

Graphs for Total ADP by Month and Year and Auburn Billable Average Daily Population were reviewed. An all-time record number of 672 inmates for both member cities and contracts was recorded in March 2015. Mayor Backus noted Auburn's billable ADP continues to decline and is at 79.

Mayor Backus also reviewed Total Bookings for Member and Contract Agencies, SCORE Contract Billable Average Daily Population, and Male versus Female Member Agency Bookings.

X. ORDINANCES

- A. Ordinance No. 6560 (Second Reading) (Snyder)
An Ordinance of the City Council of the City of Auburn, Washington, amending sections 18.04.031, 18.04.125, 18.04.249, 18.04.390, 18.04.440, 18.04.660, 18.04.835, 18.04.891, 18.07.020, and 18.31.130 of the Auburn City Code relating to Communal Residences

Councilmember Osborne stated he received an email from the Rental Housing Association of Washington conveying concerns regarding the proposed ordinance. Councilmember Osborne stated the Rental Housing Association believes the annual inspection provisions of the ordinance are in violation of RCW 59.18.125. Councilmember Osborne moved and Deputy Mayor Holman seconded to table Ordinance No. 6560 until the May 18, 2015 Council meeting.

MOTION CARRIED UNANIMOUSLY. 6-0

XI. RESOLUTIONS

- A. Resolution No. 5144 (Coleman)
A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute Addendum Number V to the fixed-base lease at the Auburn Airport initially between Sky Services, Inc., currently Auburn Flight Services and the City of Auburn

Councilmember Osborne moved and Deputy Mayor Holman seconded to adopt Resolution No. 5144.

Councilmember Osborne stated the resolution would allow a helicopter dealership at the Auburn Municipal Airport.

Councilmember Pelosa spoke in favor of enhancing the business base at the airport.

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

Deputy Mayor Holman reported on his attendance at the last Junior City Council meeting and the Junior City Council's anti-cyber bullying campaign. Deputy Mayor Holman also reminded that the City of Auburn will be celebrating its 124th birthday on June 5th. Celebrations and exhibits will be at the City Hall Plaza.

Councilmember Pelosa reported on his attendance at the South County Area Transportation Board meeting, the King County Water Pollution Abatement Advisory Committee meeting, the Water Resource Inventory Area (WRIA) 9 management meeting, the Cities and Schools Forum, the Auburn Area Chamber of Commerce awards banquet, the Puget Sound Regional Council annual meeting, and the Auburn Food Bank Empty Bowls fundraiser.

Councilmember Osborne reported he attended the Green River System-wide Improvement Framework (SWIF) Advisory Board meeting.

B. From the Mayor

Mayor Backus reported she attended the Committee to End Homelessness forum hosted by Sound Cities Association. Mayor Backus reported on the success of Auburn's Clean Sweep event held this past weekend and thanked the Kiwanis Club, Longhorn Barbecue, volunteers, KaBoom! and the City team for their efforts and contributions. Mayor Backus also reported on her attendance at the Lions Club special needs fishing derby, Healthy Kids day at the YMCA, a car show to benefit Relay for Life organized by City of Auburn Maintenance and Operation employees, King County Executive Constantine's State of the County address, the Auburn Area Chamber of Commerce Annual Recognition of Service dinner, the Auburn Youth Ribbon cutting ceremony, the Empty Bowls fundraiser benefiting the Auburn Food Bank, and the Northwest Anglers youth fishing derby.

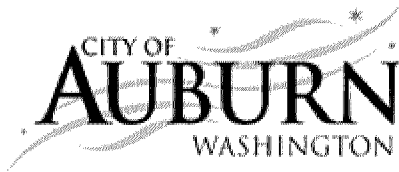
XIII. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 8:52 p.m.

APPROVED this 18th day of May, 2015.

NANCY BACKUS, MAYOR

Danielle Daskam, City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:

Claims Vouchers

Date:

May 12, 2015

Department:

Administration

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve the claims vouchers as part of the Consent Agenda.

Background Summary:

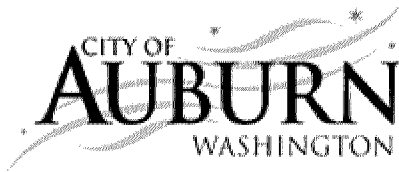
Claims voucher numbers 433479 through 433680 in the amount of \$4,063,152.76 and 3 wire transfers in the amount of \$30,626.47 and dated May 18, 2015.

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

Coleman

Meeting Date: May 18, 2015

Item Number: CA.B



AGENDA BILL APPROVAL FORM

Agenda Subject:

Payroll Vouchers

Date:

May 12, 2015

Department:

City Council

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve payroll vouchers as part of the Consent Agenda.

Background Summary:

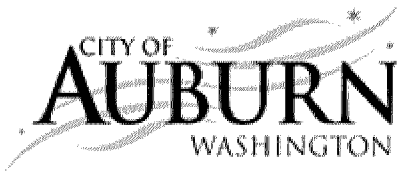
City Council approve payroll vouchers 535538 through 535574 in the amount of \$913,506.75 and electronic deposits in the amount of \$1,319,003.91 for a grand total of \$2,232,510.65 for the period covering April 30, 2015 to May 13, 2015.

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

Coleman

Meeting Date: May 18, 2015

Item Number: CA.C



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1323

Date:

May 11, 2015

Department:

CD & PW

Attachments:

Budget Status Sheet

Final Pay Estimate No. 8

Vicinity Map

Budget Impact:

\$0

Administrative Recommendation:

City Council approve Final Pay Estimate No. 8 on Contract No. 14-11, to Rodarte Construction in the amount of \$19,544.38 for Project No. CP1323, 2014 Local Street Pavement Reconstruction Project.

Background Summary:

The 2014 Local Street Pavement Reconstruction project reconstructed 0.74 miles of local streets (shown on the attached map) as part of the 2014 Save Our Streets (SOS) program. In addition, storm drainage improvements were also constructed on the project streets to address local storm drainage issues. This work is funded by the 103 (Local Street) Fund.

This project also replaced deteriorated and undersized water mains and installed a sanitary sewer main as shown on the attached map. This work was funded by the 430 (Water) Fund and 431 (Sewer) Fund respectively.

A project budget contingency of \$23,102.00 remains in the Local Street Fund (103).

A project budget contingency of \$3,213.00 remains in the Water Fund (430).

A project budget contingency of \$2,826.00 remains in the Sewer Fund (431).

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: May 18, 2015

Item Number: CA.D

BUDGET STATUS SHEET

Project No: CP1323 **Project Title:** 2014 Local Street Pavement Reconstruction Project

Project Manager: Jai Carter

Initiation Date: September 16, 2013

Advertisement Date: June 12, 2014

Award Date: July 7, 2014

- ☐ Budget Carry forward

☐ 2014 Budget Carry Forward

☐ Permission to Advertise

☐ Contract Award

☒ Contract Final Acceptance

Date: 5/11/2015

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

Funds Budgeted (Funds Available)

Funding	Prior Years	2014	2015	Total
103 Fund - Local Street		1,608,584	60,000	1,668,584
430 Fund - Water (Street Utility Improvements)		439,938	10,000	449,938
431 Fund - Sanitary Sewer (Street Utility Improvements)		113,801	5,000	118,801
Total	0	2,162,323	75,000	2,237,323

Estimated Cost (Funds Needed)

Activity	Prior Years	2014 Actuals	2015	Total
Design Engineering - City Costs*		2,440		2,440
Design Engineering - Consultant Costs		228,936	6,000	234,936
Construction Contract Bid		1,906,692	124,373	2,031,065
Line Item Changes			(78,985)	(78,985)
Construction Engineering - City Costs*		7,709	472	8,180
Construction Engineering - Consultant Costs		16,547	0	16,547
Total	0	2,162,323	51,859	2,214,183

*City staff costs for street design and construction are not charged against the project budget and are not shown here.

103 Local Street Budget Status

	Prior Years	2014 Actual	2015	Total
**103 Funds Budgeted ()	0	(1,608,584)	(60,000)	(1,668,584)
103 Funds Needed	0	1,608,584	36,898	1,645,482
**103 Fund Project Contingency ()	0	0	(23,102)	(23,102)
103 Funds Required	0	0	0	0

430 Water Budget Status

	Prior Years	2014 Actual	2015	Total
**430 Funds Budgeted ()	0	(439,938)	(10,000)	(449,938)
430 Funds Needed	0	439,938	6,787	446,725
**430 Fund Project Contingency ()	0	0	(3,213)	(3,213)
430 Funds Required	0	0	0	0

431 Sanitary Sewer Budget Status

	Prior Years	2014 Actual	2015	Total
**431 Funds Budgeted ()	0	(113,801)	(5,000)	(118,801)
431 Funds Needed	0	113,801	2,174	115,975
**431 Fund Project Contingency ()	0	0	(2,826)	(2,826)
431 Funds Required	0	0	0	0

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

**CITY OF AUBURN
CP1323
PAY ESTIMATE #8 & FINAL**

**CO. NO. 14-11
2014 Local Street Pavement Reconstruction
SCHEDULE A: Street 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	0.98895997	0.802992	Eq. Adj.	15,000.00	\$ 14,834.40	\$ 12,044.88	99%
2	SPCC Plan	1	1		LS	225.00	\$ 225.00	\$ -	100%
3	Utility Potholing	25	2		EA	300.00	\$ 600.00	\$ -	8%
4	Mobilization	1	1		LS	161,000.00	\$ 161,000.00	\$ -	100%
5	Construction Site Sign(s)	3	2		EA	550.00	\$ 1,100.00	\$ -	67%
6	Traffic Control Supervisor	1	1		LS	4,000.00	\$ 4,000.00	\$ -	100%
7	Traffic Control Labor	990	1123		HR	50.00	\$ 56,150.00	\$ -	113%
8	Roadside Cleanup	1	1		LS	15,000.00	\$ 15,000.00	\$ -	100%
9	Removal of Catch Basin or Manhole	17	16		EA	150.00	\$ 2,400.00	\$ -	94%
10	Removal of Cement Concrete Flat Work	1,660	1794.26		SY	9.00	\$ 16,148.34	\$ -	108%
11	Removal of Curb and Gutter	4,892	4967		LF	3.00	\$ 14,901.00	\$ -	102%
12	Roadway Excavation Including Haul	5,780	5780		CY	22.00	\$ 127,160.00	\$ -	100%
13	Unsuitable Foundation Excavation Including Haul	380	0		CY	10.00	\$ -	\$ -	0%
14	Gravel Borrow Including Haul	710	0		TON	16.00	\$ -	\$ -	0%
15	Subgrade Preparation	14,950	14520		SY	1.00	\$ 14,520.00	\$ -	97%
16	Construction Geotextile for Soil Stabilization	14,950	14520		SY	1.25	\$ 18,150.00	\$ -	97%
17	Crushed Surfacing Top Course	500	397.91		TON	28.00	\$ 11,141.48	\$ -	80%
18	Crushed Surfacing Base Course	4,740	5838.55		TON	22.00	\$ 128,448.10	\$ -	123%
19	HMA Cl. 1/2-inch PG 64-22 (Class B)	1,550	1828.42		TON	85.00	\$ 155,415.70	\$ -	118%
20	HMA Cl. 1-inch PG 64-22 (Class E)	2,990	2846.31		TON	75.00	\$ 213,473.25	\$ -	95%
21	Asphalt Cold Patch	20	8.36		TON	125.00	\$ 1,045.00	\$ -	42%
22	Commercial HMA	70	109.24		TON	135.00	\$ 14,747.40	\$ -	156%
23	Planing Bituminous Pavement	450	511.83		SY	15.00	\$ 7,677.45	\$ -	114%
24	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR 35, 12 inch Diam.	3,670	3584		LF	35.00	\$ 125,440.00	\$ -	98%
25	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR 21, 12 inch Diam.	305	393		LF	45.00	\$ 17,685.00	\$ -	129%
26	Storm Sewer Television Inspection	3,975	4022.5		LF	1.50	\$ 6,033.75	\$ -	101%
27	Catch Basin Type 1	35	36		EA	900.00	\$ 32,400.00	\$ -	103%
28	Catch Basin Type 2, 48-inch Diam.	12	12		EA	2,000.00	\$ 24,000.00	\$ -	100%
29	Catch Basin Type 2, 60-inch Diam.	2	2		EA	2,300.00	\$ 4,600.00	\$ -	100%
30	Manhole Ring and Solid Cover	5	5		EA	600.00	\$ 3,000.00	\$ -	100%
31	Adjust Existing Manhole	8	6		EA	350.00	\$ 2,100.00	\$ -	75%
32	Connect to Existing Catch Basin	6	6		EA	925.00	\$ 5,550.00	\$ -	100%
33	Shoring or Extra Excavation Class B	19,880	20124.43		SF	0.10	\$ 2,012.44	\$ -	101%
34	Pipe Foundation Material	300	0		TON	12.00	\$ -	\$ -	0%
35	Imported Pipe Bedding	1,960	882		TON	22.00	\$ 19,404.00	\$ -	45%
36	Select Pipe Trench Backfill	540	0		TON	20.00	\$ -	\$ -	0%
37	Imported Pipe Trench Backfill	480	342.71		TON	15.00	\$ 5,140.65	\$ -	71%
38	Controlled Density Fill (CDF) for Trench Backfill	60	0		CY	95.00	\$ -	\$ -	0%
39	Controlled Density Fill (CDF) for Filling Pipe	60	26		CY	125.00	\$ 3,250.00	\$ -	43%
40	Temporary Water Pollution/Erosion Control	1	0		Eq. Adj.	5,000.00	\$ -	\$ -	0%

SCHEDULE SUBTOTAL \$ 12,044.88

Period Dates
Begin: Feb. 21, 2015
End: Mar. 20, 2015

CITY OF AUBURN
CP1323
PAY ESTIMATE #8 & FINAL

CO. NO. 14-11
2014 Local Street Pavement Reconstruction
SCHEDULE A: Street Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
41	Construction Entrance	6	0		EA	500.00	\$ -	\$ -	0%
42	Inlet Protection	66	59		EA	50.00	\$ 2,950.00	\$ -	89%
43	General Permit Documentation Compliance	1	1		LS	500.00	\$ 500.00	\$ -	100%
44	ESC Lead	1	1		LS	1,000.00	\$ 1,000.00	\$ -	100%
45	Topsoil Type A	270	336		CY	40.00	\$ 13,440.00	\$ -	124%
46	Lawn Sod	2,350	2451.63		SY	10.00	\$ 24,516.30	\$ -	104%
47	Bark Mulch	15	8		CY	60.00	\$ 480.00	\$ -	53%
48	Cement Concrete Traffic Curb and Gutter	6,260	6180		LF	14.00	\$ 86,520.00	\$ -	99%
49	Residential Driveway Apron	1,030	1004		SY	35.00	\$ 35,140.00	\$ -	97%
50	Industrial and Commercial Driveway Apron	50	143.8		SY	60.00	\$ 8,628.00	\$ -	288%
51	Monument Type B (Modified)	3	2		EA	400.00	\$ 800.00	\$ -	67%
52	Cement Concrete Sidewalk	370	596.58		SY	38.00	\$ 22,670.04	\$ -	161%
53	Cement Concrete Curb Ramp	19	18		EA	1,500.00	\$ 27,000.00	\$ -	95%
54	Permanent Signing	1	1		LS	4,800.00	\$ 4,800.00	\$ -	100%
55	Paint Line	1,175	1330		LF	0.65	\$ 864.50	\$ -	113%
56	Plastic Crosswalk Stripe and Stop Bar (24 inch wide)	760	857.5		LF	9.00	\$ 7,717.50	\$ -	113%

SCHEDULE TOTAL \$ 12,044.88

Period Dates
Begin: Feb. 21, 2015
End: Mar. 20, 2015

**CITY OF AUBURN
CP1323
PAY ESTIMATE #8 & FINAL**

**CO. NO. 14-11
2014 Local Street Pavement Reconstruction
SCHEDULE B: 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.
57	Minor Changes	1	0.357816	0.357816	Eq. Adj.	5,000.00	\$ 1,789.08	\$ 1,789.08	36%
58	Utility Potholing	5	0		EA	300.00	\$ -	\$ -	0%
59	Mobilization	1	1		LS	10,000.00	\$ 10,000.00	\$ -	100%
60	Traffic Control Supervisor	1	1		LS	100.00	\$ 100.00	\$ -	100%
61	Traffic Control Labor	90	91		HR	50.00	\$ 4,550.00	\$ -	101%
62	Removal of Cement Concrete Flat Work	30	40.83		SY	15.00	\$ 612.45	\$ -	136%
63	Crushed Surfacing Top Course	4	0		TON	28.00	\$ -	\$ -	0%
64	Manhole Type 1, 48 inch Diam.	2	2		EA	2,200.00	\$ 4,400.00	\$ -	100%
65	Manhole Type 1, 60 inch Diam.	1	1		EA	10,000.00	\$ 10,000.00	\$ -	100%
66	Drop Manhole Connection	2	2		EA	750.00	\$ 1,500.00	\$ -	100%
67	Shoring or Extra Excavation Class B	7,940	7645		SF	0.10	\$ 764.50	\$ -	96%
68	Pipe Foundation Material	60	0		TON	12.00	\$ -	\$ -	0%
69	Imported Pipe Bedding	320	248.33		TON	22.00	\$ 5,463.26	\$ -	78%
70	Select Pipe Trench Backfill	440	0		TON	20.00	\$ -	\$ -	0%
71	Imported Pipe Trench Backfill	280	0		TON	15.00	\$ -	\$ -	0%
72	Controlled Density Fill (CDF) for Trench Backfill	120	0		CY	95.00	\$ -	\$ -	0%
73	Solid Wall Polyvinyl Chloride (PVC) Sewer Pipe,	595	594		LF	40.00	\$ 23,760.00	\$ -	100%
74	Sewer Television Inspection	595	595.5		LF	5.00	\$ 2,977.50	\$ -	100%
75	6 inch Diam. PVC Side Sewer with 6 inch Diam. PVC	240	240		LF	65.00	\$ 15,600.00	\$ -	100%
76	Cement Concrete Sidewalk	30	40.8		SY	38.00	\$ 1,550.40	\$ -	136%

SCHEDULE TOTAL \$ 1,789.08

Period Dates
Begin: Feb 21, 2015
End: Mar 20, 2015

CITY OF AUBURN
CP1323
PAY ESTIMATE #8 & FINAL

CO. NO. 14-11
2014 Local Street Pavement Reconstruction
SCHEDULE C: Water Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTIT	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
77	Minor Changes	1	0.596378	0.596378	Eq. Adj.	10,000.00	\$ 5,963.78	\$ 5,963.78	60%
78	Utility Potholing	20	5		EA	300.00	\$ 1,500.00	\$ -	25%
79	Mobilization	1	1		LS	5,000.00	\$ 5,000.00	\$ -	100%
80	Traffic Control Supervisor	1	1		LS	1,000.00	\$ 1,000.00	\$ -	100%
81	Traffic Control Labor	250	417		HR	50.00	\$ 20,850.00	\$ -	167%
82	Removal of Fire Hydrant	4	4		EA	500.00	\$ 2,000.00	\$ -	100%
83	Removal of Cement Concrete Flat Work	140	138.8		SY	9.00	\$ 1,249.20	\$ -	99%
84	Crushed Surfacing Top Course	15	0		TON	28.00	\$ -	\$ -	0%
85	Shoring or Extra Excavation Class B	17,790	17993.25		SF	0.10	\$ 1,799.33	\$ -	101%
86	Pipe Foundation Material	180	0		TON	12.00	\$ -	\$ -	0%
87	Imported Pipe Bedding	1,010	1115.54		TON	22.00	\$ 24,541.88	\$ -	110%
88	Select Pipe Trench Backfill	200	125.3		TON	20.00	\$ 2,506.00	\$ -	63%
89	Imported Pipe Trench Backfill	520	0		TON	15.00	\$ -	\$ -	0%
90	Controlled Density Fill (CDF) for Trench Backfill	80	0		CY	95.00	\$ -	\$ -	0%
91	Controlled Density Fill (CDF) for Filling Pipe	20	0		CY	125.00	\$ -	\$ -	0%
92	Connect to Existing Water Main	11	11		EA	2,000.00	\$ 22,000.00	\$ -	100%
93	Special Class 52 Ductile Iron Pipe for Water Main, 4-inch Diam.	55	45		LF	60.00	\$ 2,700.00	\$ -	82%
94	Special Class 52 Ductile Iron Pipe for Water Main, 8-inch Diam.	2,580	2476		LF	45.00	\$ 111,420.00	\$ -	96%
95	2-inch Blowoff Assembly	3	3		EA	2,000.00	\$ 6,000.00	\$ -	100%
96	Gate Valve, 8-inch Diam.	12	12		EA	1,100.00	\$ 13,200.00	\$ -	100%
97	Gate Valve, 12-inch Diam.	3	3		EA	2,000.00	\$ 6,000.00	\$ -	100%
98	Hydrant Assembly	5	5		EA	4,000.00	\$ 20,000.00	\$ -	100%
99	Water Service Connection ¾ inch Meter with 1 inch Diam. Service Line and Shutoff Valve	66	65		EA	1,500.00	\$ 97,500.00	\$ -	98%
100	Water Service Connection 1½ inch Diam.	1	1		EA	3,200.00	\$ 3,200.00	\$ -	100%
101	Water Service Connection 2 inch Diam.	1	2		EA	4,000.00	\$ 8,000.00	\$ -	200%
102	Cement Concrete Sidewalk	140	138.8		SY	38.00	\$ 5,274.40	\$ -	99%

SCHEDULE TOTAL \$ 5,963.78

Period Dates
Begin: Feb 21, 2015
End: Mar 20, 2015

PAY ESTIMATE #8 & FINAL

	Original Contract Amount	Contract Change Orders	Total Payment	This Period	Percent/Contract
SCHEDULE A: Street Improvements					
Contract	\$ 1,485,327.75	\$ -	\$ 1,465,079.30	\$ 12,044.88	99%
Sales Tax Not Applicable					
Retainage (-5%)	\$ -	\$ -	\$ (73,253.97)	\$ (602.24)	
SCHEDULE TOTAL	\$ 1,485,327.75	\$ -	\$ 1,391,825.33	\$ 11,442.64	
SCHEDULE B: Sanitary Sewer Utility Improvements					
Contract	\$ 114,031.00	\$ -	\$ 83,067.19	\$ 1,789.08	73%
Sales Tax (+9.5%)	\$ 10,832.95	\$ -	\$ 7,891.38	\$ 169.96	
Retainage (-5%)	\$ -	\$ -	\$ (4,153.36)	\$ (89.45)	
SCHEDULE TOTAL	\$ 124,863.95	\$ -	\$ 86,805.21	\$ 1,869.59	
SCHEDULE C: Water Utility Improvements					
Contract	\$ 384,359.00	\$ -	\$ 361,704.59	\$ 5,963.78	94%
Sales Tax (+9.5%)	\$ 36,514.11	\$ -	\$ 34,361.94	\$ 566.56	
Retainage (-5%)			\$ (18,085.23)	\$ (298.19)	
SCHEDULE TOTAL	\$ 420,873.11	\$ -	\$ 377,981.30	\$ 6,232.15	
TOTAL CONTRACT AMOUNT TO DATE (including Sales Tax)			\$ 1,952,104.40		96%
TOTAL PAYMENT TO CONTRACTOR			\$ 1,856,611.84	\$ 19,544.38	
PAYMENT DUE CONTRACTOR:				\$ 19,544.38	

Begin: Feb 21, 2015
End: Mar 20, 2015

CITY OF AUBURN
CP1323

CO. NO. 14-11

PAY ESTIMATE # 8 & FINAL

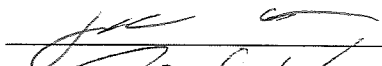
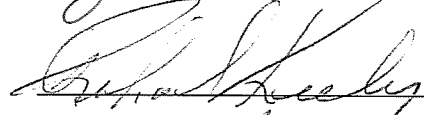
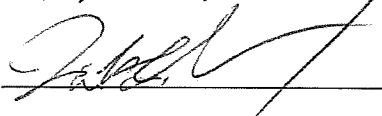
CONTRACTOR:

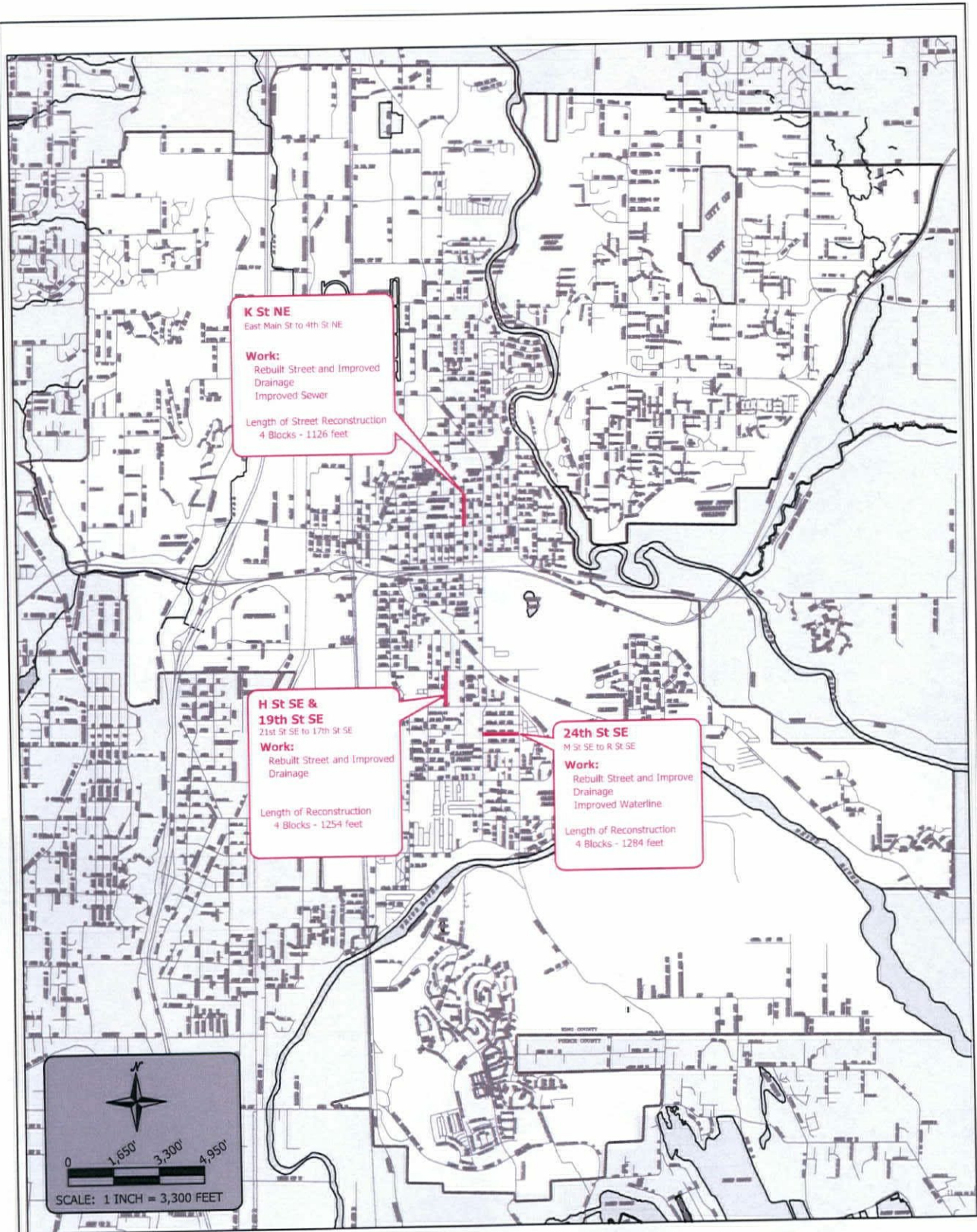
Rodarte Construction, Inc.
17 East Valley Highway East
Auburn, WA 98092
Phone: 253-939-0532

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 = \$ 19,544.38

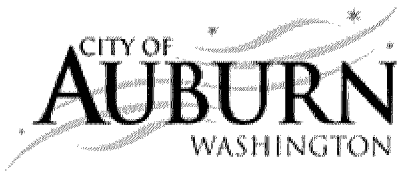
Signatures:

Contractor		Date	5/11/2015
Inspector		Date	5/7/2015
Project Manager		Date	5/7/2015
City Engineer		Date	



2014 LOCAL STREET PAVEMENT RECONSTRUCTION PROJECT

PROJECT STREET (0.74 Miles)



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6560 (Second Reading)

Date:

May 12, 2015

Department:

Community Development & Public Works

Attachments:

Ordinance No. 6560

Budget Impact:

\$0

Administrative Recommendation:

City Council to adopt Ordinance No. 6560

Background Summary:

On September 3, 2013, under Ordinance No. 6477, City Council accepted the Planning Commission's recommendation to adopt new rules that established regulations and procedures for the licensing of Communal Residences. These rules were adopted in large part because of an increase in the amount of shared student housing within non-owner occupied homes that are near Green River Community College. Ordinance No. 6477 established an effective date of January 1, 2014 in order to allow property owners ample opportunity to bring their property into compliance with the new rules. City staff prepared and mailed notification to all property owners on Lea Hill south of SE 304th Street.

On June 16, 2014 City Council enacted Resolution No. 5079 which established a one year moratorium on the acceptance and issuance of communal residence business licenses and permits. City Council took this action because it appeared as though the rules adopted under Ordinance No. 6477 did not fully address the issues and impacts of communal residence uses. In particular, the lack of an occupant limit, the ability of the conditional use permit process to be used to exceed 4 occupants, and the lack of integration that the communal residence standards has with other shared housing arrangements.

On March 3, 2015 staff presented a series of draft amendments to the Planning Commission that were intended to assist in lifting the moratorium and establish permanent communal residence licensing and use regulations. On March 17, 2015 the Planning Commission held a public hearing on the draft amendments. At the conclusion of the public hearing, the Planning Commission deliberated on the code changes and voted to make modifications to the staff recommendation and to

recommend that City Council adopt the amendments displayed in proposed Ordinance No. 6560.

Highlights of the draft amendments include:

1. Eliminating the ability to obtain a conditional use permit that allows more than 4 tenants which also has the effect of establishing a 4 tenant occupancy limit.
2. Require that one on-site parking space be designated for each tenant.
3. Clarify that other forms of defined group housing arrangements are not the same as a communal residence.
4. Clarify that a communal residence is a form of business activity.

Reviewed by Council Committees:

Other: Legal and Planning

Councilmember:

Staff: Snyder

Meeting Date: May 18, 2015

Item Number: ORD.A

ORDINANCE NO. 6 5 6 0

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF AUBURN, WASHINGTON, AMENDING SECTIONS
18.04.031, 18.04.125, 18.04.249, 18.04.390, 18.04.440,
18.04.660, 18.04.835, 18.04.891, 18.07.020, AND 18.31.130
OF THE AUBURN CITY CODE RELATING TO COMMUNAL
RESIDENCES

WHEREAS, the City of Auburn has seen an increase in rental housing particularly in residential neighborhoods adjacent to Green River College and through citizen comment determined the City's rental housing related codes need to be amended in some fashion; and

WHEREAS, the current provisions of the Auburn City Code (ACC) define communal residences as a dwelling without an owner occupant that is rented to a group of unrelated individuals [ACC 18.04.249], and further identify regulations related to communal residences [ACC 18.31.130], however, it appears that these provisions may not be adequate to fully address the issues related to communal residences; and

WHEREAS, in order to address issues related to rental housing primarily in single family residential neighborhoods, the City Council determined that it is appropriate to fully evaluate and consider the different options and avenues through which communal residence rental housing operates; and

WHEREAS, in conformity with the responsibilities of the City of Auburn to provide for zoning and land use regulations pursuant to state law, and the City's authority to regulate land use activity within its corporate limits, the City intends to explore and evaluate how it can most reasonably and responsibly address the issues and impacts related to communal residence rental housing; and

WHEREAS, in order to give the City adequate time to fully consider all the options and

alternatives for appropriate regulations, and to fully investigate and review all of the factors involved in communal residence rental housing related uses, the City Council determined it had a need to impose a moratorium on accepting and processing applications for communal residence rental housing uses, until its review of needed regulations and the adoption and implementation of needed regulations can be completed; and

WHEREAS, RCW Sections 35A.63.220 and 36.70A.390 authorize cities to adopt moratoria; and

WHEREAS, consistent with the provisions of RCW 35A.63.220, on June 16, 2014, the City Council passed its Resolution No. 5079, implementing and establishing a moratorium on the acceptance or processing of applications for business licenses and other licenses, permits and approvals for communal residential rental housing; and

WHEREAS, since the passage of Resolution No. 5079, members of the Planning Department and other City staff have been working with the City of Auburn Planning Commission to evaluate, consider and propose amendments to the City Code to address communal residential rental housing; and

WHEREAS, on March 17, 2015, the City of Auburn Planning Commission held a public hearing to hear comments regarding communal residential rental housing, and following the public hearing and the receipt of comments and discussion related thereto, the Planning Commission moved to forward to the City Council its recommendations regarding communal residential rental housing, set forth herein below.

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

Section 1. AMENDMENT TO CITY CODE. That Section 18.04.031 of the City Code be, and the same is hereby amended to read as follows:

Ordinance No. 6560
May 12, 2015
Page 2 of 12

18.04.031 Adult family home.

"Adult family home" means a residential home licensed by the state in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. Adult Family Homes are not Communal Residences. (Ord. 6245 § 3, 2009.)

Section 2 AMENDMENT TO CITY CODE. That Section 18.04.125 of the City Code be, and the same is hereby amended to read as follows:

18.04.125 Assisted living facility.

"Assisted living facility" means a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. An establishment with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential. An Assisted Living Facility is not a Communal Residence. (Ord. 6245 § 3, 2009; Ord. 6140 § 1, 2007.)

Section 3 AMENDMENT TO CITY CODE. That Section 18.04.249 of the City Code be, and the same is hereby amended to read as follows:

18.04.249 Communal residence.

"Communal residence" ~~means is a business operated out of a single residential home a dwelling, without an owner occupant residing therein, where separate portions of the residential home that is are rented to a group of unrelated more than one individuals~~ individual through separate, unrelated lease or rental agreements. Adult Family Homes, Foster Care Homes, Group Residence Facilities, Special Needs Housing, and Supportive Housing are not Communal Residences. (Ord. 6477 § 10, 2013.)

Section 4 AMENDMENT TO CITY CODE. That Section 18.04.390 of the City Code be, and the same is hereby amended to read as follows:

18.04.390 Foster care home.

"Foster care home" means a home which provides regular care for up to four developmentally disabled adults, or up to four adults who are recipients of state or federal financial assistance services, or up to four foster children under the age of 18, or up to three expectant mothers in a residential structure of the person or persons under whose direct care and supervision the people are

placed. A Foster Care Home is not a Communal Residence. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

Section 5 AMENDMENT TO CITY CODE. That Section 18.04.440 of the City Code be, and the same is hereby amended to read as follows:

18.04.440 Group residence facility.

"Group residence facility" means a facility licensed by the state and operated with full-time supervision for housing resident persons who, by reasons of their mental or physical disability, addiction to drugs or alcohol, or family and social adjustment problems, require a transitional nonmedical treatment program for rehabilitation and social readjustment. For the purposes of this title, a nonmedical treatment program consists of counseling, vocational guidance, training, group therapy and other similar rehabilitative services but does not include drug and/or alcohol detoxification. Monitoring the taking of prescription medication shall be permitted. The use of medication by any resident shall be incidental to that person's residence in the facility and shall not be a criterion for residence in the facility. This definition does not include residential dwellings which meet all other requirements of this title, that provide programs related to this definition or which provide services of a nursing home as defined by ACC 18.04.660. A Group Residence Facility is not a Communal Residence. (Ord. 6245 § 3, 2009; Ord. 4590 § 2 (Exh. A), 1992; Ord. 4304 § 1(2), 1988; Ord. 4229 § 2, 1987.)

Section 6 AMENDMENT TO CITY CODE. That Section 18.04.660 of the City Code be, and the same is hereby amended to read as follows:

18.04.660 Nursing home.

"Nursing home," "rest home," "convalescent home," "guest home" and "home for the aged" mean a home operated similarly to a boardinghouse but not restricted to any number of guests or guest rooms, the operator of which is licensed by the state or county to give special care and cure to his or her charges, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, and in which homes are performed no surgery, maternity or any other primary treatments such as customarily provided in hospitals, and in which no persons are kept or served who normally would be admitted to a mental hospital or to a group residence facility. This definition does not include group residence facilities as defined in this title. A Nursing Home is not a Communal Residence. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(5), 1988; Ord. 4229 § 2, 1987.)

Section 7 AMENDMENT TO CITY CODE. That Section 18.04.835 of the City Code be, and the same is hereby amended to read as follows:

18.04.835 Special needs housing.

"Special needs housing" is housing that meets the definition of nursing home, group home, or other housing that meets the needs of special populations that need assistance or special accommodation in housing. See Chapter 18.49 ACC. Special Needs Housing is not a Communal Residence. (Ord. 6245 § 3, 2009.)

Section 8 AMENDMENT TO CITY CODE. That Section 18.04.891 of the City Code be, and the same is hereby amended to read as follows:

18.04.891 Supportive housing.

"Supportive housing" means a multiple-family dwelling owned or sponsored by a nonprofit corporation or government entity, designed for occupancy by individual adults that are either (A) homeless or at risk of homelessness; (B) are experiencing a disability that presents barriers to employment and housing stability; or (C) generally require structured supportive services to be successful living in the community; is permitted at a greater unit density than otherwise allowed within a particular zone; and is intended to provide long-term, rather than transitional, housing. Long-term housing is approximately longer than two years, whereas transitional housing is no more than two years. Supportive Housing is not a Communal Residence. (Ord. 6245 § 3, 2009; Ord. 6167 § 1, 2008.)

Section 9 AMENDMENT TO CITY CODE. That Section 18.07.020 of the City Code be, and the same is hereby amended to read as follows:

18.07.020 Uses.

Table 18.07.020

Permitted Use Table – Residential Zoning Designations

P = Permitted A = Administrative C =Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-5	R-7	R-10	R-16	R-20
A. Residential Uses.							

Table 18.07.020

Permitted Use Table – Residential Zoning Designations

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-5	R-7	R-10	R-16	R-20
Accessory dwelling units	P	P	P	P	X ¹	X ¹	X ¹
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P	P
Bed and breakfast	P	P	P	P	P	P	P
Communal residence four or less <u>unrelated individuals, unless all such individuals are related</u>	P	P	P	P	P	P	P
Communal residence more than four unrelated individuals —	C	C	C	C	C	C	C
Duplexes; provided, that minimum lot size of zoning designation is met and subject to compliance with Chapter 18 25 ACC (Infill Residential Development Standards)	X	X	A	P	P	P	X
Foster care homes	P	P	P	P	P	P	P
Group residence facilities (7 or more residents)	X	X	X	X	C	C	C
Group residence facilities (6 or fewer residents)	P	P	P	P	P	P	P
Keeping household pets ⁴	P ²	P ²	P ²	P ²	P ²	P ²	P ²
Multiple-family dwellings	X	X	X	X	A	P	P
Neighborhood recreational buildings and facilities owned and managed by the neighborhood homeowners' association	A ⁶	A ⁶	A ⁶	A ⁶	A ⁶	P	P
Renting of rooms, for lodging purposes only, to accommodate not more than two persons	P	P	P	P	P	P	P

Table 18.07.020

Permitted Use Table – Residential Zoning Designations

P = Permitted A = Administrative C =Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-5	R-7	R-10	R-16	R-20
in addition to the family or owner occupied unit ¹							
Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities	P	P	X	X	A	P	P
Single-family detached dwellings, new	P	P	P	P	P	P	X
Supportive housing, subject to the provisions of ACC 18.31.160	X	X	X	X	X	P	P
Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses	P	P	P	P	P	P	P
Townhouses (attached)	X	X	X	X	P	P	P
B. Commercial Uses.							
Commercial horse riding and bridle trails	A	X	X	X	X	X	X
Commercial retail, included as part of mixed-use development and not a home occupation in compliance with Chapter 18.60 ACC	X	X	X	X	A	A	A
Daycare, limited to a mini daycare center. Daycare center, preschool or nursery school may also be permitted but must be located on an arterial	X	A	A	A	A	A	A
Home-based daycare as regulated by RCW 35.63.185 and through receipt of approved city business license	P	P	P	P	P	P	P
Home occupations subject to compliance	P	P	P	P	P	P	P

¹ An owner occupant that rents to more than two persons but no more than four persons is required to obtain a City of Auburn Rental Housing Business License and shall meet the standards of the International Property Maintenance Code.

Table 18.07.020

Permitted Use Table – Residential Zoning Designations

P = Permitted A = Administrative C =Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-5	R-7	R-10	R-16	R-20
with Chapter 18.60 ACC							
Mixed-use development ³	X	X	X	X	P	P	P
Nursing homes	X	X	X	X	C	C	C
Private country clubs and golf courses, excluding driving ranges	X	X	C	C	C	X	X
Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area	X	A	A	A	A	P	P
Professional offices, included as part of mixed-use development and not a home occupation in compliance with Chapter 18.60 ACC	X	X	X	X	A	A	A
C. Resource Uses.							
Agricultural enterprise: ⁷							
When 50 percent, or more, of the total site area is dedicated to active agricultural production during the growing season, and with 52 or less special events per calendar year	A ⁷	X	X	X	X	X	X
When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year	C ⁷	X	X	X	X	X	X
Agricultural type uses are permitted provided they are incidental and secondary to the single-family use:							
Agricultural crops and open field growing (commercial)	P	X	X	X	X	X	X
Barns, silos and related structures	P	X	X	X	X	X	X

Table 18.07.020

Permitted Use Table – Residential Zoning Designations

P = Permitted A = Administrative C =Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-5	R-7	R-10	R-16	R-20
Commercial greenhouses	P	X	X	X	X	X	X
Pasturing and grazing ⁴	P	X	X	X	X	X	X
Public and private stables ⁴	P	X	X	X	X	X	X
Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements	P	X	X	X	X	X	X
Fish hatcheries	C	X	X	X	X	X	X
D. Government, Institutional, and Utility Uses.							
Civic, social and fraternal clubs	X	X	X	X	A	A	A
Government facilities	A	A	A	A	A	A	A
Hospitals (except animal hospitals)	X	X	X	X	X	C	C
Municipal parks and playgrounds	A	P	P	P	P	P	P
Museums	X	X	X	X	A	A	A
Religious institutions, less than one acre lot size	A	A	A	A	A	A	A
Religious institutions, one acre or larger lot size	C	C	C	C	C	C	C
Transmitting towers	C	C	C	C	C	C	C
Type 1-D Wireless Communication Facility (see ACC 18.04.912(J))	P	P	P	P	P	P	P
Utility facilities and substations	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵

1. An accessory dwelling unit may be permitted with an existing single-family residence pursuant to ACC 18.31.120.

2. Please see the supplemental development standards for animals in ACC 18.31.220.

3. Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.
4. Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the King County board of health code.
5. Excludes all public and private utility facilities addressed under ACC 18.02.040(E).
6. Administrative use permit not required when approved as part of a subdivision or binding site plan.
7. Agricultural enterprise uses are subject to supplemental development standards under ACC 18.31.210, Agricultural enterprises development standards.

(Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

Section 10 AMENDMENT TO CITY CODE. That Section 18.31.130 of the City Code be, and the same is hereby amended to read as follows:

18.31.130 Communal residence standards.

A. Parking Requirements. There must be one off-street parking stall that meets City standards of ACC 18.52.050, 'Parking design, development, and maintenance standards' per ~~renter~~tenant. The applicant must demonstrate that each off-site parking space is under their ownership. In condominium or townhouse communities the applicant can also provide legal documentation that demonstrates that they have exclusive use of a common area parking space. The city shall ~~A landlord may reduce the off-street parking requirement if the property property owner provides and maintains a notarized an affidavit is signed separately by each tenant, certifying that a tenant does not own a vehicle or have control of a vehical while at the residence. A copy of the affidavit must be provided to the City upon request.~~

B. Solid Waste Management Requirements.

1. ACC 8.08.070 requires all occupied units-communal residences to have minimum garbage service. The landlord is required to provide tenants with adequate garbage and recycle receptacles meeting the minimum garbage service level of this code section.

2. The landlord is responsible to provide each tenant with the solid waste collection schedule at the time of the tenant's initial occupancy and that schedule is to be posted within the unit.

C. Periodic Inspection Required. Upon written request, the communal rental housing owner or manager shall allow inspection of the communal rental housing residential units consistent with their ability to do so under the requirements of the landlord-tenant statutes of the state of Washington and the Auburn city code, including section 5.22.040(4) of the city code. The city may, with the legally obtained consent of an occupant or owner or manager, or pursuant to a lawfully issued warrant, enter any building, structure or premises in

~~the city to inspect or perform any duty imposed by this code. An annual building inspection is required for a communal residence as part of the required rental housing business license.~~

~~D. Occupancy limits.~~

~~1. International Property Maintenance Code occupancy requirements are applicable to a communal residence regardless of the number of individuals living in the residence.~~

~~2. The occupancy limit for a Communal Residence shall not exceed four (4) people.~~

~~E. Amortization Schedule. Existing communal residences have until December 31, 2013, to become compliant with the regulations outlined in this title and ACC Title 5 as it pertains to communal residences.~~

~~F. The following criteria are required to be met for any communal residence over four unrelated individuals in addition to the required criteria for a conditional use permit under ACC 18.64.040. As stated in ACC 18.07.020, a conditional use permit is required.~~

~~1. Adequate living space based on the International Property Maintenance Code standards will be taken into account when a request for more than four unrelated individuals is requested.~~

~~2. A designated property manager that is available 24 hours a day, seven days a week is required.~~

~~3. The request for more than four unrelated individuals will not adversely impact the surrounding community.~~

~~4. The applicant must show how noise will be mitigated. (Ord. 6477 § 9, 2013; Ord. 6245 § 15, 2009.)~~

Section 11. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 12. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 13. Effective Date. This Ordinance shall take effect and be in force five days from and after its passage, approval and publication as provided by law.

FIRST READING: _____

SECOND READING: _____

PASSED: _____

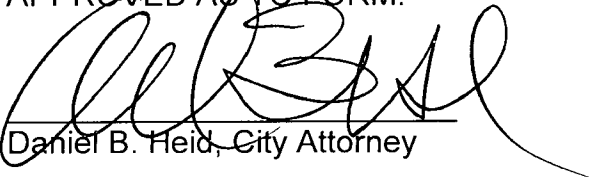
APPROVED: _____

NANCY BACKUS, MAYOR

ATTEST:

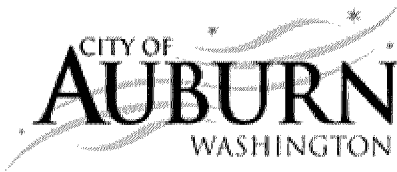
Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

PUBLISHED: _____



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6557 (First Reading)

Date:

May 12, 2015

Department:

Parks/Art and Recreation

Attachments:

Ordinance No. 6557

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Ordinance No. 6557

Background Summary:

The City of Auburn is approached by numerous persons and organizations interested in hosting or participating in special events that may utilize City Streets and Public Properties. It was determined by City staff that it would benefit both the City of Auburn and the Event Organizers to put in place a procedure that would streamline existing steps and necessary permits needed to produce an event and determine any fees for the event based on the impact to the City of Auburn.

A committee consisting of Administration, Parks, Legal, Human Resources/Risk Management, and all Community Development divisions worked together to formulate the process that would benefit both the Event Organizer and the City of Auburn. The Highlights of the Ordinance include:

- Definition of what is "an event"
- Process for the Application
- Definition of "Staff Review Committee"
- Cost recovery of Special Events
- Exclusion of "Special Events" from City Code 8.28.010 Noise Control

It is the goal of the City of Auburn to facilitate vibrant community events that promote tourism, the arts, community gathering, fitness and culture while recognizing the impacts, both positive and negative, on the areas effected by such events.

Reviewed by Community Development and Legal.

Reviewed by Council Committees:

Councilmember:

Staff:

Faber

Meeting Date: May 18, 2015

Item Number: ORD.B

ORDINANCE NO. 6 5 5.7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, CREATING A NEW CHAPTER 2.23 TO THE CITY CODE ENTITLED SPECIAL EVENT PERMITS, AND AMENDING SECTION 8.28.010 OF THE CITY CODE RELATING TO SPECIAL EVENT PERMITS

WHEREAS, the City of Auburn periodically has persons or organizations interested in hosting or participating in special events that may utilize City streets and public properties; and

WHEREAS, such events could impact City services and traffic along City streets; and

WHEREAS, in order to accommodate the interests of such persons and/or organizations wishing to host or participate in such special events, it is appropriate to regulate them so as to address impacts to City traffic, City services and City property.

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

Section 1. New Chapter to City Code. That a new chapter 2.23 of the City Code is hereby created, entitled Special Event Permits, to read as follows:

CHAPTER 2.23 SPECIAL EVENT PERMITS

SECTION:

2.23.010	Purpose and Intent.
2.23.020	Definitions.
2.23.030	Staff Review.
2.23.040	Permit Required.
2.23.050	Application.
2.23.060	Cost Recovery for Special Events.
2.23.070	Conditions of Approval.
2.23.080	Indemnification Agreement.
2.23.090	Insurance.
2.23.100	Cleaning and Restoration Deposit.
2.23.110	Appeal Procedure.

- 2.23.120 Revocation of Permits.
- 2.23.130 Violation – Penalty.

2.23.010 Purpose and Intent. The purpose and intent of this chapter shall be to:

- A. Provide for the issuance of special event permits to regulate events on the public streets and public property of the city, and private property where the event has potential to substantially impact traffic or public services; and
- B. Provide for fees, charges, and procedures in order to recoup costs associated with the event and administration of the permit process.

2.23.020 Definitions. The following definitions shall apply to this chapter of the city code:

- A. Applicant: The authorized agent of the organizer who completes the application and acts as primary contact for the special event.
- B. Event Participant: A person in attendance at an event, including spectators, vendors, event staff, and city staff.
- C. Parade: Any organized group marching or in a procession, whether on foot, animal, or vehicle.
- D. Permit: Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law but not allowed without such authorization.
- E. Private Event: An event which uses public property or the public right-of-way for the purpose of monetary or personal gain by any person, partnership, group, organization, company or corporation or which is closed to the general public or on private property where the event has potential to substantially impact traffic or public services.
- F. Public Event: An event which is open to the public and does not meet the definition of private event.
- G. Special Event: Any function or gathering that is to be conducted on public property, on public right of ways, or on private property that will generate or invite considerable public participation and/or spectators, and may have an impact on transportation, public services or public safety, for a particular and limited purpose and time, including but not limited to:
 - 1. Fun runs, roadway foot races, fundraising walks, bike-a-thons, car shows, parades, carnivals, shows or exhibitions, filming/movies, circuses, block parties, auctions and fairs.
 - 2. Planned events in a park or other public place if the event use requires or organizer requests the city to provide any public services in addition to those that would normally be provided in the absence of the event.
 - 3. Any event held on private property that would have a direct substantial impact on traffic congestion or traffic flow to and from the event over public streets or right-of-ways near the event, or that would substantially impact the need for city-provided emergency services such as police, fire or medical aid.

4. Events on private property involving an open invitation to the public to attend or events where the attendance is by private invitation and is expected to have occupant load exceeding three hundred (300) in a location that does not have a place of assembly permit and is presumed to be an event that will have a direct substantial impact on the public streets, right-of-ways or emergency services.

5. Events involving political or religious activity intended primarily for the communication or expression of ideas.

H. Substantial Impact: An outcome indicated when an event would preclude in whole or in significant part the public's normal and customary use of a park, public place, public sidewalk, driveway or roadway.

I. Substantial Public Services: A material increase in the amount, scope or level of necessary fire, police, traffic control, crowd control, or other public resources above those that would normally be required without the event, with respect to police resources, "substantial public services" means resources for crowd management or traffic control required for the event. It also includes instances where fire and emergency services department personnel are impacted by the volume of participants, or when environmental conditions are such that the impact to the crowds would be anticipated and that these conditions would reduce the effectiveness of on duty personnel requiring the recall of sufficient personnel to assist the participants as well as maintaining the required level of service to the city.

J. Use: To construct, erect or maintain in, on, over or under any street, right-of-way, park or other public place, building, structure, sign, equipment or scaffolding, or to alter any public right-of-way by painting, spraying or writing on the surface thereof, or to otherwise occupy in such a manner as to obstruct the normal public use of any public street, right-of-way, park or other public place within the city, including a use related to special events.

2:23.030 Staff Review.

A. The mayor shall direct directors and representatives of various departments of the city whose departments may be involved in or whose operations and functions may be impacted by special events to serve as a staff review committee, for the purpose of meeting and reviewing proposals for events. The mayor may, on occasion and in his/her discretion, include, representatives from other agencies, entities and organizations in the staff review committee. The mayor or designee shall lead and preside over meetings of the committee.

B. The staff review committee shall be responsible for:

1. Determining whether an event requires a special event permit pursuant to the guidelines established in this chapter.
2. Establishing terms and conditions and appropriate fees.
3. Approving, approving with conditions or denying the permits.

4. Determining whether a business license is required under title 5 of the city code, and if so determining whether an exemption from business license requirements should be granted for the special event.

5. Determining if any of the activities planned for or associated with the special event are out of compliance with or in conflict with any applicable city code, policy or regulations, including, but not limited to zoning, safety and property issues.

2.23.040 Permit Required.

A. A special event permit is required for any special event as defined in this chapter. Either a special event permit or authorization shall be required in addition to any street or park use permit, or other regular permits as may be required by ordinance.

B. Exemptions: a special event permit is not required for the following:

1. Parades, athletic events, or other special events that occur exclusively on city property and are conducted in full by the city of auburn.

2. Park facility rentals meeting rental requirements.

3. Funeral procession by a licensed mortuary.

4. Gatherings of fifty (50) or fewer people in a city park, unless merchandise or services are offered for sale or trade.

5. Temporary and seasonal sales conducted by businesses, such as holiday sales, grand opening sales, or anniversary sales.

6. Garage sales and rummage sales.

7. The director of administration or designee may authorize other exemptions where the proposed event meets the purpose and intent of this chapter without requiring additional project conditions or charges. Such exemptions may include minor events with limited or no impacts to traffic or public services, such as small filming events.

2.23.050 Application.

A. Applications for a special event permit must be filed with the city at least ninety (90) days prior to the date(s) on which the event is to occur.

B. When a special event permit is required, a representative of the staff review committee shall advise the organizer of all other city permits that appear to be required for the event based on information contained in the application and assist the organizer in contacting other departments to apply for all other permits in a timely manner.

C. Complete Applications - Form and Content: The director of administration or designee shall prescribe the form and content for complete applications made pursuant to this chapter. The requirements shall be made available to the public in a form that clearly explains what material must be submitted for an application to be considered complete. Certain submittal requirements may be waived by the director of administration or designee, if the applicant can demonstrate that normally required information is not relevant to

the proposed action and is not required to show that an application complies with applicable city codes and regulations.

D. **Waiver of Application Deadline:** Upon a showing of good cause or at the discretion of the staff review committee, the committee shall consider an application that is filed after the filing deadline if there is sufficient time to process and investigate the application and obtain police and other city services for the event. Good cause can be demonstrated by the applicant showing that the circumstance that gave rise to the permit application did not reasonably allow the participants to file within the time prescribed, and/or the event is for the purpose of exercising rights under the first and/or fourteenth amendments of the United States constitution.

E. **Date of Special Event Not Confirmed Until Notice of Confirmation Issued:** Notwithstanding the acceptance of a completed application. The date of the event shall not be considered confirmed until the staff review committee issues a written notice of confirmation or a special event permit.

F. **Decision Criteria - Approval or Approval With Conditions:** The city may approve or approve with conditions the special event permit based on consideration of any one or any combination of the following factors:

1. The special event will not be materially detrimental to the public health, safety, or welfare nor injurious to property or improvements in the vicinity of the special event; or

2. Adequate parking facilities and vehicle ingress, and egress will be provided to serve the special event and any existing uses on the site; or

3. Hours of operation of the special event are specified, and will not adversely impact surrounding uses; or

4. The special event will not cause noise, light, or glare that would materially impact surrounding uses; or

5. The applicant has obtained all other applicable permits, including required right-of-way use permits.

G. **Decision Criteria - Denial:** The city may deny the special event permit based on consideration of any one or any combination of the following factors:

1. The applicant provides materially false or misleading information, fails to complete the application or to supply other required information or documents; or

2. The applicant is unable to comply with the requisite terms and conditions to obtain the permit; or

3. The proposed event conflicts with another previously scheduled event or condition; or

4. The proposed event would unreasonably disrupt the orderly or safe circulation of traffic or would present an unreasonable risk of injury or damage to the public or property.

2.23.060 Cost Recovery for Special Events.

A. Prior to the issuance of a special event permit the applicant will be provided an estimate for the cost of any necessary City personnel and/or equipment. The applicant may be required to provide a deposit to cover the anticipated costs. City services and equipment may include the use of police officers and public employees for traffic and crowd control, police, extraordinary street sweeping, and any other needed, requested or required city service and the cost of operating the equipment to provide such services. These fees may be in addition to other permit fees that may be required. A special event permit will be issued when all fees have been paid and other permit obligations have been met unless otherwise provided in the conditions of approval.

B. If the actual cost for city services and equipment on the date(s) of the event is less than the estimated cost, the applicant will be refunded the difference by the city in a timely manner. If the actual cost for city services and equipment on the date(s) of the event is greater than the estimated cost, the applicant will be billed for the difference.

2.23.070 Conditions of Approval.

A. The staff review committee may include as part of the special event permit, among other provisions, reasonable requirements concerning the time, place and manner of the event, and such requirements as are necessary to protect the safety and rights of persons and property and provide for the control of traffic. Conditions shall be based upon projected impacts on public safety, public places and public services, but shall not be based upon the programming content of the event or message that the proposed event may convey or any other valid expression of rights under the first and fourteenth amendments.

B. The following types of conditions apply to all special event permits:

1. Conditions concerning the time, place, and manner of the event proposed on the event application, including provisions for extensions of the permit: and

2. Conditions concerning the area of assembly and disbanding of an event: and

3. Conditions concerning accommodation of pedestrian or vehicular traffic, including restricting the event to only a portion of the street or right-of-way.

C. Other conditions that may apply to special event permits include, but are not limited to:

1. Compliance with city traffic control plans and requirements for the use and rental of traffic cones, barricades, flaggers, or other requirements as identified

2. Compliance with health and sanitary regulations.

3. Plan for emergency treatment and evacuation of people who may need such services, emergency communication, compliance with fire regulations concerning fire suppression equipment within structures and maintenance of unobstructed emergency passageways.

4. Requirements for use of event monitors and providing notice of permit conditions to event participants.
5. Restrictions on the number and types of vehicles animals or structures at the event.
6. Inspection and approval of floats, structures, and decorated vehicles for fire safety.
7. Requirements related to animal protection.
8. Requirements for use of separate garbage and recycling containers, cleanup, and restoration of city property.
9. Restrictions on the use of amplified sound and compliance with noise ordinances, regulations and laws.
10. Notice to residents and/or businesses regarding any activity that would require a whole or partial street closure, including single lane closures.
11. Restrictions on the sale and/or consumption of alcohol.
12. Elimination of an activity that cannot be mitigated to ensure public safety and welfare, or that causes property damage or undue liability to the city.
13. Requirements regarding the use of city personnel and equipment.
14. Requirement for provision of a plan for parking, car pooling, or use of public transportation.

2.23.080 Indemnification Agreement.

Prior to the issuance of a special event permit, the city shall require the applicant to execute a hold harmless and indemnity agreement and any other necessary waivers with the city. The applicant must further agree to reimburse the city for any costs incurred by it to repair damage to city property caused by applicant's special event.

2.23.090 Insurance.

A. The following insurance shall be required in connection with the issuance of a permit for a special event: one million dollars (\$1,000,000.00) commercial general liability insurance per occurrence; combined single limits, two million dollars (\$2,000,000.00) aggregate, unless waived or modified by the city.

B. The city's director of risk management is authorized and directed to require written proof of such insurance prior to permit issuance. The insurance policy shall be written on an occurrence basis, shall name the city as an additional insured on a non-contributory primary basis, shall be written for a period not less than twenty- four (24) hours prior to the event and extending for a period not less than twenty-four (24) hours following the completion of the event.

C. The city reserves the right to require other forms of insurance in addition to the commercial general liability, if the city risk manager determines that such additional form of insurance is necessary for the particular type of event.

2.23.100 Cleaning and Restoration Deposit.

The applicant may be required to provide a cleaning and restoration deposit prior to the issuance of a special event permit. The cleaning and restoration deposit will be refunded after the event. If the area used for the permitted event has been cleaned and restored to the same condition as existed prior to the event.

If the property used for the event has not been properly cleaned or restored, the applicant shall be billed for the actual cost by the city for cleaning and restoration. The cleaning and restoration deposit shall be applied toward the payment of the city's actual cost for cleaning and restoration.

2.23.110 Appeal Procedure.

A. An applicant may appeal the denial of a permit or any permit condition, by filing a written notice of appeal, accompanied by a fee of two hundred fifty dollars (\$250.00) to the city clerk within fourteen (14) days of the decision.

B. The notice of appeal shall specify the grounds for the appeal and applicant may attach any relevant documents in support of the appeal.

C. An appeal under this chapter shall be conducted by the director of administration or designee, who will issue a written decision regarding the appeal within ten (10) days.

D. The director of administration's or designee's decision may then be appealed to the mayor or designee. No new or additional evidence or testimony shall be accepted by the director of administration or designee in this appeal. The mayor or designee shall give substantial weight to the decision made by the director of administration or designee.

2.23.120 Revocation of Permits.

Any permit issued under this ordinance may be revoked by the city at any time if, by reason of disaster, public calamity, riot or other emergency or exigent circumstances, the city determines the safety of the public or property requires such immediate revocation. The city may also revoke any permit issued pursuant to this ordinance if the staff review committee finds that the permit has been issued based upon materially false information or if the event exceeds the scope of the permit or fails to comply with any condition of the permit.

2.23.130 Violation – Penalty.

Failure to abide by any and all requisite conditions set forth in this chapter shall be an infraction subject to penalties and conditions of chapter 1.25 of the city code.

Section 2. Amendment to City Code.

That a Section 8.28.010 of the City Code is hereby amended, to read as follows:

8.28.010 Noise control.

A. General Prohibition. It is unlawful for any person to cause, or for any person who owns or occupies property to allow to originate from the property, sound that is a public disturbance noise.

B. Public Disturbances. The following sounds are public disturbance noises in violation of this chapter:

1. The frequent, repetitive or continuous sounding of any horn or siren attached to a motor vehicle, except as a warning of danger or as specifically permitted or required by law;

2. The creation of frequent, repetitive or continuous sounds in connection with the starting, operation, repair, rebuilding or testing of any motor vehicle, motorcycle, off-highway vehicle or internal combustion engine within a residential district, so as to unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property;

3. Yelling, shouting, whistling or singing on or near public streets, particularly between the hours of 10:00 p.m. and 8:00 a.m. or at any time and place as to unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property;

4. The creation of frequent, repetitive or continuous sounds which emanate from any building, structure, apartment or condominium, which unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property, such as sounds from musical instruments, audio sound systems, band sessions or social gatherings;

5. Sound from motor vehicle audio sound systems, such as tape players, radios and compact disc players, operated at a volume so as to be audible greater than 50 feet from the vehicle itself;

6. Sound from portable audio equipment, such as tape players, radios and compact disc players, operated at a volume so as to be audible greater than 50 feet from the source and not operated upon the property of the operator, and if operated on the property of the operator, then so as to be audible greater than 50 feet from the boundary of the property;

7. The squealing, screeching or other such sounds from motor vehicle tires in contact with the ground or other roadway surface because of rapid acceleration, braking or excessive speed around corners or because of such other reason; provided, that sounds which result from actions which are necessary to avoid danger shall be exempt from this section;

8. Construction noise shall be regulated as follows:

a. Except as provided for in subsection (B)(8)(b) of this section, sounds originating from construction sites, including but not limited to sounds from construction equipment, power tools and hammering before 7:00 a.m. and after 10:00 p.m. on any day of the week except Sunday and before 9:00 a.m. and after 10:00 p.m. on Sundays;

b. For construction on property in the R1, R2, R3, LHR1, LHR2, LHR3 and PUD zones, sounds originating from construction sites, including but not limited to sounds from construction equipment, power tools and hammering

before 7:00 a.m. and after 7:00 p.m. and on weekdays, before 9:00 a.m. and after 6:00 p.m. on Saturday and Sunday;

c. Construction activity may be permitted outside the hourly limits set forth in subsections (B)(8)(a) and (b) of this section only upon application and approval by the city planning and development director. Criteria for approval shall include project remoteness, undue hardship or other reasonable standards. Approval may only be for specific dates and times and other compelling reasons. In order to be entitled to receive approval, the applicant must show the city that the need for expansion of the hours is caused by circumstances of an unforeseen and emergency nature or circumstances where there are no other reasonable alternatives other than the relief requested. Approval may only be for specific dates and times and under terms that the approving official deems appropriate under the circumstances;

d. The request for the expansion of the hours for construction related noise shall be made in writing to the planning and development director, on forms available from the planning and development department. Decisions of the planning and development director on such requests may be appealed by a party affected by the decision to the city's hearing examiner. Appeals of decisions of the planning and development director shall be based solely on the above criteria;

e. It is further provided that the mayor or designee shall be entitled to exempt from the provisions of this subsection (B)(8) public agency projects involving work in public rights-of-way, right-of-way agreements and right-of-way permits, where noise is addressed as a condition of approval or agreement;

9. Sounds originating from residential property relating to temporary projects performed by the homeowner for the maintenance or repair of homes, grounds and appurtenances, including but not limited to sounds from lawnmowers, powered hand tools, snow removal equipment and any other power motorized equipment before 7:00 a.m. and after 10:00 p.m. on any day of the week except Sunday and before 9:00 a.m. and after 10:00 p.m. on Sundays;

10. Continuing and/or ongoing sounds from nonemergency motor vehicles audible more than 25 feet away from the vehicle located on or in the vicinity of residential property, which sounds reasonably cause the annoyance or disturbance of two or more neighbors not residing at the same address, due to the ongoing or repetitive nature of the sounds, or the very early or very late hours of the sounds. For the purposes hereof, sounds coming from motor vehicles, including but not limited to engine sounds, horn sounds, hydraulic or air break sounds, or other equipment located on the motor vehicle or attached trailer, that are audible more than 25 feet away from the vehicle located on or in the vicinity of residential property, after 10:00 p.m. at night or before 7:00 a.m. on any day of the week except Sunday and after 10:00 p.m. at night or before 9:00 a.m. on Sundays, shall be presumed to be a public disturbance noise. Such presumption shall only be rebutted upon a showing before the adjudicatory body that the noise was caused by circumstances of an unforeseen and emergency nature.

C. It is also unlawful, and a violation of this chapter, for the owner or other person having control or custody of any dog, cat, or other animal to allow such dog, cat, or other animal to habitually howl, yelp, bark, or make other noises which unreasonably disturb another person.

D. Exclusion. This chapter shall not apply to community events such as parades pursuant to chapter 10.64 of the city code, special events pursuant to chapter 2.23 of the city code or regularly scheduled events at parks, such as public address systems for baseball games or park concerts between the hours of 9:00 a.m. and 11:00 p.m. This chapter shall not apply to fireworks lawfully discharged within the city. This chapter shall also not apply to public safety training activities between the hours of 7:00 a.m. and 11:00 p.m. (Ord. 6287 § 2, 2010; Ord. 6017 § 1, 2006; Ord. 6010 § 1, 2006; Ord. 5899 § 1, 2005; Ord. 5658 § 1, 2002; 1957 code § 9.10.010.)

Section 3. Amendment to the City of Auburn Fee Schedule. The City of Auburn Fee Schedule shall be amended to provide for a Special Event Appeal Fee in the amount of two hundred fifty dollars (\$250.00), which fee shall be paid with the submittal of a Special Event Appeal, pursuant to Section 2.23.120 of the City Code.

Section 4. 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 5. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 6. 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: _____

APPROVED: _____

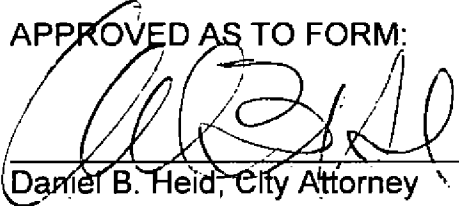
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

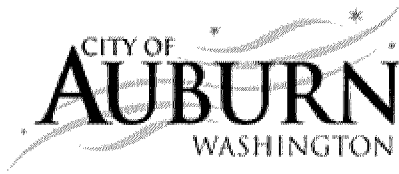
Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6561 (First Reading)

Date:

May 12, 2015

Department:

Community Development & Public Works

Attachments:

Ordinance No. 6561

Budget Impact:

\$0

Administrative Recommendation:

City Council to suspend its rules and adopt Ordinance No. 6561 on first reading.

Background Summary:

On September 18, 2006, the Auburn City Council adopted Ordinance No. 6049 in an effort to address urban blight issues in Downtown Auburn. Exhibit "B" of Ordinance No. 6049 contained a Community Renewal Plan for Downtown Auburn that was intended to provide programs and approaches for addressing conditions of urban blight in Downtown Auburn.

On December 1, 2014, the Auburn City Council approved Ordinance No. 6539 authorizing the 2015-2016 Biennial Budget. The approved 2015-2016 Budget appropriated \$200,000.00 in general fund dollars for a Downtown Storefront Improvement Program. The goals of the Downtown Storefront Improvement Program are consistent with and supportive of the overall goals of the previously adopted Community Renewal Plan.

In order to support the City's continued interest in addressing urban blight in Downtown Auburn in alignment with the previously adopted Community Renewal Plan, it is necessary to amend the Financial Plan component of the Community Renewal Plan to include the Downtown Storefront Improvement Program. The amendment to the Financial Plan element of the adopted Community Renewal Plan to include the Downtown Storefront Improvement Program will create a direct and transparent relationship between this Program and the Community Renewal Plan, which is in the interest of the public health, safety and welfare of the citizens of Auburn.

Staff requests that the City Council suspend its rules and adopt Ordinance 6561 on the first reading. This action will support staff's efforts to launch the Downtown Storefront Improvement Program in early June 2015.

Reviewed by Council Committees:

Other: Legal, Finance & Community Development

Councilmember:

Staff: Snyder

Meeting Date: May 18, 2015

Item Number: ORD.C

ORDINANCE NO. 6 5 6 1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING EXHIBIT "B" TO ORDINANCE NO. 6049 RELATING TO THE FINANCIAL PLAN ELEMENT OF THE COMMUNITY RENEWAL PLAN FOR DOWNTOWN AUBURN

WHEREAS, on September 18, 2006, the Auburn City Council adopted Ordinance No. 6049; and

WHEREAS, Exhibit "B" of Ordinance No. 6049 contained a Community Renewal Plan for Downtown Auburn that was intended to provide programs and approaches for addressing conditions of urban blight in Downtown Auburn; and

WHEREAS, on December 1, 2014, the Auburn City Council approved Ordinance No. 6539 authorizing the 2015-2016 Biennial Budget; and

WHEREAS, the 2015-2016 Budget appropriated \$200,000.00 in General Fund dollars for a Downtown Storefront Improvement Program; and

WHEREAS, the goals of the Downtown Storefront Improvement Program are consistent with and supportive of the overall goals of the previously adopted Community Renewal Plan; and

WHEREAS, to support the City's continued interest in addressing urban blight in Downtown Auburn in alignment with the previously adopted Community Renewal Plan, it is necessary to amend the Financial Plan component of the Community Renewal Plan to include the Downtown Storefront Improvement Program; and

WHEREAS, the amendment to the Financial Plan element of the adopted Community Renewal Plan to include the Downtown Storefront Improvement Program will create a direct and transparent relationship between this Program and the Community Renewal Plan, which is in the interest of the public health, safety and welfare of the citizens of Auburn; and

WHEREAS, the City Council finds that the proposed downtown storefront improvement program is consistent with the Washington state community renewal law (RCW Ch. 35.81) and the intentions of Ordinance No. 6049.

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

Section 1. Amendment to Previously Adopted Community Renewal Plan. The Community Renewal Plan for Downtown Auburn, and more specifically, its Financial Plan Element, previously adopted by City Council passage is hereby amended as evidenced in Exhibit "A" to this Ordinance.

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

Section 3. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 4. **Effective date.** This Ordinance shall take effect and be in force five (5) calendar 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: _____

Exhibit “A” To Ordinance No. 6561

**Amendment to Exhibit B
of Ordinance No. 6049**

**City of Auburn
Community Renewal Plan
Attachments**

(Which, together with City of Auburn Comprehensive Plan
as evidenced by the City Council’s adoption of the Auburn
Downtown Plan/Final EIS in May 2001, constitutes the
Community Renewal Plan
For the Downtown Auburn Community Renewal Area)

Prepared in accordance with the Requirements of RCW 35.81

Adopted by Ordinance No. 6049, September 18, 2006

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Appendix A Block by Block Analysis of Blight

COMMUNITY RENEWAL AREA FINANCIAL PLAN

Background

Auburn historically developed out from a traditional downtown focused along Main Street and the railroad. Until the latter part of the last century, Auburn was a relatively free-standing community separated from the Seattle and Tacoma urban cores by miles of farmland. As such, downtown provided a full range of goods and services to serve local needs.

Starting in the 1960's, improved highway connections made a larger regional area accessible for employment, shopping, services and entertainment. Concurrently, downtown Auburn, like many smaller city downtowns, began a long period of decline. Over time, fewer goods and services were available in downtown Auburn, and the larger downtown retailers including JC Penney, eventually closed or relocated. Property owners limited investments in maintenance and construction in property.

By the 1990's, downtown had reached its nadir but at the same time the seeds for its rebirth were being sown. The City experienced rapid growth outside of the downtown area, bringing thousands of new households into the area. There has also been some modest improvement downtown. Auburn Regional Medical Center has undergone several expansions making downtown a center for medical excellence. The City partnered with Sound Transit and King County Metro to develop Auburn Station. The City selected the location and partnered in the construction of the parking garage and first floor retail space in the expectation that it would serve as a catalyst for redevelopment. The City also built the Auburn Justice Center at the eastern end of Main Street to anchor that area. At the same time, the private sector began to respond to opportunities presented by downtown. Several new buildings were built and a few others renovated.

Today, downtown is on the verge of a renaissance, but the legacy of decades of decline remains. Numerous buildings are in poor condition, functionally obsolete and most are not worthy of rehabilitation. Some buildings that have been damaged by earthquakes and fire remain standing, often in poor condition. Vacant lots abound. A number of occupied buildings contain uses inconsistent with a vibrant downtown. Development density is low and not supportive of the City's "Urban Center" designation. Patterns of property ownership (multiple narrow lots) which date back to the 1920's will not support the needs of new development compatible with Auburn's plans and policies. Site acquisition and assembly is often a critical obstacle.

Plan Goals

The City intends to use a variety of financial and other incentives to promote the redevelopment of downtown in a manner consistent with:

- The Auburn Downtown Plan (May 2001) element of the City Comprehensive Plan
- The City Comprehensive Plan (updated annually)
- Auburn Downtown Urban Center designation (as approved by King County and the Puget Sound Regional Council)
- The City Economic Development Strategies document (2005)
- Downtown Design and Code Amendments (pending at time of writing)

Plan Financial Strategies

1. The City intends to use its current financial resources (including its nonvoted general obligation debt capacity) to acquire strategically located parcels. These will ultimately be offered for sale on a public competitive basis, sometimes in conjunction with other parcels owned by the City. Under the competitive process, potential developers will be required to demonstrate an ability to bring on-line development compatible with City plans, ordinances and policies including, as an example, the extent to which a project may serve as a catalyst for the revitalization and renewal of the downtown area. Development proposals will, among other items, be evaluated upon total return on the City's expenditure.

In so doing, the sales price may take into account such considerations as:

- Projected construction sales tax accruing to the City;
- Projected property tax accruing to the City;
- Potential real estate excise taxes earned by the City in connection with the sale of improved properties;
- Projected sales taxes resulting from retail development and from purchases made by residents of the project within Auburn;
- Leasehold tax revenues; and,
- Other factors as may be deemed appropriate.

2. The City will consider waivers of traffic impact and storm drainage fees.
3. Application of the City's adopted program for a 10 year waiver of property taxes for residential portions of appropriate projects.
4. The City will consider the formation of additional local improvement districts in the downtown area to help pay for infrastructure such as street, sidewalk and storm drainage improvements, and utility relocation.

5. The City will apply for State and Federal grants, as available, for economic development and for infrastructure improvements.
6. The City will work cooperatively with other governmental agencies including King County and Sound Transit, to bring financial resources to bear on improvements that will benefit both the City and other entities.
7. If made possible through amendments to existing law, the City may use tax increment financing to encourage improvements within the downtown community renewal area.
8. The City will implement the Downtown Storefront Improvement Program authorized by the adopted 2015-2016 Biennial Budget and associated Program goals within the downtown community renewal area.

DOWNTOWN PROJECT AREA RESIDENTIAL DISPLACEMENT PLAN

Introduction

The Auburn community has a substantial inventory of affordable housing. Its supply of housing that is accessible and affordable to low, moderate and middle-income groups is one of the largest in King County. The City of Auburn supports the improvement of community's existing low income housing supply and during the last three decades has supported the development of its human services infrastructure as well as housing addressing the needs of disadvantaged populations.

The City of Auburn does not anticipate that its actions will directly displace residents in the renewal area. It will seek to avoid displacement and explore alternative actions which will limit displacement of residents in those areas designated for revitalization. However, in the event such displacement does occur, the City will utilize its resources to mitigate the adverse effects of displacement.

Plan to Minimize Displacement

In order to avoid and/or minimize displacement, the City of Auburn will emphasize projects which:

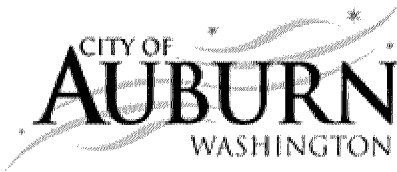
- Do not demolish buildings housing low income residents.
- Emphasize projects that require no relocation or only temporary relocation.
- Attempt to focus revitalization efforts on properties whose use is substantially commercial rather residential.
- Encourage the redevelopment of residential properties that are voluntarily sold, not as result of the use of the power of eminent domain.

Plan to Assist Displaced Residents

For projects where displacement is unavoidable, the City of Auburn will work with local, state and federal agencies and organizations to assist in identifying housing suitable for the relocation of displaced persons.

- The programs, services and funding sources of the King County Housing Authority, shall be requested to assist any resident displaced as a result of the project.

- The City will collaborate with area human services agencies to identify and facilitate access to existing housing opportunities for residents displaced as a result of revitalization efforts.
- The City will seek to identify programs that provide down payment assistance, rent subsidies, or access to existing affordable housing opportunities in the community.
- The City will identify and develop a list of public and private multi-family housing complexes that offer affordable housing opportunities within the Auburn community.
- The City will collaborate with area realtors to identify housing opportunities suitable for residents in revitalization areas who are being displaced.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5137

Date:

April 30, 2015

Department:

Community Development &
Public Works

Attachments:

RES 5137
Exhibit A

Budget Impact:

\$0

Administrative Recommendation:

City Council to adopt Resolution No. 5137

Background Summary:

On September 3, 2008, the former Auburn Downtown Redevelopment Committee approved the Auburn Junction Design Guidelines. These Guidelines were intended to act as an overlay district to the current Downtown Urban Center Design Guidelines applying to the four (4) block area of the then Auburn Junction Project, as well as adjacent sections in public rights-of-way including the opposite sides of all perimeter streets. The four (4) block area of the Auburn Junction Project is bounded by A Street SW on the west, Main Street on the north, A Street SE on the east and 2nd Street on the south. Subsequent to the former Downtown Redevelopment Committee's approval of the Auburn Junction Design Guidelines, there has been no substantive development of the Auburn Junction Project within the four (4) block area. However, development has occurred or is occurring on two (2) blocks of the four (4) blocks and is substantially different than the development envisioned for the Auburn Junction Project. Further, development for the two (2) remaining blocks is not anticipated to occur in a manner consistent with the Auburn Junction Project. As such, the Auburn Junction Project will no longer come to fruition and retaining the associated Auburn Junction Design Guidelines is not in the best interest of the on-going revitalization of Downtown Auburn and the public health, safety and welfare of the citizens of Auburn.

Reviewed by Council Committees:

Other: Legal and Community Development

Councilmember:**Staff:**

Snyder

Meeting Date: May 18, 2015

Item Number: RES.A

RESOLUTION NO. 5 1 3 7

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF AUBURN WASHINGTON REVOKING THE AUBURN
JUNCTION DESIGN GUIDELINES**

WHEREAS, on September 3, 2008, the former Auburn Downtown Redevelopment Committee approved the Auburn Junction Design Guidelines; and

WHEREAS, these Guidelines were intended to act as an overlay district to the current Downtown Urban Center Design Guidelines applying to the four (4) block area of the then Auburn Junction Project as well as adjacent sections in public rights-of-way including the opposite sides of all perimeter streets; and,

WHEREAS, the aforementioned four (4) block area of the Auburn Junction Project is bounded by A Street SW on the west, Main Street on the north, A Street SE on the east and 2nd Street on the south; and

WHEREAS, subsequent to the former Downtown Redevelopment Committee's approval of the Auburn Junction Design Guidelines, there has been no substantive development of the Auburn Junction Project within the four (4) block area; and,

WHEREAS, development has occurred or is occurring on two (2) blocks of the four (4) block that is substantially different than the development envisioned for the Auburn Junction Project; and

WHEREAS, development for the two (2) remaining blocks is not anticipated to occur in a manner consistent with the Auburn Junction Project; and,

WHEREAS, the City Council believes that the Auburn Junction Project will no longer come to fruition and that retaining the associated Auburn Junction Design Guidelines is not in the best interest of the on-going revitalization of Downtown Auburn and the public health, safety and welfare of the citizens of Auburn.

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

Resolution No. 5137

May 12, 2015

Page 1

RES.A

Section 1. Revocation of the Auburn Junction Design Guidelines. The Auburn Junction Design Guidelines (Exhibit "A") previously approved by the former Auburn Downtown Redevelopment Committee and intended as an overlay district for the four (4) block area of Downtown Auburn are hereby revoked.

Section 2. Applicability of Downtown Urban Center Design Guidelines. The Downtown Urban Center Design Guidelines shall remain in full force and effect and shall apply to all development activities within the aforementioned four (4) block area in addition to other applicable areas of Downtown Auburn.

Section 3. Implementation. That the Mayor is hereby authorized to take necessary steps and actions to implement the revocation of the Auburn Junction Design Guidelines authorized by this Resolution.

Section 4. Effective Date. This resolution shall be in full force and effect upon passage and signatures hereon.

SIGNED and DATED 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. 5137

May 12, 2015

Page 2

RES.A

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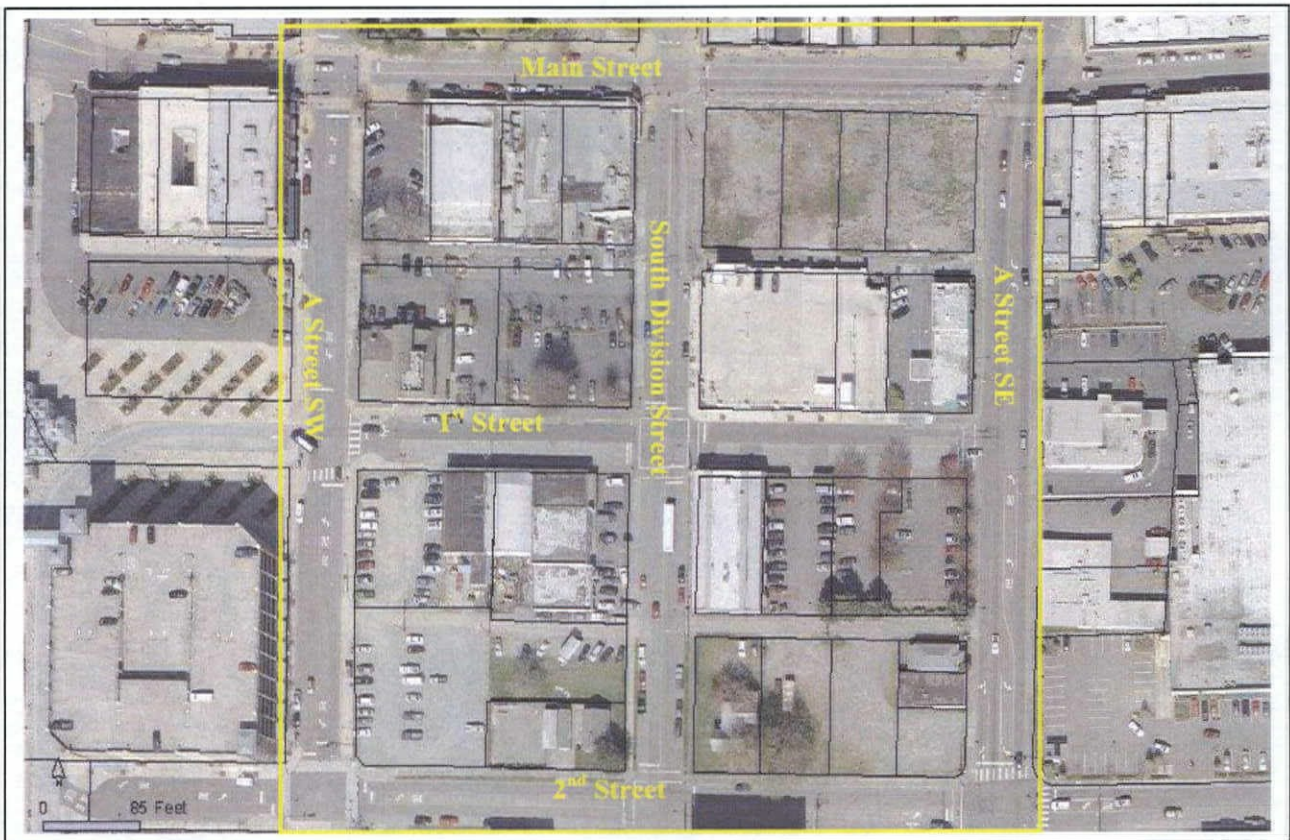
Exhibit "A"

Auburn Junction

Design Guidelines

Approved 9-3-08

THE FOLLOWING STANDARDS SHALL ACT AS AN OVERLAY DISTRICT TO THE EXISTING *DOWNTOWN URBAN CENTER DESIGN GUIDELINES* APPLYING ONLY TO THE FOUR BLOCK AREA OF THE *AUBURN JUNCTION* PROJECT AS WELL AS ADJACENT SECTIONS IN PUBLIC RIGHT OF WAY INCLUDING THE OPPOSITE SIDES OF ALL PERIMETER STREETS, AS DEPICTED IN THE BELOW DRAWING. SHOULD ADDITIONAL AREAS BE ANNEXED INTO THE *AUBURN JUNCTION* PROJECT PER CITY RESOLUTION, THEN THESE GUIDELINES WOULD APPLY TO SUCH AREAS. NOTE THAT THE AUBURN JUNCTION DESIGN GUIDELINES TAKE PRECEDENCE OVER THE DOWNTOWN URBAN CENTER DESIGN GUIDELINES.



City of Auburn

Department of Planning, Building, and Community

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- I. Definitions/Architectural Terms
- II. Project Goals
- III. Design Guidelines

I. DEFINITIONS/ARCHITECTURAL TERMS

These words shall have the following meanings for the purposes of these guidelines:

- a. Articulation - in art and architecture, is first of all a joint. Expanding from that definition, articulation is also a method of styling the joints in the formal elements of architectural design. Through degrees of articulation, each part is united with the whole work by means of a joint in such a way that the joined parts are put together in styles ranging from exceptionally distinct jointing to the opposite of high articulation—fluidity and continuity of joining. In highly articulated works, each part is defined precisely and stands out clearly. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately.
- b. Canopy - means a cover over a sidewalk providing protection from the rain, which is constructed of durable, permanent materials.
- c. Cornice - upper section of an entablature, a projecting shelf along the top of a wall often supported by brackets.
- d. Director - means the director of the Auburn department of planning, building and community.
- e. Green roof - means a roof designed with principles of environmental sustainability, involving the use of vegetation and storm water collection and cleaning. It may or may not be accessible.
- f. Neo-traditional – Design concept that promotes a more livable and alive community for residents; more sustainable since it preserves land by encouraging more compact development and reduces air pollution and carbon dioxide emissions by creating new opportunities to walk and bike rather than using a car; and mixed-use with a combination of commercial and residential development.
- g. Parking, structured - means parking contained within an enclosed building either part of or designed to appear like it is part of the larger building complex, or a freestanding structure devoted exclusively to above-grade parking.
- h. Plinth - a block used as the base of a column or other upright support.
- i. Public art - means any form of painting, mural, mosaic, sculpture, or other work of art, so long as it can be appraised as a work of art and its value as such documented, displayed on the exterior of a building, at or near the pedestrian entrance, or on a public plaza, and visible to users of the public right-of-way at all times.
- j. Public plaza - means an open space that is visible and accessible to the public at all times, predominantly open to the sky, and for use principally by people, as opposed to merely a setting for the building.
- k. Street level retail - means uses providing goods and services, including food and drink, adjacent to, visible from, and directly accessible from the public sidewalk.

II. PROJECT GOALS

1. To provide visual appeal and enhance the pedestrian environment, trees and other vegetation will be introduced along the sidewalks and/or street medians on all streets throughout Auburn Junction as well as streets on the opposite sides of all perimeter streets consistent with the Downtown Sidewalk Standards.
2. To work with Sound Transit to redevelop the Transit Station plaza into a park facility and incorporate "green" features. Altering bus traffic will need to be discussed with the appropriate agencies and most likely will not take place until the 2nd parking garage is constructed on the west side of the BNSF tracks.
3. To apply goals and intent statements specified in the United States Green Building Council's Neighborhood Development (ND) Pilot Program (not yet officially adopted). Goals within the Leadership in Energy and Environmental Design (LEED) ND program applicable to Auburn Junction including the following:
 - A. Bicycle Network: To promote bicycling and transportation efficiency by providing bicycle parking spaces, storage capacity, and access to bicycle lanes.
 - B. Housing and Jobs Proximity: Encourage balanced communities with a diversity of uses and employment opportunities by including both residential and non-residential into the project.
 - C. Compact Development: Conserve land. Promote livability, transportation efficiency, and walkability through more dense development.
 - D. Diversity of Housing Types: Attract a demographic mix to the Auburn Junction project and community through a range of housing options.
 - E. Reduced Parking Footprint: Design parking to increase the pedestrian orientation of projects, minimize the adverse environmental effects of parking facilities and encourage other modes of transportation, such as bicycles.
 - F. Walkable Streets: Provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity. Promote public health through increased physical activity.
 - G. Transportation Demand Management: Reduce energy consumption and pollution from motor vehicles by encouraging use of public transit and other modes of transportation.
 - H. Access to Surrounding Vicinity: Provide direct and safe connections, for pedestrians and bicyclists as well as drivers, to local destinations and neighborhood centers. Promote public health by facilitating walking and bicycling.
 - I. Access to Public Spaces: To provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors. The goal is to have a park or green plaza within a ¼ mile of the Auburn Junction project.
 - J. Access to Active Spaces: To provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors. The goal is to have linkages through and beyond Auburn Junction connecting to existing and future facilities such as the Interurban Trail, C Street SW Trail, and F Street underpass.

- K. Universal Accessibility and Diversity: Enable the widest spectrum of people, regardless of age or ability, to more easily participate in their community life by increasing the proportion of areas that are usable by people of diverse abilities. The goal is to have a mixed demographic in the Auburn Junction development to create a vibrant downtown.
- L. Community Outreach and Involvement: Encourage community participation in the project design and planning and involve the people who live in a community in deciding how it should be improved or how it should change over time.
- M. Construction Activity Pollution Prevention: Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, contamination of ground water, and airborne dust generation.
- N. Energy Efficiency in Buildings: Encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
- O. Reduced Water Use: Minimize water use in buildings and reduce landscape irrigation that would impact natural water resources and burden municipal water supply and wastewater systems.
- P. Contaminant Reduction in Brownfields Remediation: Encourage brownfields cleanup and redevelopment that reduce contaminant volume or toxicity and thereby minimize long-term remediation or monitoring burdens, while redeveloping to a better use.
- Q. Stormwater Management: Reduce adverse impacts on water resources by mimicking the natural hydrology of the region on the project site, including groundwater recharge. Reduce pollutant loadings from stormwater discharges, reduce peak flow rates to minimize stream channel erosion, and maintain or restore chemical, physical, and biological integrity of downstream waterways.
- R. Heat Island Reduction: Reduce heat islands to minimize impact on microclimate and human and wildlife habitat.
- S. On-Site Energy Generation: Reduce air, water, and land pollution from energy consumption and production by increasing the efficiency of the power delivery system.
- T. On-Site Renewable Energy Sources: Encourage on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.
- U. District Heating & Cooling: Reduce air, water, and land pollution resulting from energy consumption in buildings by employing energy efficient district technologies.
- V. Infrastructure Energy Efficiency: Reduce air, water, and land pollution from energy consumption.
- W. Wastewater Management: Reduce pollution from wastewater and encourage water reuse.
- X. Recycled Content in Infrastructure: Use recycled materials to reduce the environmental impact of extraction and processing of virgin materials.

- Y. Construction Waste Management: Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.
- Z. Comprehensive Waste Management: Reduce the waste hauled to and disposed in landfills. Promote proper disposal of office and household hazardous waste streams. Strongly encourage recycling.
- AA. Light Pollution Reduction: Minimize light trespass from the site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.
- BB. LEED Accredited Professional: Include as part of the development team to support and encourage the planning and design integration required by a LEED for Neighborhood Development green neighborhood project and to streamline the application and certification process.

III. DESIGN GUIDELINES

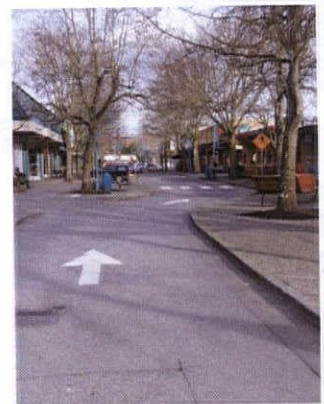
Introduction

As stated in the Auburn Comprehensive Plan, Auburn Downtown Plan, and Auburn City Code, the Auburn Junction Design Guidelines are meant “to encourage development which enhances the human, pedestrian scale, creating a sense of community and place.” The following guidelines promote development which is consistent with the goals identified in the Comprehensive Plan and Auburn Downtown Plan.

1. Buildings shall be built to at least a LEED Silver rating or meet a substantially equivalent standard, and shall demonstrate compliance with that commitment.
2. The applicant shall make a commitment acceptable to the Planning, Building and Community Director that the proposed development will meet Living Building Challenge standards or the equivalent, or otherwise demonstrate to the satisfaction of the Director that the development will comply to the extent feasible. Applicant shall further demonstrate compliance with that commitment.

3. In order to provide visual and pedestrian connectivity between the Transit Center parking garage and the SW corner of Main Street and Auburn Avenue, a pedestrian “trail” will be incorporated as follows:

- a. Along 1st Street between A Street S.W. and S. Division Street; and
- b. Continuing between the intersection of 1st Street and S. Division Street to the SW corner of Main Street and Auburn Avenue.
- c. The pedestrian trail may include a “string of pearls” (i.e. a series of pocket parks).
- d. Creative patterns, vegetation, attention to detail, wrought iron with brick accents.



4. Projects shall provide aesthetic appeal, ambience and connectivity to Main Street, mixed facades to complement historic Main Street, the nearby Transit Station and parking facility. Materials such as masonry and brick should be a dominant feature. No corrugated metal. Black framed windows and black wrought iron balconies are preferred.



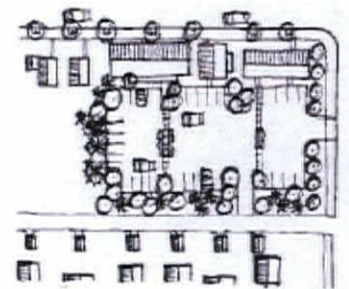
5. Three (3) plazas shall be incorporated at the intersections of Main Street and Division, 1st Street and S. Division, and 2nd Street and Division, which shall contain an iconic feature such as public art. In the event a sculpture or other such artistic features are included, then the applicant shall seek approval from the City's Arts Commission.
6. Parking for residences shall be contained within the development at the ratio required by ACC 18.29.060. There shall be no onsite parking required for uses other than residential; however, adequate parking in public rights-of-way and offsite public facilities (including the Transit Center parking facility for evenings and weekends) shall be demonstrated. Contributions to a parking structure in the urban center shall be required of development within the Auburn Junction project to the extent necessary to fulfill the requirements of this section.
7. Themed *Auburn Junction* signs will be required in key locations throughout the development including Auburn Junction or Downtown Auburn street signs. A master signage plan shall be submitted that includes a color palette for monuments signs and size dimensions in accordance with the ACC Section 18.29.060(I).
8. An access easement to rooftops shall be provided to the City which will allow the installation of devices for wireless coverage and maintenance of those devices. The applicant shall also provide access to power on rooftops to be used for City wireless facilities. The parameters of the access easement and location of devices shall be approved by the City. Any cabling and/or power needs to be secured so the facilities are not damaged by other activity on the roof.
9. Loading zones shall be incorporated into the project and locations approved by the City.
10. It is encouraged that rooftop gardens be incorporated into the project and the space be available to residents. Consideration of the wireless facilities to be located on rooftops shall be incorporated into any landscape design of a rooftop garden.
11. Store front heights at the first floor of structures shall be a minimum of sixteen (16) feet in height.

1. PARKING LOTS AND GARAGES

Intent: Reduce the visual impact of surface parking lots and garages

A. General

1. Parking shall be located over, under, behind, or to the side of buildings. Parking structures are strongly encouraged.
2. All parking lots shall meet the design and construction standards of ACC 18.52 unless modified herein.
 - Parking stall standards for 90 degree stalls in structured parking facilities shall be 18 feet in length and 9 feet in width. All other dimensions shall meet ACC 18.52.
 - Parking stalls for motorcycles and scooters shall also be included in developments.
3. Compact parking stalls may be allowed but only 30% of the total parking.
4. Secure bicycle storage shall be provided for residential units at five (5) percent of the total parking.
5. Bicycle racks shall be incorporated into projects and it is preferred that an artistic element be used in designing bicycle racks. Location of bicycle racks shall be approved by the City.



- B. Screening and Landscaping – the applicant may demonstrate equivalency with the screening and landscaping section by providing an alternative plan if approved by the Planning, Building, and Community Director.

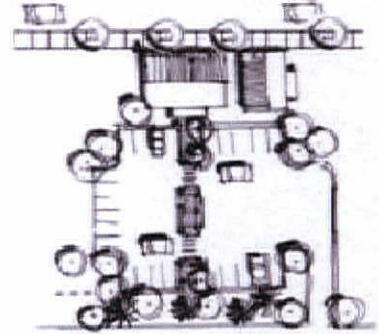
1. Surface parking lots consisting of ten or more stalls shall feature landscaped planter beds at a ratio of one to every six (6) stalls. Each planter bed shall include at least one tree, a minimum caliper of two (2) inches at the time of planting.
2. The minimum planter size shall be 100 square feet. Planters shall be protected by concrete curbs and shall also feature shrubs and/or groundcover.
3. Surface parking lots located adjacent to any street (excluding alleys) shall be screened by one or a combination of the following:
 - a. Low walls made of decorative concrete, masonry, or other similar material, not exceeding a maximum height of 30 inches.
 - b. Combination of wrought iron fence and landscaping.



- c. Raised planter walls, with wrought iron, planted with a minimum of 80% evergreen shrubs, not exceeding a total height of 30 inches.
- d. Landscape plantings consisting of trees (of which at least 80% are deciduous) and shrubs and groundcover materials (of which at least 80% are evergreen).
- e. All plant material used for parking lot screening shall provide clear views between 30 inches and eight (8) feet above the ground surface, for visibility and safety (site distance).
- f. Planting areas shall be a minimum of five (5) feet in width and shall be irrigated to sustain the vegetation.

C. Pedestrian Connections

1. Pedestrian connections not less than five (5) feet wide shall be provided through parking lots to building entrances, sidewalks and/or transit stops.
2. Pedestrian connections should be clearly defined by at least two of the following:
 - a. Six (6) inch vertical curb in combination with a raised walkway;
 - b. Textured paving, including across vehicular lanes, such as unit pavers, stamped and scored concrete;
 - c. Bollards;
 - d. Trellis;
 - e. Continuous landscape area at least three (3) feet wide and at least on one side of the walkway;
 - f. Pedestrian-scale lighting, required
 - g. An element, as approved by the City, which meets the intent of this section.



D. Width / Spacing of Driveways

1. Driveways should not exceed 24 feet in width at the property line. Distance between curb cuts should not be less than 100 feet, measured from the outer edge of the driveway aprons.
2. The sidewalk pattern and material shall continue across the driveway.

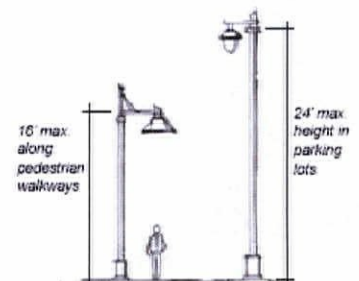


Pedestrian connection through parking lot

2. SHIELDED LIGHTING

Intent: *Ensure that exterior site lighting contributes to the character of the site such as accentuating architectural features (e.g., building entrances) and does not disturb adjacent development*

- A. Only City-approved standard fixtures shall be used for public sidewalk lighting.
- B. All site lighting shall be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, so that the direction of the light is downward.
- C. The maximum height allowed for parking lot lighting is 24 feet. The maximum height along pedestrian walkways is 16 feet.



- D. Site lighting should create adequate visibility at night, evenly distributed to increase security, and coordinated with adjacent landscaping to avoid casting long shadows.
- E. Incorporate electrical service into lighting fixtures for seasonal ornamental lighting and provide the capability for the City to install a mesh access point on the pole.

3. SCREENING OF TRASH / SERVICE AREAS

Intent: screen trash storage, loading and service areas from public view

- A. Trash and service areas shall be placed away from streets. Adequate access shall be provided and reviewed by the contracted hauler to ensure adequate and safe access.
- B. All service, loading and trash collection areas shall be screened by a combination of masonry walls and planting, with similar character to the design of the building it serves.
- C. Loading and service areas shall not face any residential areas, unless no other location is feasible. Effort should be made to buffer impacts to residential areas.



4. PLAZAS

Intent: If plazas are incorporated ensure plazas are readily accessible for use and offer a pleasant environment

- A. Public plazas must abut and be within three (3) feet in elevation of a public sidewalk. Ramps shall be provided consistent with ADA standards.
- B. At least ten (10) % of the plaza area shall be planted with trees and other vegetation.
- C. Plazas shall incorporate patterns and designs using materials agreed to by the City. Plazas shall be consistent with the City Hall Plaza.
- D. Plazas shall include adequate lighting, allow for penetration of sunlight, and provide seating in the form of low walls, benches and/or tables and chairs.
- E. Accessory site features such as, waste receptacles, street furniture and movable planters shall be of compatible design to the main building served by the plaza.



- F. Courtyards between structures and interior courtyards are encouraged to promote pedestrian activity, create open space, and a stately entrance.



GUIDELINES APPLICABLE TO AUBURN JUNCTION

Building Design

1. ENTRANCES

Intent: ensure that entrances are easily identifiable and accessible from streets and sidewalks

- A. Main building entrances should be oriented to the property line abutting the primary street rather than to a parking lot.
- B. Locate primary entrances so that they are visible from the public right-of-way. The entry, particularly if on a street corner, should be marked by architecturally prominent elements such as canopies, ornamental lighting fixtures and/or fixed seating that offer visual prominence and a sense of safety.



2. GROUND LEVEL DETAILS

Intent: reinforce the character of the streetscape

- A. Street-oriented façades of commercial and mixed-use buildings shall be designed to be pedestrian-friendly through the inclusion of elements 3, 4, and 10 plus at least two of the following elements:

- 1. Kickplates for storefront windows;
- 2. Projecting window sills;
- 3. Pedestrian scale signs;
- 4. Canopies;
- 5. Plinths for columns;
- 6. Containers for seasonal plantings;
- 7. Ornamental tilework;
- 8. Medallions;
- 9. Belt courses;
- 10. Lighting or hanging baskets supported by ornamental brackets;
- 11. An element, as approved by the City, which meets the intent of this section.



3. BASE / MIDDLE / TOP

Intent: primarily emphasize the street level, but also create a visually interesting skyline

- A. Buildings above 30 feet in height should distinguish a “base” at ground level using articulation and materials such as stone, masonry, or decorative concrete.
- B. The “middle” of the building should be distinguished by a change in materials or color, windows, balconies, and setbacks/modulation.
- C. The “top” of the building should emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback or pitched roofline.



4. UPPER LEVEL SETBACK

Intent: reduce the apparent bulk of multi-story buildings and maintain pedestrian scale

- A. Front facades of buildings abutting streets shall have 20% (minimum) of upper level set back a minimum depth of three (3) feet.”
- B. Views of Mount Rainier should be protected where feasible and if protected five (5) percent additional floor area can be achieved.



5. TREATMENT OF BLANK WALLS

Intent: reduce the visual impact of blank walls by providing visual interest

- A. Blank walls visible from the public street longer than 30 feet shall incorporate two (2) or more of the following features:
 - 1. Vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall surface;
 - 2. Artwork, such as bas-relief sculpture, murals, or trellis structures



3. Seating area with special paving, lighting fixtures and seasonal plantings; and/or
4. Architectural detailing, reveals, contrasting materials or other special interest, consistent with character of the downtown.

6. USE OF NEON

Intent: encourage the use of neon as an architectural embellishment in keeping with the character of downtown.

- A. Neon may be allowed to emphasize unique building features.
- B. Neon may be used as artwork or as graphic symbols that portray the nature of the business, provided that no written words shall be allowed.

7. PARKING STRUCTURES

Intent: reduce the visual impact of structured parking located above grade

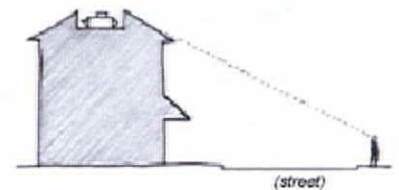
- A. At ground level, free-standing parking structures shall comply with guidelines addressed under 'Ground Level Details.'
- B. Upper levels of structured parking should be screened or treated architecturally by two or more of the following:
 1. Roughly square openings rather than horizontal, or elements that lessen the rectangular opening.
 2. Planting designed to grow on the façade
 3. Louvers
 4. Expanded metal panels
 5. Decorative metal grills or artwork
 6. Spandrel (opaque) glass
 7. An element, as approved by the City, which meets the intent of this section.
- C. Lighting fixtures within garages should be screened from view from the street.
- D. In order to provide a safer environment, parking structure illumination should be designed to a maximum uniformity ratio (proportion of average to minimum illumination) of 4:1.



8. SCREENING ROOFTOP EQUIPMENT

Intent: screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas

- A. Mechanical equipment shall be screened by an extended parapet wall or other roof forms that are integrated with the architecture of the building.



- B. Painting of equipment and erecting fences are not acceptable methods of screening, although a screen wall is acceptable and it must be incorporated into the architectural design of the structure.
- C. The installation of Wireless Access Points by the City is permitted however thought should be given to location to minimize the visual impact of equipment if extended vertically from the roof.

GUIDELINES APPLICABLE TO AUBURN JUNCTION

Sign Design

1. LANDMARK SIGNS

Intent: preserve the unique character of the downtown

- A. Retain existing historic signs (as determined by the City) that feature the character of the area, wherever possible.



2. INTEGRATION WITH ARCHITECTURE

Intent: ensure that signage is a part of the overall design of a project and not additive or an afterthought

- A. The design plans for buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign program shall indicate location, size, and general design.
- B. New signs should not project above the roof, parapet or exterior wall unless part of an integral architectural feature. Signs mounted on a roof are not allowed.



3. CREATIVITY

Intent: encourage interesting, creative and unique approaches to the design of signage

- A. Signs should be highly graphic in form, expressive and individualized. Signs should convey the product or service offered by the business in a bold, graphic form
- B. If a projecting sign is designed by a graphic design professional and includes a non-verbal, three-dimensional symbol that succinctly conveys the nature of the business and constitutes a dominant proportion of the overall design, the sign may be allowed to exceed the maximum area otherwise allowed by 50%.



4. GROUND SIGNS

Intent: ensure that signs are not principally oriented to automobile traffic

- A. All freestanding signs shall be ground (monument) signs no higher than five (5) feet.
- B. The area around the base of any ground sign shall be planted with shrubs and seasonal flowers.
- C. Internally-lit signs are prohibited except when located adjacent and oriented to Auburn Way North/Auburn Way South street frontages and only with electronic message center signs in accordance with Auburn City Code Chapter 18.56 Signs. If an internally lit sign is utilized, the sign shall also conform to all other applicable standards for changing message center signs as described in this same chapter.



Event Advertising

PEDESTRIAN STREETS

(Exhibit A)

1. LIMITATIONS ON DRIVEWAYS

*Intent: maintain a continuous sidewalk by
minimizing driveway access*

- A. Curb cuts are prohibited on Main Street and Division Street unless access from no other street is available. Curb cuts on other Pedestrian I Streets is permitted, however limited to the fewest access points.

2. LOCATION OF PARKING

*Intent: reduce the visual impact of parking
and enhance the pedestrian experience*

- A. Parking shall be located under or behind buildings or within structures.
- B. On Pedestrian I Streets, surface parking is not permitted between the building front and the right-of-way.

3. LOCATION OF DRIVE-THROUGH LANES

*Intent: preserve a safe and comfortable
pedestrian experience*

- A. Drive-through lanes are not allowed between the building and the public right-of-way on Pedestrian I Streets.

1. LAND USE

*Intent: ensure a rich, uninterrupted mixture of
lively activities aimed at pedestrians*

- A. Along Pedestrian I Streets, ground floor uses that face the sidewalk shall be retail, restaurant or personal service uses.



2. PROXIMITY TO SIDEWALK

Intent: reinforce an active pedestrian experience along Pedestrian Streets

- A. Buildings along Pedestrian Streets shall be set immediately at the back of the sidewalk, with the exception of providing open space for public use such as plazas, courtyards and seating areas.
- B. Control of water run-off from canopies/awnings is encouraged.



3. GROUND LEVEL TRANSPARENCY

Intent: provide a visual connection between activities inside and outside of buildings

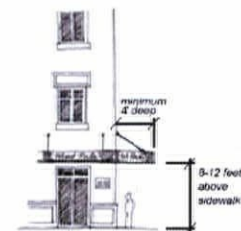
- A. Along Pedestrian I Streets, a minimum of 70% of any ground floor façade (between two (2) feet and 12 feet above grade) facing a street or public space shall be comprised of clear, “vision” glass.
- B. Along Pedestrian II Streets, a minimum of 60% of any ground floor façade (between two (2) feet and 12 feet above grade) facing a street or public space shall be comprised of clear, “vision” glass.
- C. Along Main Street, doors and windows should reflect the historic Main Street rhythm of 25-foot wide storefronts.



4. WEATHER PROTECTION

Intent: provide pedestrians with protection from the weather

- A. Canopies and awnings shall be provided along all façades that are adjacent to Pedestrian Streets.
- B. The minimum depth of any canopy or awning shall be four (4) feet. The vertical dimension between the underside of the canopy or awning and the sidewalk shall be at least eight (8) feet and no more than 12 feet.
- C. Canopies and awnings shall be of shed or marquee style, except that bowed awnings may be used over arched windows. “Bubble” awnings and backlit awnings with translucent materials are not permitted.



- D. Weather protection can be combined with the method used to achieve visual prominence at entrances.
- E. If constructing covered walkways, then the height may exceed 12 feet.

ADDITIONAL GUIDELINES DEVELOPMENT ADJACENT TO PEDESTRIAN STREETS - AUBURN JUNCTION

Sign Design

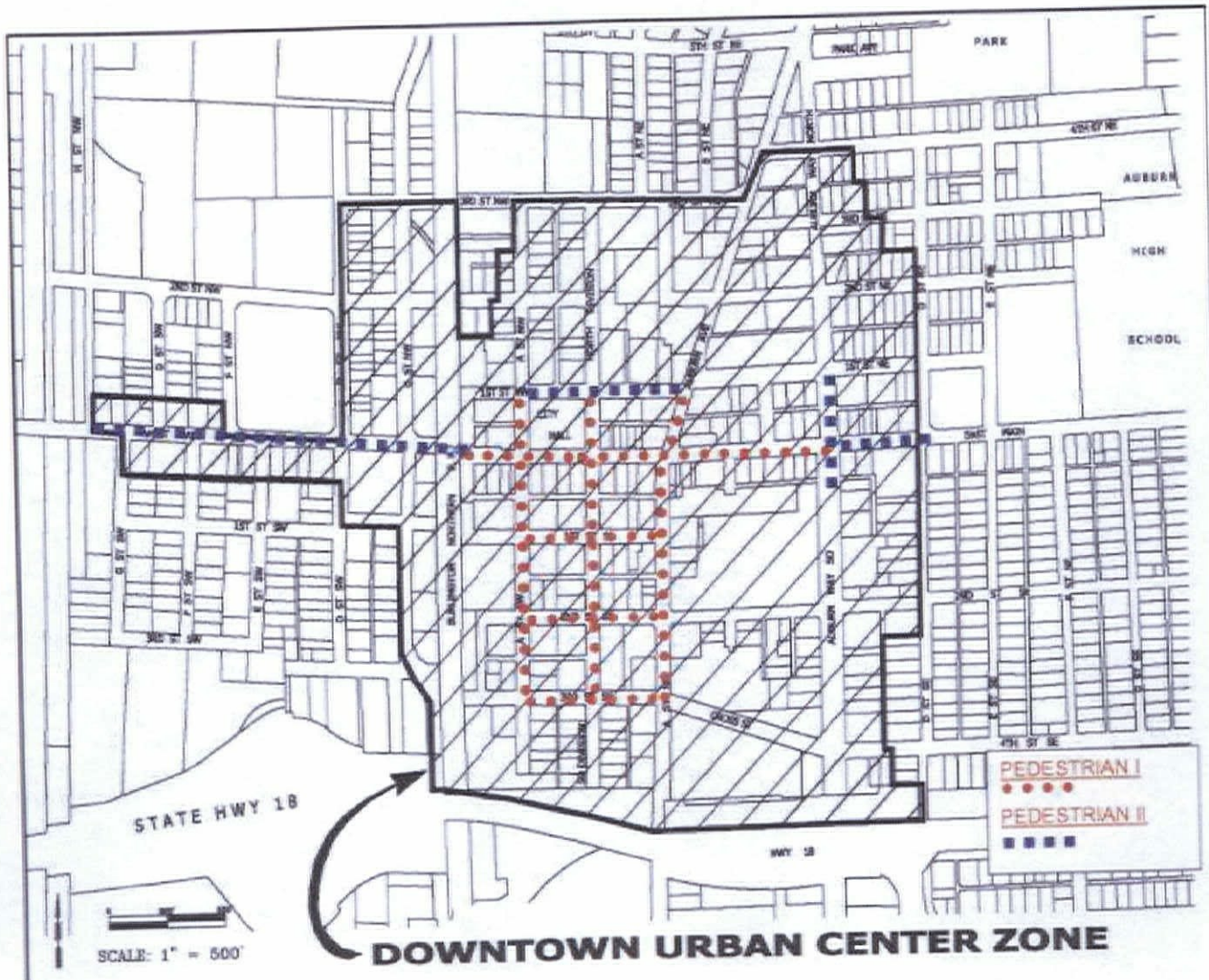
1. PEDESTRIAN ORIENTATION

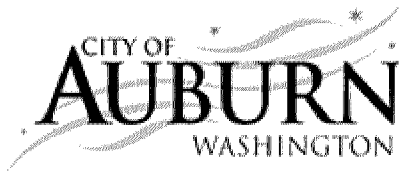
Intent: provide signs that activate and strengthen the pedestrian realm

- A. Signs shall be primarily oriented to pedestrians, rather than people in vehicles. The following are types of signs are encouraged along Pedestrian Streets:
 - 1. Blade signs (projecting over sidewalk)
 - 2. Window signs (painted on glass or hung behind glass)
 - 3. Logo signs (symbols, shapes)
 - 4. Wall signs over entrance.
- B. Pole signs and monument or ground signs are not permitted on Pedestrian Streets.
- C. Signs shall be evaluated with respect to size, scale, relationship to other signs, function, location and other factors.



Exhibit A





AGENDA BILL APPROVAL FORM

Agenda Subject:
Resolution No. 5150

Date:
May 13, 2015

Department:
Administration

Attachments:
Resolution No. 5150

Budget Impact:
\$0

Administrative Recommendation:

City Council adopt Resolution No. 5150.

Background Summary:

The City of Auburn is a member of the Valley Communications Center, which was created by an inter-local co-operation agreement. The Valley Communications Center provides Emergency 911 dispatching services for the City of Auburn and other municipal jurisdictions. Valley Communications Center would like to participate in the Association of Washington Cities (AWC) Employee Benefit Trust benefits program as a quasi-municipal entity. The Association of Washington Cities (AWC) Employee Benefit Trust requires that a city member of the Association of Washington Cities (AWC) Employee Benefit Trust sponsor a non-city entity's request before the non-city entity can participate in the Association of Washington Cities (AWC) Employee Benefit Trust benefit programs.

Reviewed by Council Committees:

Councilmember:

Staff: Roscoe

Meeting Date: May 18, 2015

Item Number: RES.B

RESOLUTION NO. 5 1 5.0

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF AUBURN, WASHINGTON, REGARDING
SPONSORING THE VALLEY COMMUNICATIONS
CENTER REQUEST TO JOIN THE ASSOCIATION
OF WASHINGTON CITIES EMPLOYEE BENEFIT
TRUST

WHEREAS, the City of Auburn is a member of the Valley Communications Center which was created by an inter-local co-operation agreement as authorized by RCW 39.34; and

WHEREAS, the Valley Communications Center provides Emergency 911 dispatching services for the City of Auburn; and

WHEREAS, the Valley Communications Center would like to participate in the Association of Washington Cities (AWC) Employee Benefit Trust benefits program as a quasi-municipal entity; and

WHEREAS, Association of Washington Cities (AWC) Employee Benefit Trust requires that a city member of the Association of Washington Cities (AWC) Employee Benefit Trust sponsor a non-city entity's request before the non-city entity can participate in the Association of Washington Cities (AWC) Employee Benefit Trust benefit programs.

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

Section 1. The City of Auburn, with this resolution, sponsors the Valley Communications Center request for application to join the Association of Washington Cities (AWC) Employee Benefit Trust as a non-city entity.

Section 2. The City of Auburn requests that the Valley Communications Center of King County be allowed membership into the Association of Washington (AWC) Employee Benefit Trust.

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

Section 4. 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