

## City Council Meeting

April 18, 2016 - 7:00 PM

Auburn City Hall

### AGENDA

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[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

#### III. APPOINTMENTS

#### IV. AGENDA MODIFICATIONS

#### V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

##### A. Public Hearings

1. **Public Hearing for Resolution No. 5224 (Hinman)**

City Council to conduct a public hearing to receive comments and suggestions with regards to Resolution No. 5224 declaring utility property as surplus

**(Recommended Action: City Council to hold public hearing. See Resolution No. 5224 for details)**

2. **Public Hearing for the Consolidated Annual Performance and Evaluation Report (CAPER) (Hinman)**

City Council to conduct a public hearing on the 2015 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program

**(Recommended Action: City Council to hold public hearing. See Resolution No. 5229 for details)**

##### 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 July 27, 2015 Study Session Meeting\***

B. **Minutes of the August 10, 2015 Study Session\***

C. **Minutes of the April 4, 2016 Regular City Council Meeting\***

D. **Claims Vouchers (Coleman)**

Claims voucher numbers 438087 through 438305 in the amount of \$4,143,855.45 and four wire transfers in the amount of \$501,317.04 and dated April 18, 2016.

E. **Payroll Vouchers**

Payroll check numbers 536355 through 536389 in the amount of \$560,959.56 electronic deposit transmissions in the amount of \$1,424,483.48 for a grand total of \$1,985,443.04 for the period covering April 1, 2016 to April 13, 2016.

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

VIII. **UNFINISHED BUSINESS**

IX. **NEW BUSINESS**

X. **ORDINANCES**

A. **Ordinance No. 6596, First Reading\* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, rezoning one parcel, 21,000 square feet in size, from R-7 Residential to R-20 Residential, to implement the Comprehensive Plan and amending the City's Comprehensive Zoning Map

***(RECOMMENDED ACTION: City Council adopt Ordinance No. 6596.)***

B. **Ordinance No. 6591, Second Reading\* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, amending Sections 18.56.010, 18.56.010, 18.56.020 and 18.56.030 of the Auburn City Code and City of Auburn Ordinance Numbers 6327, 6353, 6403 and 6501 as to the effective dates of said ordinance amendments all relating to temporary signs

***(RECOMMENDED ACTION: City Council adopt Ordinance No. 6591.)***

XI. **RESOLUTIONS**

A. **Resolution No. 5224\* (Hinman)**



A Resolution of the City Council of the City of Auburn, Washington, declaring certain real property as surplus and authorizing the Mayor to negotiate and execute a purchase and sale agreement between the City of Auburn and Bruce and Julie Molen

***(RECOMMENDED ACTION: City Council adopt Resolution No. 5224.)***

**B. Resolution No. 5227\* (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to negotiate and execute, on behalf of the City, an Airport Property Lease with Classic Helicopters Corporation

***(RECOMMENDED ACTION: City Council adopt Resolution No. 5227.)***

**C. Resolution No. 5228\* (Faber)**

A Resolution of the City Council of the City of Auburn, Washington, amending the City of Auburn Parks and Recreation Fee Schedule

***(RECOMMENDED ACTION: City Council adopt Resolution No. 5228.)***

**D. Resolution No. 5229\* (Hinman)**

A Resolution of the City Council of the City of Auburn, Washington, to accept the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2015 program year

***(RECOMMENDED ACTION: City Council adopt Resolution No. 5229.)***

**XII. MAYOR AND COUNCILMEMBER REPORTS**

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

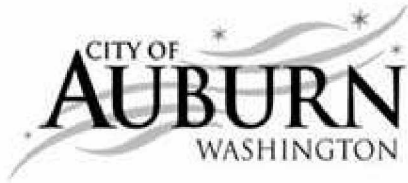
**A. From the Council**

**B. From the Mayor**

**XIII. ADJOURNMENT**

*Agendas and minutes are available to the public at the City Clerk's Office, on the City website (<http://www.auburnwa.gov>), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.*

\*Denotes attachments included in the agenda packet.



## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Public Hearing for Resolution No. 5224

**Date:**

March 31, 2016

**Department:**

Administration

**Attachments:**

**No Attachments Available**

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council to conduct a public hearing to receive comments and suggestions with regards to Resolution No. 5224 declaring utility property as surplus (see Resolution No. 5224 for further action).

**Background Summary:**

As part of Pinnacle Estates Phase I, according to plat filed for record September 20, 2005 under recording number 200509205004, in Pierce County, Washington, the City of Auburn was dedicated a storm drainage tract identified as Tract A in plat documents, roughly 71,486.9 square feet in size. Property owners Bruce and Julie Molen, owners of Lot 10 of Pinnacle Estates Phase I, which is adjacent to Tract A, approached the City regarding purchasing a portion of Tract A, approximately 2,627 square feet in size, from the City to extend and enhance the back yard of Mr. and Mrs. Molen. In an interoffice memorandum dated February 18, 2016 from Tim Carlaw, City of Auburn Storm Drainage Engineer, it was determined that the 2,627 square feet of Tract A that Mr. and Mrs. Molen are requesting to purchase from the City is vacant and does not contain any portion of pond or related appurtenances and will have no adverse effect on the functionality and usefulness of the storm drain tract. The memorandum further states that the portion of Tract A that Mr. and Mrs. Molen are interested in purchasing, due to steep slope, makes access and maintenance of said portion difficult. Mr. and Mrs. Molen have offered the City \$9,500.00 for the 2,627 square foot portion of Tract A which reflects the estimated Fair Market Value of an appraisal conducted on November 25, 2015 by a licensed appraiser in the State of Washington. In addition to the purchase price for the 2,627 square foot tract of land Mr. and Mrs. Molen have also agreed to pay all costs associated with the sale, including those typically borne by the Seller, as well as pay for the Boundary Line Adjustment costs needed to complete the sale and conveyance of the property. City staff have reviewed the appraisal provided by Mr. and Mrs. Molen and agree with its findings and estimation of value.

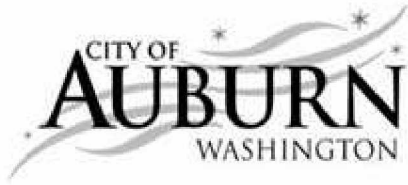
**Reviewed by Council Committees:**

**Councilmember:**

**Staff:** Hinman

**Meeting Date:** April 18, 2016

**Item Number:** PH.1



## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Public Hearing for the Consolidated Annual Performance and Evaluation Report (CAPER)

**Date:**

April 12, 2016

**Department:**

Administration

**Attachments:**

No Attachments Available

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council to conduct the public hearing. See Resolution No. 5229 for further action on this item.

**Background Summary:**

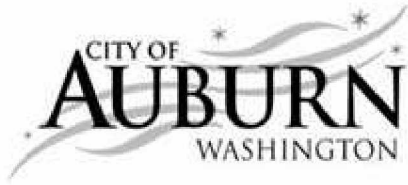
The CAPER is an overall review of housing and community development activities undertaken in 2015 by the City of Auburn. It is part of the Consolidated Planning process, which is a prerequisite to receiving federal HUD funds. The CAPER delineates the amount of federal funding that is distributed through the program, where that money is spent, and it assesses how that spending addresses the housing and community development goals that the City has set forth in its Consolidated Plan. In 2015, the CDBG program received more than \$500,000 for development and public service activities.

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

Hinman

**Meeting Date:** April 18, 2016

**Item Number:** PH.2



## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

Minutes of the July 27, 2015 Study Session Meeting

**Date:**

April 11, 2016

**Department:**

City Council

**Attachments:**

[7-27-2015](#)

**Budget Impact:**

\$0

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

**Meeting Date:** April 18, 2016

**Item Number:** CA.A





**City Council Study Session**  
**July 27, 2015 - 5:30 PM**  
**Auburn City Hall**  
**MINUTES**

**I. CALL TO ORDER**

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

**A. Roll Call**

City Councilmembers present: Deputy Mayor Holman, Rich Wagner, Bill Peloza, Councilmember Wales, Wayne Osborne, Claude DaCorsi and Yolanda Trout.

City officials and staff members present included: Mayor Nancy Backus, Assistant City Attorney Doug Ruth, Finance Director Shelley Coleman, Community Development and Public Works Director Kevin Snyder, Assistant Director of Engineering and City Engineer Ingrid Gaub, Assistant Director of Public Works Services Randy Bailey, Environmental Services Manager Chris Andersen, Utilities Engineering Manager Lisa Tobin, Water Utilities Engineer Susan Fenhaus, Transportation Manager Pablo Para, Police Commander Mike Hirman, Public Affairs and Marketing Manager Dana Hinman, IT Operations Manager Ashley Riggs, IT Customer Support Manager Reba Stowe, and Deputy City Clerk Shawn Campbell.

**II. AGENDA ITEMS FOR COUNCIL DISCUSSION**

**A. Mid-term Budget Correction Update (10 Minute Presentation/10 Minute Q&A) (Coleman)**

Director Coleman presented Council with the 2015 - 2016 budget process. She explained the City is currently in the first year of a biennial budget. There will be three ordinances brought before Council for consideration during the remainder of 2015; a final budget amendment for 2015, a midterm budget correction and an ordinance setting the 2016 property tax levy. Staff will meet in August and September to compile the requested budget amendments. All requests will be brought before Council for discussion in October of 2015 with the final budget approval expected in December of 2015.

**B. Airport Master Plan Update (15 Minute Presentation/10 Minute Q&A) (Coleman)**

Director Coleman provided Council with an excerpt from the Puget Sound Regional Council's update from 2013. It had an overview of the Auburn Municipal Airport. The City of Auburn Airport Master Plan has two components; an evaluation of existing infrastructure and future needs and defining the current, short-term and long-term needs of the airport. The FAA will not allow the City to add a financial component as a part of the Airport Master Plan. The City must have an Airport Master Plan to remain eligible for federal funding improvements through the FAA programs. This project updates the 2002 Airport Master Plan and addresses changing local conditions, recently updated FAA standards, and current trends within the aviation industry. The City started the update of the Airport Master Plan in 2012 there have been five public meetings between the Fall of 2012, and the Winter of 2014 to discuss the update. A draft report was submitted to the FAA in October of 2014 and final Airport Master Plan update was approved in June of 2015.

Councilmember Osborne asked if the Master Plan included a precision approach. Director Coleman explained a precision approach requires a tower.

Councilmember Wagner asked if the businesses in the area where the helicopters practice have any say in the amount of noise allowed from the take off and landing practice. Director Coleman said the Federal Aviation Administration regulates that aspect of the airport.

Councilmember Osborne confirmed the updates to the taxiway are included in the funding proposal.

Councilmember Trout asked about the of types of airplanes that can use the airport now and after the improvements. Director Coleman stated the airplanes that can use the runway now are classed as A-I and B-I with the runway enchantments airplanes classed as A-II, and BII will also be able to takeoff and land at the airport under normal conditions. Councilmember DaCorsi asked if there are indications or studies showing interest in the proposed development of the SE Terminal area. Director Colman stated when the airport held an open house earlier in the year there was interest expressed.

Councilmember Osborne stated the interest in the airport will increase greatly once the runway is expanded to 4,100 feet.

C. Humane Society Update (10 Minute Presentation/10 Minute Q&A) (Snyder)

Director Snyder stated the City has partnered with the Auburn Valley Humane Society for almost three years. The Community

Development and Public Works Department is now in charge of pet licensing in the customer service center. Director Snyder is now the City of Auburn representative on the Humane Society Board of Directors. The Auburn Valley Humane Society has opened a thrift store to bring in additional revenue. The thrift store has been very successful thus far.

Licensing activity is slightly down over last year. The City is working on outreach for renewal of pet licenses.

Councilmember Wales stated the City pays the fees to pet data. She asked if the cost has remained the same or increased with the contract. Director Snyder stated the cost has remained the same for this contract. Staff is looking at what to do to bring the pet licensing process in-house.

Peloza stated he was alarmed that the Humane Society's operating costs are \$25,000 over revenue and thrift store expenses are over their revenue also. Together both operations have a deficit of \$37,000. Director Snyder explained these are points in time and vary month to month. The operation is trending well. The City does have a minimum contribution of \$240,000 and the Humane Society is raising revenue beyond that to fund additional staffing needs.

Councilmember DaCorsi asked if the City has a forecast to show when the Humane Society will reach the break even point. Director Snyder said there is but the Humane Society is looking at developing additional retail strategies going forward.

Councilmember Peloza noted staff volunteer hours are up over 2,000 more hours than last year.

Councilmember Wagner asked for an update on the fundraising effort to get a van to transport animals between shelters. Director Snyder stated the Humane Society has done the fundraising, secured a vehicle and the vehicle is currently being outfitted for use.

D. Ordinance No. 6564 - Right-of-Way Vacation No. V4-14 (10 Minute Presentation/10 Minute Q&A) (Snyder)

Transportation Manager Pablo Para stated the City will hold a public hearing at the next regular meeting for comment on Ordinance No. 6564. The City received an application from the property owner to procure a 5 foot strip of land owned by the City. The right-of-way vacation has gone through staff review and staff recommends approval. The property owner would pay the City for the property.

Councilmember Peloza asked about the proposed use of the property. Transportation Manager Para said the owner intends to

develop a short plat that consist of 11 single family lots.

Councilmember Wagner asked why the City is requesting compensation for the right-of-way vacation. Transportation Manager Para stated the City Code requires payment for the right-of-way if it has been in the City's possession more the 25 years. Since it is being used to increase the value of a private development, it was appropriate to apply the code.

Councilmember Wales inquired if the City will incur cost in processing the vacation request. Transportation Manager Para explained the cost to the City is covered in the permitting fee process.

- E. Resolution No. 5154 - Agreement with Ferguson Waterworks for implementation of Contract Number 15-11 for Project CP1317, Meter and Billing System Improvements Project (10 Minute Presentation/20 Minute Q&A) (Snyder) (Automated Metering Infrastructure)

Director Snyder explained this is a continuation of the discussion from the July 13, 2015 Study Session. He provided Council with additional information to answer questions raised previously. Various staff and consultants are available this evening to answer any remaining questions.

Councilmember Wagner asked what the estimate of the future capital savings is for automating the water meter system. He also asked for staff to ensure the City has sufficient budget for retrofitting the meters. Director Snyder stated the contractor is focused on operational efficiencies. The City could see potential capital costs savings through those efficiencies but there is no certainty.

Councilmember Osborne stated this is not new technology. He asked if staff has reached out to other jurisdictions who have used this technology for years and inquired about their savings. Utilities Engineering Manager Tobin stated staff has contacted various jurisdictions that use this technology, the data the collected refers to system efficiencies.

Councilmember Trout asked if severe weather will interfere with this program and will the City be able shut off the water remotely. Innovation and Technology Manager Riggs stated severe weather will not interfere with the system. If for any reason there is an interruption of internet service the meters will store all data for seven days. Director Coleman stated the City will be able to interrupt water service from a desk top computer. Director Snyder explained there may be a rare instance where an employee will have to go out and turn the water off at the meter for various reasons.



Councilmember Pelozo inquired about the City's return on investment. Utilities Engineering Manager Tobin explained considering both capital and operating costs with the AML system the City's return on investment is 20 years. Director Snyder explained the return on investment is largely due to the reduction in overall operating costs. The savings both quantitative and qualitative including dollar value savings, staff resource and repurposing of staff resources, greater availability of data to the City's customer base and a greater ability of the finance and maintenance and operation's staff to be able to interface with customers with more real time data.

- F. Resolution No. 5158 - Amending the 2016-2021 Transportation Improvement Program (5 Minute Presentation/5 Minute Q&A) (Snyder)

Transportation Manager Para explained this item will be on the agenda at the next Council meeting for a public hearing. The City was notified of a grant award that will require some changes to the 2016-2021 Transportation Improvement Program. The grant is for the design phase of safety upgrades to the intersection at I Street NE and 22nd Street. There has been a high rate of collisions with a large number involving pedestrians. The current design plan calls for a roundabout at this intersection.

Councilmember Wagner question the use of roundabouts. He requested staff analyze the safe routes for schools and consider pedestrian safety for this project. Transportation Manager Para said the City is coordinating with the school district, conducting neighborhood meetings and public hearing as required by the grant. The roundabout does have increased safety for both pedestrians and vehicles at this intersection.

Councilmember DaCorsi asked the confidence level of staff to receive future grants to complete the next phase of the project. Transportation Manager Para stated staff believes grant funding for the next phase is very likely.

Transportation Manager Para said there will be interim changes to address safety concern of the intersection.

- G. Resolution No. 5159 - WRIA 9 Interlocal Agreement (10 Minute Presentation/10 Minute Q&A) (Snyder)

Environmental Services Manager Anderson explained the watershed is the land area that drains into a body of water. The City of Auburn has portions in two separate watersheds, the Green River Watershed that is WRIA 9 and the White River Watershed that is WRIA 10. WRIA 9 is a collaboration of 17 different local



government jurisdictions. The emphasis is on local salmon recovery focusing on the Chinook Salmon. The existing Interlocal Agreement is set to expire at the end of 2015. The proposed 2016-2025 WRIA 9 Interlocal Agreement is included in the Council packet for review.

Councilmember Peloza stated there have been two increases to the local jurisdictions since 2006.

Councilmember Osborne asked how representatives for the WRIA management team are selected. Mayor Backus said the representatives are appointments by the Mayor at the Mayor's discretion.

Environmental Services Manager Anderson stated the City has received almost tenfold of the cost sharing funds in grant funds. Councilmember Peloza stated the reason the City of Auburn has been able to be in line to receive these grant funds is due to having a representative on the committee.

### **III. OTHER DISCUSSION ITEMS**

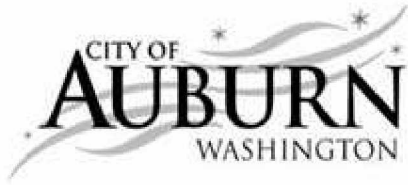
There was no other discussion.

### **IV. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:15 p.m.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
LARGO WALES, DEPUTY MAYOR    Shawn Campbell, Deputy City Clerk



## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

Minutes of the August 10, 2015 Study Session

**Date:**

April 11, 2016

**Department:**

Administration

**Attachments:**

[8-10-2016](#)

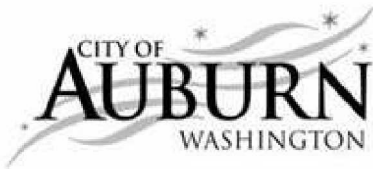
**Budget Impact:**

\$0

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

**Meeting Date:** April 18, 2016

**Item Number:** CA.B



**City Council Study Session  
August 10, 2015 - 5:30 PM  
Auburn City Hall  
MINUTES**

**I. CALL TO ORDER**

Deputy Mayor John Holman called the meeting to order at 5:37 p.m. in the Council Chambers at Auburn City Hall, 25 West Main Street in Auburn.

**A. Roll Call**

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

Department Directors and staff members present included: Community Development and Public Works Director Kevin Snyder, Public Affairs and Marketing Liaison Dana Hinman, Innovation and Technology Customer Support Manager Reba Stowe, City Attorney Daniel B. Heid, Human Resources Director Rob Roscoe, Finance Director Shelley Coleman, Police Commander Mike Hirman, Economic Development Manager Doug Lein, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Engineering Aide Amber Price, Urban Design Planner Lauren Flemister, and Deputy City Clerk Shawn Campbell.

**II. AGENDA ITEMS FOR COUNCIL DISCUSSION**

**A. Façade Improvement Program Update (15 Minute Presentation/15 Minute Q&A) (Hursh)**

Urban Design Planner Flemister introduced the Façade Improvement Program. The official kick off of the program was in June 2015. The program has many steps for implementation including program education for local businesses, launch of the website, contacting interested parties, preliminary assessments, preparing budgets and quotes, businesses to apply for a grant to receive conceptual design services, businesses preparing the applications, businesses submittal of the application, permit review and finally construction and payment of purchase orders. Currently the City has received several applications and many others have expressed an interest in the program.

Councilmember Wagner asked what the maximum allowed per grant was for each business and what is the matching requirement. Urban Design Planner Flemister stated the maximum grant is \$30,500.00 for a project that has a total budget of over \$50,000.00 or more. The first \$5,000 is pure grant without any matching funds required.

Councilmember DaCorsi stated this is an impressive program. He asked if there are additional businesses interested in the program. Urban Design Planner Flemister stated there are many other businesses that have

expressed an interest in the program. She stated the businesses in this initial year seem to need a lot of assistance and support designing concepts and creating ideas for improvements.

Councilmember Pelosa stated the total annual budget for this program is \$100,000.00. Urban Design Planner Flemister said some of the proposed improvements are substantial.

Councilmember Wales stated it is important during the first year of the program to set high standards.

B. Economic Development Update (15 Minute Presentation / 5 Minute Q&A) (Hursh)

Economic Development Manager Lein reviewed the mid year totals regarding permits submitted and the permit values, business licensing and tax revenue earned. The permits for single family homes have gone down. Before the housing crash there were a lot of available lots, those lots have mostly now been built out. Developers will have to start from scratch to build new homes. He reviewed the various new businesses that have opened in the City, businesses that have expanded and current projects.

Councilmember Wagner asked if the 10 Year Economic Development Plan includes information about demographics outside the City concerning the market region. Economic Development Manager Lein explained this will be a part of the scope of work.

Councilmember DaCorsi asked if the City has an idea of business retention percentages. Economic Development Manager Lein explained there has been a number of home based business that have closed. The new businesses seem to have more storefronts and employees.

Councilmember Holman stated the Business Development Workshops are a great asset to existing businesses.

C. Right-of-Way Vacation No. V4-14 (10 Minute Presentation / 20 Minute Q&A) (Snyder)

City Attorney Heid stated the discussion needs to deal only with the City's interest in the right-of-way. The property dispute between the property owners has nothing to do with the right-of-way vacation.

Councilmember Pelosa asked for additional detail on how the City acquired the right-of-way. Assistant Director of Engineering Gaub stated the right-of-way was dedicated to King County in 1944 and the City of Auburn acquired the right-of-way when the City annexed the area.

Councilmember Wales stated the decision before the Council is only if the City wishes to vacate the right-of-way.

Councilmember Wales stated the former Public Works Committee requested City staff to start to use the Auburn City Code 12.48 that states compensation may be required.

### **III. OTHER DISCUSSION ITEMS**

Councilmember Pelosa asked about the Trillium employees at the City. He requested a Study Session discussion on how the City uses the Trillium employees. Councilmember Wagner requested it be a broader discussion to include employees with disabilities.

Councilmember DaCorsi stated he would like to have a discussion on what could happen if there was a sequestration.

Councilmember Wagner stated he would like to know how many federal grants have been issued to the City.

### **IV. EXECUTIVE SESSION**

At 6:50 p.m. Mayor Backus recessed the meeting to executive session for approximately 30 minutes in order to discuss pending litigation pursuant to RCW 42.30.110(1)(i). City Attorney Heid, Assistant City Attorney Watcher, Human Resources and Risk Management Director Roscoe and Finance Director Coleman attended the executive session. It was indicated no action would follow the executive session.

### **V. ADJOURNMENT**

There being no further business to come before the Council, the meeting adjourned at 7:22 p.m.

APPROVED this 18th day of April, 2016.

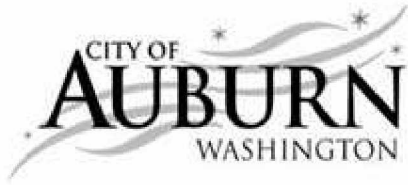
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LARGO WALES, DEPUTY MAYOR

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Shawn Campbell, Deputy City Clerk





## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

Minutes of the April 4, 2016 Regular City Council Meeting

**Date:**

April 13, 2016

**Department:**

Administration

**Attachments:**

[Minutes](#)

**Budget Impact:**

\$0

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

**Meeting Date:** April 18, 2016

**Item Number:** CA.C



**City Council Meeting  
April 4, 2016 - 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. and led those in attendance in the Pledge of Allegiance.

**B. Roll Call**

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

Department Directors and staff members in attendance included: Innovation Technology Director Paul Haugan, City Attorney Daniel B. Heid, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Police Commander Mark Caillier, Parks, Arts and Recreation Director Daryl Faber, Finance Director Shelley Coleman, Veterans and Human Services Coordinator Erica Azcueta, Environmental Services Manager Chris Andersen, Environmental Planner Jenna Leonard, Assistant Director of Community Development Services Jeff Tate, and City Clerk Danielle Daskam.

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

**A. Arbor Day Proclamation**

Mayor Backus to proclaim April 12, 2016 as "Arbor Day" in the city of Auburn.

Mayor Backus read and presented a proclamation declaring April 12, 2016 as Arbor Day in the city of Auburn to Bryce Landrud, Chair of the Auburn Urban Tree Board, and urged residents to support efforts to protect trees and woodlands.

On behalf of the Urban Tree Board, Mr. Landrud invited all to attend the Arbor Day festivities at Les Gove Park on April 12th.

**B. National Service Recognition Day Proclamation**

Mayor Backus to proclaim April 5, 2016 as "National Service Recognition Day" in the city of Auburn.

Mayor Backus read and presented a proclamation declaring April 5, 2016 as National Service Recognition Day in the city of Auburn to Veterans and Human Services Coordinator Erica Azcueta. Accompanying Ms. Azcueta were City of Auburn AmeriCorps members Jacquelyn Argyle, Nadia Yeracaris, and Samantha Taylor. Mayor Backus presented each AmeriCorps member with Auburn's Community Service Excellence Coin in recognition of the contributions to the community by each AmeriCorps member. Each AmeriCorps member described the activities she has been working on during her time with the City. Jacquelyn Argyle is focusing on veterans services and programs, Nadia Yeracaris is focusing on homelessness and services to the homeless, and Samantha Taylor is working on community disaster preparedness programs.

**C. Sexual Assault Awareness Month Proclamation**

Mayor Backus to proclaim April 2016 as "Sexual Assault Awareness Month" in the city of Auburn.

Mayor Backus read and presented a proclamation declaring April 2016 as Sexual Assault Awareness Month in the city of Auburn to City of Auburn Domestic Violence Victim Advocate Shelly David and Alix Compton of the King County Sexual Assault Resource Center. Domestic Violence Victim Advocate Shelly David, who also services as Vice President of the Coordinated Community Response Against Domestic Violence (CCRADV), was accompanied by members of CCRADV: Barbara Blywise, President; Janet Chance, Secretary; and Nancy Agnew, Accountant.

**D. Sikh Heritage Day Proclamation**

Mayor Backus to proclaim April 14, 2016 as "Sikh Heritage Day" in the city of Auburn.

Mayor Backus read and presented a proclamation declaring April 14, 2016 as Sikh Heritage Day in the city of Auburn to Satwinder Kaur. Mayor Backus urged citizens to recognize the contributions of the Sikh heritage to the Auburn community. The young son of Satwinder Kaur, Prabhsharan Singh, thanked Mayor Backus for the proclamation.

**E. Volunteer Month Proclamation**

Mayor Backus to proclaim the month of April 2016 as "Volunteer Month" in the city of Auburn.

Mayor Backus read and presented a proclamation declaring the month of April 2016 as Volunteer Month in the city of Auburn to Veterans and Human Services Coordinator Erica Azcueta.

**III. APPOINTMENTS**

There was no appointment for Council consideration.

**IV. AGENDA MODIFICATIONS**

A revised version of Ordinance No. 6595 was distributed prior to the meeting.

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

**A. Public Hearings**

1. Public Hearing - Renaming of "Emerald Downs Drive" to "Ron Crockett Drive" (Snyder)  
City Council to conduct a public hearing to receive public comments and suggestions with regards to changing the assigned street name from "Emerald Downs Drive NW" to "Ron Crockett Drive NW"

Assistant Director of Community Development Services Jeff Tate provided the staff report on the request to rename Emerald Downs Drive NW to Ron Crockett Drive NW. Assistant Director Tate reported the Muckleshoot Indian Tribe, owner of Emerald Downs, formally requested the renaming of Emerald Downs Drive NW extending from 15th Street NW to 37th Street NW. Assistant Director Tate stated only the requester, the Muckleshoot Indian Tribe, will be affected by the street name/address change.

Mayor Backus opened the public hearing at 7:32 p.m.

Phil Ziegler, President of Emerald Downs, spoke in favor of the street name change.

Emerald Downs is celebrating the 20th anniversary of the racetrack this year

and part of the anniversary celebration will be renaming the street to honor the founder of the racetrack, Ron Crockett.

There being no further comment, the hearing was closed.

**B. Audience Participation**

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

John Rambur, 12017 275th Avenue East, Buckley, WA

Mr. Rambur stated he attends the Auburn Senior Center and spoke regarding the employment termination of Matthew Davis who worked at the Auburn Senior Center. Mr. Rambur submitted a letter opposing the termination of Mr. Davis.

Ronald Green, 44 U Street NE, Auburn

Mr. Green concurred with the previous speaker's comments regarding the termination of Matthew Davis.

Yvonne Nicholson, 3822 D Place SE #1, Auburn

Ms. Nicholson stated she volunteers at the Auburn Senior Center. She questioned the termination of Matthew Davis from employment with the City.

Don Westergard, 2309 27th Place SE, Auburn

Mr. Westergard reported he is the 2016 co-chair of the Auburn Art Walk and reminded the Council that the Art Walk is scheduled for May 13th. Mr. Westergard was accompanied by Rebecca Bell, who spoke about some of the art that will be displayed.

Rebecca Bell, 930 12th Street SE, Auburn

Ms. Bell reported she is a volunteer at Washington Corrections Center in Shelton and works with offenders inside the prison's Art Spirit class. Pieces created by offenders will be on display as part of the Auburn Art Walk on May 13th.

Don Black, 33031 East Lake Holm Drive SE, Auburn

Mr. Black stated he attends the Auburn Senior Center and spoke regarding the employment termination of Matthew Davis, who worked at the Auburn Senior Center. Mr. Black commended Mr. Davis's work at the Senior Center and stated members of the Senior Center do not understand the reason for Mr. Davis's termination.

In response to a question from John Rambur, Mayor Backus advised the City will not discuss the status of Matt Davis's employment with the City.

**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 DaCorsi reported on behalf of the Finance ad hoc committee that reviews claims and payroll vouchers. Councilmember DaCorsi reported he and Councilmember Baggett reviewed the claims and payroll vouchers as presented and described on this evening's agenda and recommend their approval.

**VII. CONSENT AGENDA**

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

- A. Minutes of the March 14, 2016 Special City Council Meeting
- B. Minutes of the March 21, 2016 Regular City Council Meeting
- C. Claims Vouchers (Coleman)  
Claims voucher numbers 437940 through 438086 in the amount of \$4,134,322.72 and five wire transfers in the amount of \$153,753.38 and dated April 4, 2016.
- D. Payroll Vouchers (Coleman)  
Payroll check numbers 536324 through 536354 in the amount of \$689,505.22 and electronic deposit transmissions in the amount of \$1,394,458.09 for a grand total of \$2,083,963.31 for the period covering March 17 to March 30, 2016.

Deputy Mayor Wales moved and Councilmember Trout-Manuel seconded to approve the Consent Agenda.

MOTION CARRIED UNANIMOUSLY. 7-0

#### **VIII. UNFINISHED BUSINESS**

There was no unfinished business.

#### **IX. NEW BUSINESS**

- A. Pierce County Regional Council Zoo and Trek Authority Board  
City Council to consider the nominees and cast its vote for Position Two of the Zoo and Trek Authority Board

Deputy Mayor Wales moved and Councilmember Trout-Manuel seconded to cast the City's vote for Justin Evans from Bonney Lake to serve as a member of the Zoo and Trek Authority Board for a three-year term representing the 11 larger cities and towns within the Pierce County Regional Council boundary.

MOTION CARRIED UNANIMOUSLY. 7-0

#### **X. ORDINANCES**

- A. Ordinance No. 6590, Second Reading (Snyder)  
An Ordinance of the City Council of the City of Auburn, Washington, approving the Final Plat of Hazel View

Deputy Mayor Wales stated Ordinance No. 6590 was discussed at the March 21st Council meeting.

MOTION CARRIED UNANIMOUSLY. 7-0

- B. Ordinance No. 6592, Second Reading (Coleman)  
An Ordinance of the City Council of the City of Auburn, Washington, amending Ordinance No. 6533, the 2015-2016 Biennial Budget Ordinance, as amended by Ordinance No. 6558, Ordinance No. 6563, Ordinance No. 6570, and Ordinance No. 6571, authorizing amendment to the City of Auburn 2015-2016 Budget as set forth in Schedule "A" and Schedule "B"

Councilmember Holman stated Ordinance No. 6592 was discussed at the March 21st Council meeting and recommended its approval.

MOTION CARRIED UNANIMOUSLY. 7-0

Ordinance No. 6591, First Reading (Snyder)



- C. An Ordinance of the City Council of the City of Auburn, Washington, amending Sections 18.56.010, 18.56.010, 18.56.020 and 18.56.030 of the Auburn City Code and City of Auburn Ordinance Numbers 6327, 6353, 6403 and 6501 as to the effective dates of said ordinance amendments all relating to temporary signs

Deputy Mayor Wales moved and Councilmember Baggett seconded to adopt Ordinance No. 6591.

Deputy Mayor Wales stated Ordinance No. 6591 would extend the current temporary sign provisions for the use of portable and temporary signs for another two years or until other amendments are made to the sign code.

- D. Ordinance No. 6594, First Reading (Hinman)  
An Ordinance of the City Council of the City of Auburn, Washington, amending Sections 2.07.040, 2.07.050, 2.07.060, 2.07.070, 2.07.080 of the Auburn City Code relating to the composition of the Auburn Junior City Council

Deputy Mayor Wales moved and Councilmember Pelosa seconded to adopt Ordinance No. 6594.

Deputy Mayor Wales stated Ordinance No. 6594 was presented by the Junior City Council at the last City Council study session. The ordinance will increase the membership of the Junior City Council.

Councilmember Holman moved and Deputy Mayor Wales seconded to suspend the rules and waive second reading of the ordinance.

MOTION CARRIED UNANIMOUSLY. 7-0

Councilmember DaCorsi spoke in favor of Ordinance No. 6594, and stated the Junior City Council provides a tremendous opportunity for youth in the community.

Councilmember Trout-Manuel spoke in favor of Ordinance No. 6594, and stated the Junior City Council is an opportunity for youth in the community to develop leadership skills.

MOTION TO ADOPT ORDINANCE NO. 6594 PASSED UNANIMOUSLY. 7-0

- E. Ordinance No. 6595, First Reading (Heid)  
An Ordinance of the City Council of the City of Auburn, Washington, amending Sections 1.04.060, 5.10.040 and 9.22.010 of the Auburn City Code, prohibiting production, processing and retail outlets and sales of marijuana in all zones of the City, and terminating the moratorium implemented pursuant to Resolution No. 5194, passed on January 4, 2016, as amended by Resolution No. 5215, passed on March 14, 2016

Deputy Mayor Wales moved and Councilmember DaCorsi seconded to adopt Ordinance No. 6595.

Deputy Mayor Wales spoke in favor of Ordinance No. 6595.

Councilmember Wagner inquired regarding the status of the two existing operating retail stores. City Attorney Heid stated the current city code authorizes the Community Development Department to assess the status of any business to determine whether there is a pre-existing, non-conforming use.

Councilmember Holman moved and Councilmember Pelosa seconded to suspend the rules and waive second reading of Ordinance No. 6595.

MOTION CARRIED UNANIMOUSLY. 7-0

MOTION TO ADOPT ORDINANCE NO. 6595 PASSED UNANIMOUSLY. 7-0

## **XI. RESOLUTIONS**

**A. Resolution No. 5216 (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, declaring certain property surplus and authorizing their disposal

Deputy Mayor Wales moved and Councilmember Baggett seconded to adopt Resolution No. 5216.

Deputy Mayor Wales spoke in favor of Resolution No. 5216 authorizing the surplus of a City vehicle and its donation to the Auburn Food Bank.

MOTION CARRIED UNANIMOUSLY. 7-0

**B. Resolution No. 5221 (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, approving the change of an assigned street name from "Emerald Downs Drive NW" to "Ron Crockett Drive NW"

Councilmember Pelozo moved and Councilmember Holman seconded to adopt Resolution No. 5221.

Councilmember Pelozo spoke in favor of Resolution No. 5221 and of Mr. Crockett's contributions to the community.

MOTION CARRIED UNANIMOUSLY. 7-0

**C. Resolution No. 5225 (Haugan)**

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute an agreement between the City of Auburn and Cartegraph Systems, Inc.

Deputy Mayor Wales moved and Councilmember Holman seconded to adopt Resolution No. 5225.

Resolution No. 5225 authorizes a contract with Cartegraph to collect pavement conditions on all roads within the city.

MOTION CARRIED UNANIMOUSLY. 7-0

**D. Resolution No. 5226 (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, authorizing the City to apply for and, if awarded, to accept grant funds in the amount of \$16,666.00 from the Washington State Department of Transportation, Aviation Division, to perform the design of the Auburn Municipal Airport Runway Enhancement project for the Auburn Municipal Airport and authorizing the execution of the grant agreement therefor

Deputy Mayor Wales moved and Councilmember Pelozo seconded to adopt Resolution No. 5226.

Deputy Mayor Wales spoke in favor of Resolution No. 5226 and stated Resolution No. 5226 will authorize the application for a Washington State Department of Transportation grant for Auburn Municipal Airport Runway Enhancements in the amount of \$300,000.00.

MOTION CARRIED UNANIMOUSLY. 7-0

**XII. MAYOR AND COUNCILMEMBER REPORTS**

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

**A. From the Council**

Councilmember DaCorsi reported on his attendance at the King County Growth Management Planning Council meeting and a Washington State Affordable Housing Advisory Board meeting.

Councilmember Holman reported on his attendance at the Washington State Forensics Investigation Council meeting.

Councilmember Wagner reported on his attendance at the Muckleshoot Indian Tribe Global meeting and the Sound Cities Association meeting.

Councilmember Pelozo reported on his attendance at the King County Water Pollution Abatement Committee meeting and a recycling workshop held at Murray's Disposal.

Councilmember Baggett reported on his participation in a Sound Cities Association roundtable discussion of the Best Starts for Kids - King County initiative.

Councilmember Trout-Manuel reported on her attendance at the Muckleshoot Indian Tribe Global meeting, the Sound Cities Association networking dinner, and the Regional Law, Safety and Justice Committee meeting.

**B. From the Mayor**

Mayor Backus introduced members of the City's Environmental Services team in the audience this evening: Environmental Services Manager Chris Andersen, Environmental Planner Jenna Leonard, Environmental Assistant Maggie Gipson, and Environmental Assistant Christina Jarvis.

Mayor Backus reported on her attendance at a monthly meeting of the Valley Cities Mayors, Chamber Presidents and Port Commissioners and a meeting of the South Sound Coalition on Behavioral Health.

**XIII. ADJOURNMENT**

There being no further business before the Council, the meeting adjourned at 8:36 p.m.

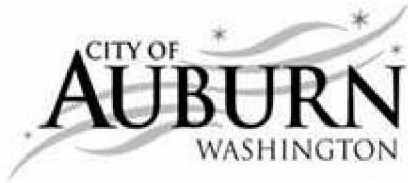
APPROVED this 18th day of April, 2016.

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NANCY BACKUS, MAYOR

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Danielle Daskam, City Clerk



## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

Claims Vouchers

**Date:**

April 14, 2016

**Department:**

Finance

**Attachments:**

**No Attachments Available**

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council approve claims vouchers.

**Background Summary:**

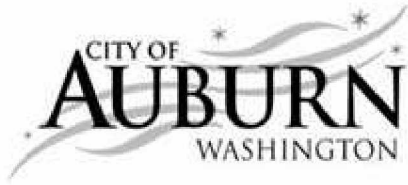
Claims voucher numbers 438087 through 438305 in the amount of \$4,143,855.45 and four wire transfers in the amount of \$501,317.04 and dated April 18, 2016.

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

Coleman

**Meeting Date:** April 18, 2016

**Item Number:** CA.D



## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

Payroll Vouchers

**Date:**

April 13, 2016

**Department:**

Finance

**Attachments:**

No Attachments Available

**Budget Impact:**

\$0

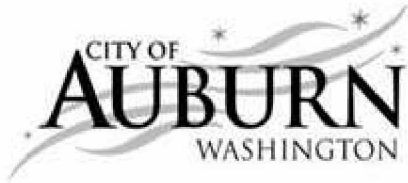
**Administrative Recommendation:****Background Summary:****Reviewed by Council Committees:****Councilmember:**

**Meeting Date:** April 18, 2016

**Staff:**

**Item Number:** CA.E





## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Ordinance No. 6596, First Reading

**Date:**

April 13, 2016

**Department:**

Community Development &  
Public Works

**Attachments:**

[Ord 6596](#)  
[Exhibit 1A - Hearing Examiner's Decision](#)  
[Exhibit 2 - Vicinity Map](#)

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council to adopt Ordinance No. 6596

**Background Summary:**

Ordinance 6596 would approve a rezone request to change a 21,000 square foot property from R-7 Residential (5-7 dwelling units per acre) to R-20 Residential (15-20 DU/Acre). The property is located at 631 8th St. NE, reference Exhibit 3, Vicinity Map. The current zoning designation would allow up to 3 dwelling units to be placed on the property. The rezone would allow 7-10 dwelling units to be built on the property.

On March 16, 2016, the Hearing Examiner conducted a public hearing after proper and adequate public notice was provided by City Staff. The Hearing Examiner determined that the rezone request is consistent with the Comprehensive Plan and then issued a recommendation of approval for the rezone on March 28, 2016.

The Comprehensive Plan establishes "land use categories" for each property in the City. Several different zoning designations can implement a single land use category (e.g. the comprehensive plan land use category for industrial is implemented by the light industrial zone and the heavy industrial zone). When a property owner seeks to move from one zoning designation to another zoning designation, but remain within the same comprehensive plan land use category, the process for consideration of the rezone includes a staff evaluation, a City Hearing Examiner recommendation, and a final City Council decision. Site specific rezones are evaluated by City staff who prepares a recommendation that is transmitted to the City Hearing Examiner. After public notice and a public hearing, the Hearing Examiner then makes a recommendation to the City Council to affirm, modify, or disaffirm.

The rezone does not approve any development activity (e.g. grading or building). Any future development on the property would be subject to applicable standards

(engineering, construction, zoning, etc.) that are reviewed under future development applications.

At the April 11, 2016 Study Session, City Council directed Staff to place Ordinance No. 6596 on the April 18, 2016 agenda for first reading.

**Reviewed by Council Committees:**

**Councilmember:**

**Staff:** Snyder

**Meeting Date:** April 18, 2016

**Item Number:** ORD.A

**ORDINANCE NO. 6 5 9 6**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, REZONING ONE PARCEL, 21,000 SQUARE FEET IN SIZE, FROM R-7 RESIDENTIAL TO R-20 RESIDENTIAL, TO IMPLEMENT THE COMPREHENSIVE PLAN AND AMENDING THE CITY'S COMPREHENSIVE ZONING MAP**

WHEREAS, the City Council of the City of Auburn, Washington, adopted, on August 18, 1986, a Comprehensive Plan by Resolution No. 1703, which included a Map establishing the location of the Comprehensive Plan Land Use Designations throughout the City; and

WHEREAS, on April 17, 1995, the City Council of the City of Auburn adopted Comprehensive Plan Amendments by Resolution No. 2635 to comply with the Washington State Growth Management Act; and

WHEREAS, on September 5, 1995, the City of Auburn reaffirmed that action with the adoption of Ordinance No. 4788; and

WHEREAS, Alan Keimig, of The Keimig Associates, the Applicant, representing Parmjit Khaira, of Khaira Enterprises, LTD, the property owner, submitted a rezone application on October 26, 2015 for King County Parcel Number 333990-0510; and

WHEREAS, the environmental impacts of the proposed rezone were considered in accordance with procedures of the State Environmental Policy Act with a Determination of Non-Significance issued on January 22, 2016; and

WHEREAS, after proper notice published in the City's official newspaper at least ten (10) days prior to the date of public hearing, the City of Auburn Hearing Examiner heard public testimony and took evidence and exhibits into consideration; and

WHEREAS, on March 28, 2016 the City of Auburn Hearing Examiner

recommended approval of the rezone application, and made and entered findings of fact and conclusions of law based thereon in support of that recommendation, as set forth in the Findings of Fact, Conclusions of Law and Recommendation of the Hearing Examiner attached hereto, marked as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, the City Council concurs with the findings of fact and conclusions of law of the Hearing Examiner; and

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

**Section 1. Adoption of the Hearing Examiner's Findings of Fact and Conclusions of Law.** The City Council adopts the findings of fact and conclusions of law based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council, as set forth in the "Findings of Fact, Conclusions of Law and Recommendation for the Khaira Rezone, City File Number REZ15-0003, dated March 28, 2016".

**Section 2. Approval.** The City Council adopts and approves the rezone request for a rezone from R-7 Residential to R-20 for King County Parcel Number 33399990-0510.

**Section 3. Amendment to the Zoning Map.** The official zoning map of the City of Auburn titled "Comprehensive Zoning Map" shall be amended to reflect this rezone once this ordinance is effective.

**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. Recordation.** Upon the passage, approval and publication of this Ordinance as provided by law, the City Clerk of the City of Auburn shall cause this Ordinance to be recorded in the office of the King County Auditor's Division.

**Section 6. Implementation.** The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

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

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CITY OF AUBURN

\_\_\_\_\_  
NANCY BACKUS, MAYOR

ATTEST:

\_\_\_\_\_  
Danielle E. Daskam, City Clerk

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Ordinance No. 6596

March 30, 2016

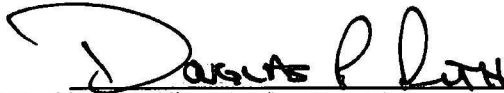
Page 3 of 4

ORD.A

Page 32 of 121



APPROVED AS TO FORM:

  
For Daniel B. Heid, City Attorney

Published: \_\_\_\_\_

## EXHIBIT "A"

### BEFORE THE HEARING EXAMINER FOR THE CITY OF AUBURN

Emily Terrell, Hearing Examiner

RE: Khaira Rezone  
REZ15-0003

#### FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION.

### INTRODUCTION

The applicant has requested a rezone of one parcel with an area of 21,000sf located at 1631 8<sup>th</sup> Street NE from R-7, Residential five to seven dwelling units per acre, to R-20, 15 to 20 dwelling units per acre. The rezone is necessary to make the zoning map designation consistent with the residential high density comprehensive plan map designation for the parcel. Approval of the rezone is recommended.

### TESTIMONY

Thaniel Gouk, Auburn Senior Planner, summarized the proposal as a straight forward rezone to make the zoning designation consistent with the comprehensive plan map designation approved by the City Council. The Applicant has requested a rezone of one parcel from R-7, Residential five to seven dwelling units per acre, to R-20, Residential 15 to 20 dwelling units per acre. The Comprehensive Plan designation is Residential High Density. R-20 is an implementing zone.

Mr. Gouk noted that the roadway alignment would not currently support safe access to this property. The City will not permit redevelopment of this site until the site distance and safety concerns have been resolved or until the site finds an alternate access point. The City will not support redevelopment of this site in any manner that will increase current trips from the site, no matter what the zone.

In response to the examiner, James Webb, Auburn Traffic Engineer, stated the City would only permit replacement of the existing manufactured home on the site with another manufactured home. He stated even the replacement with a single family home would increase traffic flows and therefore would be prohibited until the safety issues are resolved.

Alan Keimig, the applicant's representative, spoke in support of the project. He noted the City used to have the project listed in the City's Transportation Plan as a roadway realignment and safety project. The cost of the project was deemed too high and the City has subsequently de-listed the project. In doing so, the City has essentially abandoned these properties to find their own means of dealing with access by

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1 themselves. This street needs to come back as a project to allow appropriate  
2 redevelopment to meet the Comprehensive Plan.

### 3 EXHIBITS

4 Exhibits 1-6 identified in the Exhibit List at Page 11 of the Staff Report on this  
5 application, dated March 16, 2016, were admitted during the hearing. The staff  
6 PowerPoint was admitted as Ex. 7.

### 7 FINDINGS OF FACT

#### 8 Procedural:

- 9
- 10 1. Applicant. The Applicant is Parmjit Khaira.
  - 11 2. Hearing. The Hearing Examiner conducted a hearing on the application at  
12 5:30 p.m. at the City Council chambers at Auburn City Hall Annex on March 16,  
13 2016.

#### 14 Substantive:

- 15 3. Site/Proposal Description. The applicant has requested a rezone of one  
16 parcel with an area of 21,000sf located at 1631 8th Street NE from R-7, Residential  
17 five to seven dwelling units per acre, to R-20, 15 to 20 dwelling units per acre. The  
18 rezone is necessary to make the zoning map designation consistent with the  
19 residential high density comprehensive plan map designation for the parcel.
- 20 4. Characteristics of the Area. The subject property is adjoined by property  
21 zoned R-5 residential to the south, and R-20 residential to the north, west and east.  
22 The subject property is surrounded by a variety of land uses. The project is occupied  
23 by a single-family residence. To the north is a commercial use and apartment  
24 complex. To the south is a single-family residence. The parcel to the east is vacant.  
25 The parcel to the west is an apartment complex. The subject property is along 8<sup>th</sup>  
Street NE, which has a mix of Comprehensive Plan designations at varying  
residential densities. The subject property is about a block east of Auburn Way N.  
Auburn Way N. is characterized by commercial and retail development.
5. Adverse Impacts. There are no significant adverse impacts associated  
with the proposal. Compatibility with adjoining land uses is the only issue of concern  
at this stage of project review. Property on all sides is zoned for uses with about the  
same level of intensity as those contemplated in the R-20 District. The applicant has  
asked for the rezone in support of an 8-unit townhome redevelopment which is  
compatible with neighboring uses in both intensity and scale.

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**CONCLUSIONS OF LAW**

**Procedural:**

1. Authority of Hearing Examiner. ACC 18.68.030(B)(1)(a) grants the Hearing Examiner with the authority to review and make a recommendation on rezone requests to the City Council if the planning director determines that the rezone requests are consistent with the comprehensive plan. The planning director has determined that the rezone request is consistent with the comprehensive plan. The Comprehensive Plan Land Use Map designation for the subject property is Residential High Density, which is consistent with the requested R-20 zoning map designation.

**Substantive:**

2. Zoning Designation. The property is currently zoned R-7.
3. Case Law Review Criteria and Application. The Auburn City Code does not include any criteria for rezone applications. Washington appellate courts have imposed some rezone criteria, requiring that the proponents of a rezone must establish that conditions have substantially changed since the original showing and that the rezone must bear a substantial relationship to the public health, safety, morals or welfare. *See Ahmann-Yamane, LLC v. Tabler*, 105 Wn. App. 103, 111 (2001). If a rezone implements the Comprehensive Plan, a showing that a change of circumstances has occurred is not required. *Id.* at 112.

The proposed rezone clearly meets the judicial criteria for a rezone. There is no question that the proposal is necessary to implement the comprehensive plan, as the Comprehensive Land Use Map designation for the property is currently High Density Residential and the current R-7 zoning is inconsistent with that designation. As discussed at page 7 of the Staff Report, the rezone is consistent with the Comprehensive Plan because it implements the high density residential designation and encourages redevelopment of underutilized areas (Policy LU-12). The future use of the site will be for townhomes which are in keeping with the existing and proposed character of the neighborhood. The Staff Report's comprehensive plan analysis located at pages 7-9 is adopted and incorporated by this reference as if set forth in full.

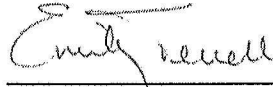
The rezone bears a substantial relationship to the public health, safety, morals and welfare because it will not result in any significant adverse environmental impacts as determined in Finding of Fact No. 5 while at the same time furthering compact residential growth in the City of Auburn as encouraged by the City's comprehensive plan.

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**RECOMMENDATION**

The Hearing Examiner recommends approval of REZ15-0003.

Dated this 28<sup>th</sup> day of March, 2016.



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Emily Terrell  
City of Auburn Hearing Examiner

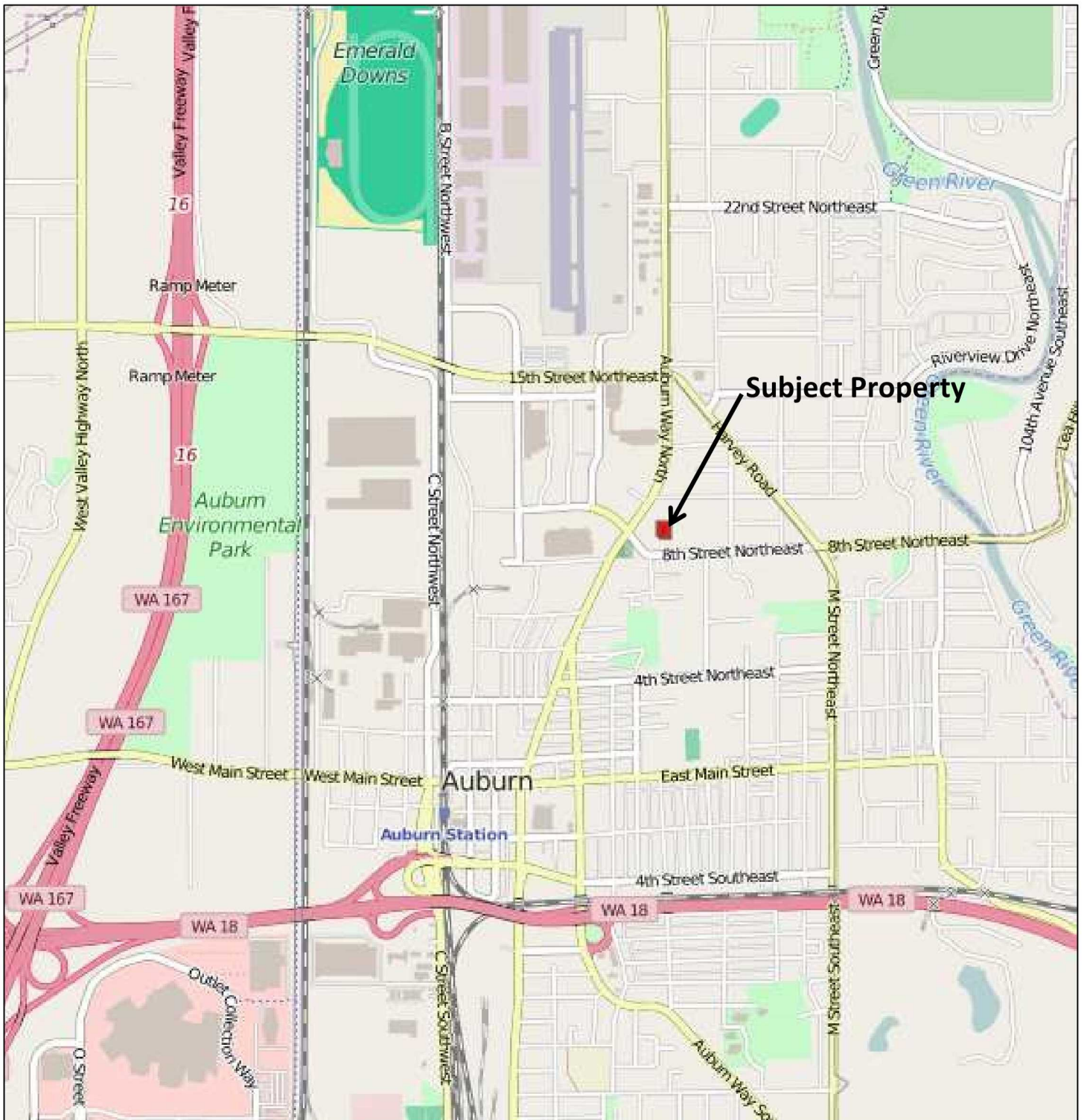
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Rezone

p. 4

Findings, Conclusions and Decision

**Exhibit 2**  
**REZ15-0003**  
**Vicinity Map**  
**Page 1**





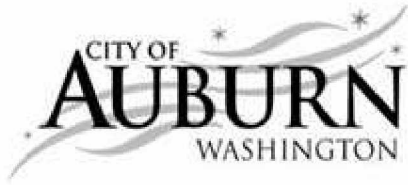
### Exhibit 3

REZ15-0003

Vicinity Map - Aerial Photo

Page 2





## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Ordinance No. 6591, Second Reading

**Date:**

April 13, 2016

**Department:**

Community Development & Public Works

**Attachments:**

[Ordinance No. 6591](#)

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council adopt Ordinance No. 6591.

**Background Summary:**

City Code Chapter 18.56, "Signs", contains regulations and standards for the use of different types of signage on private properties and to a small extent, right-of-way within the municipal limits of the City of Auburn. In the spring/summer of 2009, the Mayor's Office and the Department of Community Development & Public Works received requests from local businesses for increased allowances for portable and temporary signs to help stimulate local business activities during the significant economic downturn.

The Planning Commission conducted a public hearing on August 25, 2009 and following deliberation, recommended to the City Council authorization of the temporary expansion of the use of portable and temporary signs in certain zoning districts for a one year time period with the possibility of up to two six-month extensions, should economic conditions warrant.

City Council approved Ordinance No. 6263 on September 8, 2009 authorizing portable and temporary signs in certain specified zoning districts until September 16, 2010, unless this timeframe was extended by future Council action. The Council approved this Ordinance due in part to the determination that it was at the time in the public interest, given the economic conditions and challenges for local businesses.

Following Council approval of Ordinance No. 6263, staff notified interested parties and developed no-fee process to register and authorize the location of portable and temporary signs on private property and in the public right-of-way. In short, the program consists of registering the portable sign (not a sign permit and fee) that conforms to the program requirements (size, type, etc.), providing contact information,



a diagram of the sign and a site plan indicating location and signing a certification that the Applicant understands the program is temporary and that the program has a defined end period after which the temporary sign must be removed, unless the program is extended.

Subsequently, City Council approved Ordinance No. 6327 on September 7, 2010 as first extension of the timeframe for the expanded use of portable and temporary signs on private property for an additional year. On March 7, 2011, City Council approved Ordinance No. 6353, as second extension; for one year.

After discussion and recommendation by the Planning and Community Development Committee on February 21, 2012, City Council approved Ordinance No. 6403 as a third extension for the use of portable and temporary signs for two years. On February 2014, City Council approved Ordinance No. 6501 as a fourth extension for the use of portable and temporary signs for two years through March 15, 2016. The Ordinance provides for a “sun setting” of the temporary sign program after which the signs are no longer allowed and must be removed. This “sun setting” is now approaching, once again on March 15, 2016.

### **Recent Review by City Council at 2-22-16 Study Session**

At the regular City Council Study Session on February 22, 2016, staff presented and discussed the following three options for the temporary sign code provisions:

- 1) Extend the provisions for another two years;
- 2) Extend the provisions until other changes are made to the sign code section of the zoning ordinance; or
- 3) Take no action and let the code provisions expire.

In the City Council’s discussion, the members expressed interest in the future changes to the sign code that are unrelated to the temporary sign provisions. However, the majority of the council members vocalized that it made sense to remove the provisions regarding expanded use of temporary signs at the same time as other sign code changes are made to the code section which is anticipated within the next year.

### **City Council Action**

Ordinance No. 6591 has been prepared and is provided for City council consideration in order to extend the current temporary sign provisions that expire on March 15, 2016 for another two years or until other amendments are made to the sign code, Chapter

ACC 18.56 and specifically eliminate the temporary sign provisions; whichever comes first.

**Reviewed by Council Committees:**

**Councilmember:**

**Staff:** Snyder

**Meeting Date:** April 18, 2016

**Item Number:** ORD.B

**ORDINANCE NO. 6 5 9 1**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING SECTIONS 18 56 010, 18 56 020 AND 18 56 030 OF THE AUBURN CITY CODE AND CITY OF AUBURN ORDINANCE NUMBERS 6327, 6353, 6403 AND 6501 AS TO THE EFFECTIVE DATES OF SAID ORDINANCE AMENDMENTS ALL RELATING TO TEMPORARY SIGNS

WHEREAS, amendments to the City of Auburn zoning code are periodically appropriate to better reflect the current development needs and standards of the City, and

WHEREAS, Auburn City Code Chapter 18 56, (Signs) governs the placement of signs in the City, including portable and temporary signs, and

WHEREAS, the City of Auburn, in Ordinance No 6263 created a temporary expansion of allowable portable and temporary signs that included a sunset date of September 15, 2010, and

WHEREAS, the sunset date established by Ordinance No 6263 has been extended annually by Ordinance Nos 6327, 6353, 6403, and

WHEREAS, the current sunset date is March 15, 2016, and

WHEREAS, the economic conditions addressed by Ordinance No 6263 have improved but are not yet fully recovered, and

WHEREAS, the United States Supreme Court in 2015, in *Reed v Town of Gilbert*, modified the scope of permissible sign regulations by local governments, and

WHEREAS, upon the recommendation of staff, the City Council determines that extending the use of these portable and temporary signs for an additional period of time

to allow for further economic recovery and development of code updates necessitated by the Supreme Court

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

**Section 1. Amendment to City Code.** That, from the effective date of this Ordinance, through March 15, 2016 2017, Section 18 56 010 of the Auburn City Code be and the same hereby is amended to read as follows

18 56 010 Intent

The overall purpose of this chapter is to enhance and maintain the aesthetic character, to promote the public health, safety and general welfare, and to increase the effectiveness of visual communication in the city This chapter is also intended to avoid visual clutter that may adversely impact traffic and pedestrian safety, or be adverse to property values, business opportunities and the city's appearance and to prevent and abate public nuisances The purpose of this chapter is implemented by controlling the construction, location, use and maintenance of all signs and sign structures It is also the intent of this chapter to afford noncommercial speech the same or greater protection afforded commercial speech and to not regulate noncommercial speech to a stricter standard than commercial speech This chapter is further intended to support local businesses in the city and the city's overall economy by providing additional and increased opportunities for the use and siting of temporary and portable signage subject to conditions, including but not limited to time, size, location and placement (Ord 6501 §§ 1, 2, 2014, Ord 6459 § 1, 2013, Ord 6406 § 1, 2012, Ord 6403 §§ 1, 2, 2012, Ord 6360 § 2, 2011, Ord 6353 § 2, 2011, Ord 6327 § 2, 2010, Ord 6263 § 2, 2009, Ord 5993 § 1, 2006, Ord 4773 § 1, 1995, Ord 4229 § 2, 1987 )

**Section 2. Amendment to City Code.** That, effective March 16, 2016 2017, Section 18 56 010 of the Auburn City Code be and the same hereby is amended to read as follows

18 56 010 Intent

The overall purpose of this chapter is to enhance and maintain the aesthetic character, to promote the public health, safety and general welfare, and to increase the effectiveness of visual communication in the city This chapter is also intended to avoid visual clutter that may adversely impact traffic and pedestrian safety, or be adverse to property values, business opportunities and the city's appearance and to prevent and abate public nuisances The purpose of this chapter is implemented by controlling the construction, location, use and



maintenance of all signs and sign structures. It is also the intent of this chapter to afford noncommercial speech the same or greater protection afforded commercial speech and to not regulate noncommercial speech to a stricter standard than commercial speech. ~~This chapter is further intended to support local businesses in the city and the city's overall economy by providing additional and increased opportunities for the use and siting of temporary and portable signage subject to conditions, including but not limited to time, size, location and placement.~~ (Ord 6501 §§ 1, 2, 2014, Ord 6459 § 1, 2013, Ord 6406 § 1, 2012, Ord 6403 §§ 1, 2, 2012, Ord 6360 § 2, 2011, Ord 6353 § 2, 2011, Ord 6327 § 2, 2010, Ord 6263 § 2, 2009, Ord 5993 § 1, 2006, Ord 4773 § 1, 1995, Ord 4229 § 2, 1987 )

**Section 3. Amendment to City Code.**

That, from the effective date of this Ordinance, through March 15, 2016, Section 18 56 020 of the Auburn City Code be and the same hereby is amended to read as follows

18 56 020 Definitions

The following definitions are specific to this chapter and are to be used only for the implementation of this chapter

A "Animated sign" means any sign that flashes or simulates motion with an electronic or manufactured source of supply or contains wind-actuated motion (except for flags and banners). An animated sign may also be a sign that meets the definition of "changing message center" or "revolving sign."

B "Banner" means a temporary sign constructed of fabric, vinyl, or other durable material, which is not the primary identification for the organization, event or product advertised, and which is primarily promotional in nature.

C "Billboard" means a large outdoor advertising sign containing a message, commercial or otherwise, unrelated to the use or activity on the property on which the sign is located and/or to any use or activity in the immediate area (such as is the case with an off-premises sign) and which is customarily leased for commercial purposes. The approximate size of the billboard faces range from 12 to 14 feet in height and 24 to 48 feet in width.

D "Changing message center" means an electronically controlled message center that displays different copy changes on the same lamp bank.

E "Directional sign" means a sign which is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, and service areas, and may not exceed six square feet in area or 10 feet in height. For projects that have parking lots in excess of 500 spaces, the sign area may be 10 square feet and the sign height 15 feet.

F "Double-faced sign" means a sign with two faces.

G "Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

H "Facade" means the entire building front, or street wall face, including grade to the top of the parapet or eaves, and the entire width of the building elevation.

I "Flashing sign" means an electrical sign or a portion thereof which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the nonconstant light source is off at any one time

J "Freestanding sign" means a sign that meets the definition of "ground sign" (also commonly referred to as a monument sign), or "pole sign" Signs attached to fences or other structures that are not defined as buildings will be considered freestanding signs

K "Frontage" means the measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multibuilding complexes

L "Grade" means the relative existing ground level in the immediate vicinity of the sign

M "Ground sign" means a sign attached to the ground and supported by the ground or a built-up landscaped area such that the sign appears solid with the ground The height of a ground sign shall be measured from the surrounding grade Also commonly referred to as a monument sign

N "Identification sign" means a sign containing the name of the business establishment, occupant of the building or tenant space and/or address of the premises

O "Incidental sign" means a sign that is generally informational and of a noncommercial nature intended primarily for the convenience of the public and having a maximum area of two square feet Incidental signs include, but are not limited to signs designating restrooms, hours of operation, entrances and exits to buildings and parking lots, help wanted, public telephones, etc Also included are property control and warning signs such as "no trespassing," "no dumping," etc , and plaques, tablets or inscriptions which are an integral part of a building

P "Mansard roof" means a sloped roof or roof-like facade architecturally able to be treated as a building wall

Q "Marquee" means a permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements For the purpose of this chapter, a freestanding, permanent roof-like structure providing protection from the elements, such as a service station gas pump canopy, will also be considered a marquee The term "marquee" also includes canopy

R "Marquee sign" means any sign which forms part of or is integrated into a marquee and which does not extend horizontally beyond the limits of such marquee For the purpose of this chapter, a marquee sign will be considered as a wall sign

S "Median sign" means a sign that is placed within the median of a public street

T "Multiple-building complex" means a group of commercial or industrial structures, developed as a group either simultaneously or in phases, with more than one building per parcel

U "Multiple-tenant building" means a single structure housing more than one retail business, office or commercial venture but not including residential apartment buildings, which share the same lot, access and/or parking facilities

V "On-premises sign" means a sign which carries advertisements incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of the person, firm or corporation occupying the premises

W "Off-premises sign" means any sign which advertises an establishment, merchandise, service, goods, or entertainment which is sold, produced, and manufactured, or furnished at a place other than on the property on which said sign is located

X "Parapet" means a false front or wall extension above the roofline

Y "Perimeter" means a square or rectangle required to enclose the sign area

Z "Portable sign" means any sign made of any material, including paper, cardboard, wood or metal, which is capable of being moved easily and is not permanently affixed to the ground, structure or building. This also includes sidewalk or sandwich board signs, except those worn by a person

AA "Premises" means the real estate as a unit, which is involved by the sign or signs mentioned in this chapter

BB "Projecting sign" means a sign which is attached to a structure or building wall in such a manner that the leading edge extends more than 16 inches beyond the surface of said structure or wall but does not extend more than five feet beyond the property line, extends no more than six inches above any roofline, and meets all standards for ground clearance. Signs that meet the definition of "marquee sign" or "suspended sign" will not be considered a "projecting sign."

CC "Real estate sign" means a portable sign erected by the owner, or the owner's agent, advertising the real estate upon which the sign is located for rent, lease or sale

DD "Revolving sign" means any sign that rotates or turns in motion by electrical or mechanical means in a circular pattern

EE "Roof sign" means a sign erected upon or above a roof or parapet of a building or structure. Mansard roof signs shall be considered as wall signs. Roof signs may not extend more than five feet in height above the roof

FF "Sign" means any visual communication device, structure, or fixture which is visible from any right-of-way intended to aid a land use in promoting the sale or identification of a product, good or service using graphics, symbols, or written copy. For the purpose of this chapter, a sign shall not be considered to be building or structural design. It shall be restricted solely to graphics, symbols, or written copy that is meant to be used in the aforementioned way. This definition shall include inflatable signs, balloons or other similar devices

GG "Sign area" means

1 The total area of a sign visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, or framework that contains no written copy, and includes only one side of a double-faced sign

2 Individual letter signs using a wall as the background without added decoration or change in wall color shall be calculated by measuring the perimeter enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign

3 Module signs consisting of more than one sign cabinet shall be computed by adding together the total area of each module

4 Perimeter of sign area shall be established by the smallest rectangle enclosing the extreme limits of the letter module or advertising message being measured

HH "Sign height" means the vertical distance measured from the adjacent grade to the highest point of the sign

II "Sign structure" means any structure that supports or is capable of supporting any sign as defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure

JJ "Single-tenant building" means a commercial building or structure that contains one enterprise or occupant. Buildings within a multibuilding complex may not be considered a single-tenant building

KK "Special event signage" means temporary signs including posters, flags, pennants, and inflatable materials, which are not the primary identification for the organization, event or product advertised, and which are primarily intended for short-term promotional periods

LL "Suspended sign" means a sign that is attached to and suspended from a marquee or canopy, and subject to right-of-way and clearance regulations

MM "Temporary sign" means any sign or advertising display constructed of wood, vinyl, cloth, canvas, light fabric, paper, cardboard, or other light materials, with or without frames, intended to be displayed for a limited time only. This definition shall include inflatable signs

NN "Traffic hazard" means any sign which does not meet city standards for clear zone or sight distance or which does not meet the requirements of the Americans with Disabilities Act

OO "Wall sign" means a sign attached or erected parallel to and extending not more than 16 inches from the facade or face of any building to which it is attached and supported through its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. "Window signs" which do not meet the definition of a "temporary sign" shall be considered as wall signs

PP "Window sign" means a sign located inside or affixed to windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building

QQ "Feather banner or sign" means a fabric sign with printed advertisement on one or two faces that is either stationary or rotates and is

attached on one side to a metal pole or stake that is placed in the ground or attached to a secure object

RR "Off-premises directional sign" means a sign located on private property or in the public right-of-way as authorized that directs or guides persons to an establishment, merchandise, service, goods, or entertainment which is sold, produced, and manufactured, or furnished at a place other than on the property or public right-of-way on which said sign is located (Ord 6501 §§ 3, 4, 2014, Ord 6459 § 1, 2013, Ord 6406 § 1, 2012, Ord 6403 §§ 3, 4, 2012, Ord 6360 § 2, 2011, Ord 6353 § 4, 2011, Ord 6327 § 4, 2010, Ord 6263 § 4, 2009, Ord 6166 § 1, 2008, Ord 5993 § 1, 2006, Ord 4705 § 2, 1994, Ord 4229 § 2, 1987 )

**Section 4. Amendment to City Code.** That, effective March 16, 2014 2017, Section 18 56 020 of the Auburn City Code be and the same hereby is amended to read as follows

18 56 020 Definitions

The following definitions are specific to this chapter and are to be used only for the implementation of this chapter

A "Animated sign" means any sign that flashes or simulates motion with an electronic or manufactured source of supply or contains wind-actuated motion (except for flags and banners) An animated sign may also be a sign that meets the definition of "changing message center" or "revolving sign "

B "Banner" means a temporary sign constructed of fabric, vinyl, or other durable material, which is not the primary identification for the organization, event or product advertised, and which is primarily promotional in nature

C "Billboard" means a large outdoor advertising sign containing a message, commercial or otherwise, unrelated to the use or activity on the property on which the sign is located and/or to any use or activity in the immediate area (such as is the case with an off-premises sign) and which is customarily leased for commercial purposes The approximate ~~sizes~~sizes of the billboard faces ~~ranges~~range from 12 to 14 feet in height and 24 to 48 feet in width

D "Changing message center" means an electronically controlled message center that displays different copy changes on the same lamp bank

E "Directional sign" means a sign which is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, and service areas, and may not exceed six square feet in area or 10 feet in height For projects that have parking lots in excess of 500 spaces, the sign area may be 10 square feet and the sign height 15 feet

F "Double-faced sign" means a sign with two faces

G "Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper



H "Facade" means the entire building front, or street wall face, including grade to the top of the parapet or eaves, and the entire width of the building elevation

I "Flashing sign" means an electrical sign or a portion thereof which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the nonconstant light source is off at any one time

J "Freestanding sign" means a sign that meets the definition of "ground sign" (also commonly referred to as a monument sign) or "pole sign." Signs attached to fences or other structures that are not defined as buildings will be considered freestanding signs

K "Frontage" means the measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multibuilding complexes

L "Grade" means the relative existing ground level in the immediate vicinity of the sign

M "Ground sign" means a sign attached to the ground and supported by the ground or a built-up landscaped area such that the sign appears solid with the ground. The height of a ground sign shall be measured from the surrounding grade. Also commonly referred to as a monument sign

N "Identification sign" means a sign containing the name of the business establishment, occupant of the building or tenant space and/or address of the premises

O "Incidental sign" means a sign that is generally informational and of a noncommercial nature intended primarily for the convenience of the public and having a maximum area of two square feet. Incidental signs include, but are not limited to signs designating restrooms, hours of operation, entrances and exits to buildings and parking lots, help wanted, public telephones, etc. Also included are property control and warning signs such as "no trespassing," "no dumping," etc., and plaques, tablets or inscriptions which are an integral part of a building

P "Mansard roof" means a sloped roof or roof-like facade architecturally able to be treated as a building wall

Q "Marquee" means a permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements. For the purpose of this chapter, a freestanding, permanent roof-like structure providing protection from the elements, such as a service station gas pump canopy, will also be considered a marquee. The term "marquee" also includes canopy

R "Marquee sign" means any sign which forms part of or is integrated into a marquee and which does not extend horizontally beyond the limits of such marquee. For the purpose of this chapter, a marquee sign will be considered as a wall sign

S "Median sign" means a sign that is placed within the median of a public street

T "Multiple-building complex" means a group of commercial or industrial structures, developed as a group either simultaneously or in phases, with more than one building per parcel

U "Multiple-tenant building" means a single structure housing more than one retail business, office or commercial venture but not including residential apartment buildings, which share the same lot, access and/or parking facilities

V "On-premises sign" means a sign which carries advertisements incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of the person, firm or corporation occupying the premises

W "Off-premises sign" means any sign which advertises an establishment, merchandise, service, goods, or entertainment which is sold, produced, and manufactured or furnished at a place other than on the property on which said sign is located

X "Parapet" means a false front or wall extension above the roofline

Y "Perimeter" means a square or rectangle required to enclose the sign area

Z "Portable sign" means any sign made of any material, including paper, cardboard, wood or metal, which is capable of being moved easily and is not permanently affixed to the ground, structure or building. This also includes sidewalk or sandwich board signs, except those worn by a person

AA "Premises" means the real estate as a unit, which is involved by the sign or signs mentioned in this chapter

BB "Projecting sign" means a sign which is attached to a structure or building wall in such a manner that the leading edge extends more than 16 inches beyond the surface of said structure or wall but does not extend more than five feet beyond the property line, extends no more than six inches above any roofline, and meets all standards for ground clearance. Signs that meet the definition of "marquee sign" or "suspended sign" will not be considered a "projecting sign"

CC "Real estate sign" means a portable sign erected by the owner, or the owner's agent, advertising the real estate upon which the sign is located for rent, lease or sale

DD "Revolving sign" means any sign that rotates or turns in motion by electrical or mechanical means in a circular pattern

EE "Roof sign" means a sign erected upon or above a roof or parapet of a building or structure. Mansard roof signs shall be considered as wall signs. Roof signs may not extend more than five feet in height above the roof

FF "Sign" means any visual communication device, structure, or fixture which is visible from any right-of-way intended to aid a land use in promoting the sale or identification of a product, good or service using graphics, symbols, or written copy. For the purpose of this chapter, a sign shall not be considered to be building or structural design. It shall be restricted solely to graphics, symbols, or written copy that is meant to be used in the aforementioned way. This definition shall include inflatable signs, balloons or other similar devices

GG "Sign area" means

1 The total area of a sign visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, or framework that contains no written copy, and includes only one side of a double-faced sign

2 Individual letter signs using a wall as the background without added decoration or change in wall color shall be calculated by measuring the perimeter enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign

3 Module signs consisting of more than one sign cabinet shall be computed by adding together the total area of each module

4 Perimeter of sign area shall be established by the smallest rectangle enclosing the extreme limits of the letter module or advertising message being measured

HH "Sign height" means the vertical distance measured from the adjacent grade to the highest point of the sign

II "Sign structure" means any structure that supports or is capable of supporting any sign as defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure

JJ "Single-tenant building" means a commercial building or structure that contains one enterprise or occupant. Buildings within a multibuilding complex may not be considered a single-tenant building

KK "Special event signage" means temporary signs including posters, flags, pennants, and inflatable materials, which are not the primary identification for the organization, event or product advertised, and which are primarily intended for very short-term promotional periods

LL "Suspended sign" means a sign that is attached to and suspended from a marquee or canopy, and subject to right-of-way and clearance regulations

MM "Temporary sign" means any sign or advertising display constructed of wood, vinyl, cloth, canvas, light fabric, paper, cardboard, or other light materials, with or without frames, intended to be displayed for a limited time only. This definition shall include inflatable signs

NN "Traffic hazard" means any sign which does not meet city standards for clear zone or sight distance or which does not meet the requirements of the Americans with Disabilities Act

OO "Wall sign" means a sign attached or erected parallel to and extending not more than 16 inches from the facade or face of any building to which it is attached and supported through its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. "Window signs" which do not meet the definition of a "temporary sign" shall be considered as wall signs

PP "Window sign" means a sign located inside or affixed to windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building

~~QQ "Feather banner or sign" means a fabric sign with printed advertisement on one or two faces that is either stationary or rotates and is~~

~~attached on one side to a metal pole or stake that is placed in the ground or attached to a secure object~~

~~RR. "Off premises directional sign" means a sign located on private property or in the public right-of-way as authorized that directs or guides persons to an establishment, merchandise, service, goods, or entertainment which is sold, produced, and manufactured or furnished at a place other than on the property or public right-of-way on which said sign is located (Ord 6501 §§ 3, 4, 2014, Ord 6459 § 1, 2013, Ord 6406 § 1, 2012, Ord 6403 §§ 3, 4, 2012, Ord 6360 § 2, 2011, Ord 6353 § 4, 2011, Ord 6327 § 4, 2010, Ord 6263 § 4, 2009, Ord 6166 § 1, 2008, Ord 5993 § 1, 2006, Ord 4705 § 2, 1994, Ord 4229 § 2, 1987 )~~

**Section 5. Amendment to City Code.** That, from the effective date of this Ordinance, through March 15, 2016 2017, Section 18 56 030 of the Auburn City Code be and the same hereby is amended to read as follows

18 56 030 General provisions, all districts

A Community Signs The planning, building and community director may approve and permit to be erected entrance signs, at or near the city limits, on city public right-of-way or on privately owned parcels with the owner's permission, on which may be listed institutional names, service clubs or organizations or points of interest or similar public information Right-of-way use permits may be required for signs located in the public right-of-way, except as permitted by subsections (B)(1), (B)(2), I or J of this section

B Temporary Signs

1 Special event signage may be allowed in the RO, RO-H, CN, C-1, C-2, C-3, DUC, BP, LF, M-1, M-2, EP and the nonresidential used properties in the Terrace View District and the PUD-Lakeland Hills South subject to obtainment of temporary sign permit authorization from the city and compliance with the following as applicable

a The area of any single sign shall not exceed 30 square feet,

b Special event signs as authorized herein shall not have the following

i Illumination of any kind,

ii Strobing or blinking or flashing lights,

iii Electrical animation,

iv Changeable reader copy, electronic or manual,

c Special event signage shall not exceed the maximum height limitations of the underlying zoning district,

d Special event signs may have spinning elements attached to them including but not limited to flags or pennants or balloons or windsocks attached to them, provided, that they do not at any time constitute a traffic safety or pedestrian safety hazard,

e Balloons and windsock special event signage shall not be authorized to be placed in the public rights-of-way or on-site landscape areas or

off-site on another private parcel of land that does not contain the business or service being advertised,

f Flag and pennant special event signage may be authorized to be placed in the public rights-of-way, provided, that placement in the public rights-of-way does not constitute a traffic safety or pedestrian safety hazard and does not create nonconformance to the Americans with Disabilities Act,

g Flag and pennant special event signage may be authorized to be placed in on-site landscape areas and off-site on another private parcel of land that does not contain the business or service being advertised, provided, that placement in on-site landscape areas does not impede sight distance and that off-site placement on another property has received prior property owner authorization

2 Banners may be allowed in the RO, RO-H, CN, C-1, C-2, C-3, DUC, BP, LF, M-1, M-2, EP and the nonresidential used properties in the Terrace View District and the PUD-Lakeland Hills South, subject to obtainment of temporary sign permit authorization from the city and compliance with the following

a The area of any single banner used by a single business on a site shall not exceed 32 square feet, provided, that banners crossing roadways as approved by the city shall not exceed 120 square feet

b For multitenant buildings and/or multibusiness complexes, each business shall be authorized to have a banner, provided, that the size of each banner shall be limited to maximum of 32 square feet, provided, that banners crossing roadways as approved by the city shall not exceed 120 square feet

c Banners as authorized herein shall not have the following

i Illumination of any kind,

ii Strobing or blinking or flashing lights,

iii Electrical animation,

iv Changeable reader copy, electronic or manual

d Banner signage shall not exceed the maximum height limitations of the underlying zoning district

e Banners may have spinning elements attached to them including but not limited to flags or pennants or balloons or windsocks attached to them, provided, that they do not at any time constitute a traffic safety or pedestrian safety hazard

f Banners may be authorized to be placed in the public rights-of-way, provided, that placement in the public rights-of-way does not constitute a traffic safety or pedestrian safety hazard or does not create nonconformance to the Americans with Disabilities Act

g Banners may be authorized to be placed in on-site landscape areas and off-site on another private parcel of land that does not contain the business or service being advertised, provided, that placement in on-site landscape areas does not impede sight distance and that off-site placement on another property has received prior property owner authorization



C Civic Events Street banners may be permitted subject to approval and installation in accordance with rules and procedures established by the city of Auburn public works department

D Sign Lighting Provisions

1 All lighting shall be arranged to reflect away from any residential zone No person shall construct, establish, create or maintain any stationary exterior lighting or illumination system or any interior system which is intended to be viewed from a street, highway or other public thoroughfare used for vehicular traffic which system contains or utilizes

a Any exposed incandescent lamp with wattage in excess of 25 watts,

b Any exposed incandescent lamp with a metallic reflector,

c Any exposed incandescent lamp with an external reflector,

d Any revolving beacon light,

e Any continuous or sequential flashing operation, except as allowed for changing message center signs in subsection F of this section

2 The provisions of subsection (D)(1) of this section shall not apply to

a Lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, or highway or street illumination,

b Aircraft warning lights

E Construction Provisions, Sight Distance, Exposed Angle Iron and Wire

1 Each sign shall be adequately constructed in accordance with the requirements of the International Building Code, as amended,

2 Signs containing electrical circuitry shall meet the requirements of the National Electrical Code and all state laws, and shall include an approved testing lab sticker,

3 Signs must meet vehicular sight distance requirements established by the city engineer pursuant to the city of Auburn engineering design standards,

4 When a projecting sign is used, no angle irons, guy wires or braces shall be visible, except those that are an integral part of the overall design, such as decorative metals or woods, or unless they are required for safety

F Changing Message Center Signs Where permitted under this chapter, changing message center signs shall comply with the following requirements, provided, that changing message center signs that only display time and temperature or similar public service information shall be exempt from these requirements

1 Where Allowed Changing message center signs shall only be allowed in the I, P-1, C-1, C-2, DUC, C-3, M-1 and M-2 zones

a In the I and C-1 zones, changing message center signs shall only be allowed on frontages along a collector, minor or principal arterial street

b In the I zone, no changing message center sign shall operate between the hours of 10 00 p m and 6 00 a m

c In the DUC zone, changing message center signs shall only be allowed when located adjacent and oriented to Auburn Way North/Auburn Way South street frontages (For other sign standards for the DUC zone, see ACC 18 29 060(I))

2 Number No more than one changing message center sign per street frontage shall be permitted on each property

3 Sign Face Area Except in the I and P-1 zones, the changing message center shall not constitute more than 75 percent of a sign's total sign face area

4 Display

a The display of the sign shall not change more rapidly than once every one and one-half seconds

b No scrolling message shall require more than five seconds to be displayed in its entirety

5 Light Levels

a Changing message center signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions

b At no time shall a changing message center sign be operated at a brightness level greater than the manufacturer's recommended levels

c All lighting shall be arranged to reflect away from any residential zone. The director shall have the authority to require a sign permit application to include information to ensure the intent of this requirement is met

d The brightness level shall not exceed 8,000 nits when measured from the sign's face at its maximum brightness during daylight hours and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn

6 On-Premises Advertising Only Changing message center signs shall only advertise on-premises products and services, or display public service messages or messages on behalf of not-for-profit organizations

7 Additional Requirements A copy of the manufacturer's operating manual shall be provided to the city upon request

8 Amortization All changing message center signs that do not comply with the requirements of subsections (F)(4) and (5) of this section shall be brought into compliance with those requirements by April 1, 2009

G Change of Copy The holder of a permit, for the duration thereof, shall have the right to change the advertising copy on the structure or sign for which the permit was issued without being required to pay any additional fees

H Exemptions Unless otherwise specified or unless expressly prohibited, it is not the intent of this chapter to regulate the following signs

1 The flag of government or noncommercial institutions such as schools, with the poles treated as structures,

2 Official public notices, official court notices,

3 Incidental signs (see ACC 18 56 020(O), Definitions),

4 Signs not visible from public right-of-way,

5 Lettering or symbols painted directly onto or flush-mounted magnetically onto an operable vehicle,

6 Painting, repainting, cleaning, repairing, and other normal maintenance unless structural or electrical changes are made,

7 Religious symbols not attached to a permitted sign,

8 Memorial signs or tablets, names of buildings, dates of erection and the like, which are incorporated into the building material and facade,

9 Signs required by law, traffic or pedestrian control signs, signs indicating scenic or historic points of interest, which are erected by or on the order of a public officer in the performance of his or her public duty,

10 Sculptures, fountains, mosaics, and design features which do not incorporate advertising or identification,

11 Temporary signs limited exclusively to noncommercial speech

I Portable signs shall be allowed in the RO, RO-H, CN, C-1, C-3, BP, LF, M-1, M-2, EP and the nonresidential used properties in the Terrace View District and the PUD-Lakeland Hills South subject to obtainment of temporary sign permit authorization from the city and compliance with the following as applicable

1 For single-tenant buildings and/or sites, one portable sign shall be allowed per building or property frontage, as applicable

2 Each business in a multitenant building and/or multibuilding complex shall be limited to a maximum of one portable sign

3 For multitenant buildings and/or multibuilding complexes that propose to place one or more portable signs within the on-site landscaped area at the intersection of two public or private streets or at a driveway intersection with a public or private street, compliance to the city's minimum sight distance requirements shall be maintained at all times

4 For multitenant buildings and/or multibuilding complexes that propose to place one or more portable signs along the property street frontage of a public or private street, the total number of allowable portable signs along said frontage shall be limited as follows to reduce the visual and aesthetic impact to the city

a Zero through 25 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of three signs at any given time

b Twenty-six through 50 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of four signs at any given time

c Fifty-one through 75 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of five signs at any given time

d Seventy-six through 100 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of six signs at any given time

e One hundred through 125 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of seven signs at any given time

f One hundred twenty-six through 150 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of eight signs at any given time

g One hundred fifty-one through 175 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of nine signs at any given time

h One hundred seventy-six lineal feet and greater of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of 10 signs at any given time

i The planning director shall have the discretionary authority to authorize additional portable signs along a public or private street frontage when in his or her determination such allowance will not substantively impact the visual and/or aesthetic impact to the city and such allowance is warranted by physical site conditions or economic or business considerations or other factors as deemed reasonable by the planning director

5 Portable signs shall not be located in one or more existing parking spaces on a development site

6 Portable signs as authorized herein shall not have the following

a Illumination of any kind,

b Strobing or blinking or flashing lights,

c Electrical animation,

d Changeable reader copy, electronic or manual

7 Portable signs may have spinning elements including but not limited to flags or pennants or balloons or windsocks attached to them, provided, that they do not at any time constitute a traffic safety or pedestrian safety hazard

8 Portable signs advertising a business or service not located on the same site shall be allowed to be located off-site from the business or service being advertised, provided, that prior property owner authorization has been obtained by said business operator or service provider

9 Each portable sign shall have a maximum total sign size of 36 inches in height and 30 inches in width and be limited to two faces

10 Portable signs shall be allowed in the public right-of-way, provided, that any and all signs are not placed within vehicle travel lanes or improved/unimproved vehicle shoulder areas or bicycle lanes, are not placed in front of or block access to marked bus transit stops, do not interfere with or impede pedestrian traffic or crossings and do not create nonconformance to the Americans with Disabilities Act

J Off-premises directional signs shall be allowed in the RO, RO-H, CN, C-1, C-2, C-3, DUC, BP, LF, M-1, M-2, EP, and the nonresidential used properties in the Terrace View District and the PUD-Lakeland Hills South subject to obtainment of temporary sign permit authorization from the city and compliance with the following as applicable

1 Off-premises directional signs as authorized herein shall not have the following

- a Illumination of any kind,
- b Strobing or blinking or flashing lights,
- c Electrical animation,
- d Changeable reader copy, electronic or manual

2 Off-premises directional signs may have spinning elements including but not limited to flags or pennants or balloons or windsocks attached to them, provided, that they do not at any time constitute a traffic safety or pedestrian safety hazard

3 Off-premises directional signs may be authorized to be placed in the public rights-of-way, provided, that placement in the public rights-of-way does not constitute a traffic safety or pedestrian safety hazard and does not create nonconformance to the Americans with Disabilities Act

4 Off-premises directional signs may be authorized to be placed in on-site landscape areas, or off-site on another private parcel of land that does not contain the business or service being advertised, provided, that placement in on-site landscape areas does not impede sight distance and that off-site placement on another property has received prior property owner authorization

5 Off-premises directional signs shall not be located in one or more existing parking spaces on a development site

6 Off-premises directional signs shall have a maximum sign face area of 12 inches by 24 inches and a total height of 42 inches inclusive of any wood, metal, plastic or other support and a maximum of two sign faces

K Prohibited Signs From and after the effective date of the ordinance codified in this chapter, it shall be unlawful for any person to erect or place within the city, except as otherwise authorized

1 A swinging projecting sign,

2 Portable signs, except as permitted by ACC 18 56 025 (Real estate signs), 18 56 040(E) (C-2 District) and subsections (I)(1) through (10) of this section,

3 Banners, pennants, ribbons, streamers, spinners, rotating or blinking lights, strings of lights, or similar devices, except as permitted by subsection B of this section (Temporary Signs),

4 Flashing signs, except as permitted in subsection D of this section (Sign Lighting Provisions),

5 Changing message center signs, except as allowed in the I, P-1, C-1, C-2, C-3, M-1 and M-2 zones,

6 Signs attached to, or placed on, a vehicle or trailer parked on private or public property that is not associated with the business advertised on said sign(s) This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle used in the normal course of business This does not include automobile for sale signs or signs attached to franchised buses or taxis,

7 Private signs placed in or on a public right-of-way, except for as expressly permitted by this chapter,

8 Any sign which constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement, coloring, or method of illumination, or by obstructing the vision of drivers, or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections, or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians by glare or method of illumination or constitutes a hazard to traffic. No sign may use words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic,

9 Any sign or advertising structure or supporting structure that is torn, damaged, defaced or destroyed,

10 Signs attached to poles installed by governmental agencies, utility poles, trees, rocks or other natural features,

11 Signs attached to benches, garbage cans, or other street furniture located within the public right-of-way,

12 Rotating signs,

13 Billboards,

14 Any sign which does not structurally or materially conform to the requirements of the city's adopted International Building Code

L Nonconforming Signs Permanent signs established legally prior to the adoption of the ordinance codified in this chapter that do not conform to the regulations of this chapter with regard to number, size, height or location shall be allowed to remain as legal nonconforming signs except as follows

1 Whenever a new building replaces the principal building

2 When there is an expansion of an existing building, the requirements of this section shall apply only if there is an increase in floor area of 25 percent or more (including the cumulative increase of previous expansions after the effective date of the ordinance amending this section)

3 Whenever a nonconforming use is replaced by a conforming use, the requirements of this section shall apply in full to the new use if and only if there is a change in required signage due to the zoning district

4 Any sign, including the sign structure, now or hereafter existing which no longer advertises a bona fide business conducted or a product sold. Such sign(s) shall be taken down and removed by the owner, agent or person having the beneficial use of the land, building or structure upon which such sign may be found within 90 days after written notification from the building official

M Master Sign Plans Authorized The planning, building and community director has the authority to require a master sign plan to ensure a consistent and coordinated signage scheme for development proposals. In approving master sign plans under the provisions of this subsection, the director has the authority to approve signage schemes that allow for signs greater in area and height than allowed in the particular zone in which the development is



located when a coordinated signage scheme is used Master signage plans shall be recorded

N Maintenance and Safety All permanent, temporary and portable signs and components thereof must be maintained in good repair and in a safe, neat, clean and attractive condition Failure to maintain a sign(s) in accordance with this subsection shall be subject to the code compliance provisions of the Auburn City Code (Ord 6501 §§ 5, 6, 2014, Ord 6459 § 1, 2013, Ord 6406 § 1, 2012, Ord 6403 §§ 5, 6, 2012, Ord 6363 § 5, 2011, Ord 6360 § 2, 2011, Ord 6353 § 6, 2011, Ord 6327 § 6, 2010, Ord 6287 § 2, 2010, Ord 6263 § 6, 2009, Ord 6166 § 2, 2008, Ord 5993 § 1, 2006, Ord 5342 § 2, 2000, Ord 4705 § 2, 1994, Ord 4229 § 2, 1987 )

**Section 6. Amendment to City Code.** That, effective March 16, 2016 2017, Section 18 56 030 of the Auburn City Code be and the same hereby is amended to read as follows

18 56 030 General provisions, all districts

A Community Signs The planning, building and community director may approve and permit to be erected entrance signs, at or near the city limits, on city public right-of-way or on privately owned parcels with the owner's permission, on which may be listed institutional names, service clubs or organizations or points of interest or similar public information Right-of-way use permits may be required for signs located in the public right-of-way, ~~except as permitted by subsection (B)(1), (B)(2), I or J of this section~~

B Temporary Signs

1 Special event signage may be allowed ~~in the RO, RO-H, CN, C-1, C-2, C-3, DUC, BP, LF, M-1, M-2 and EP and the nonresidential used properties in the Terrace View District and the PUD Lakeland Hills South~~ subject to obtainment of temporary sign permit authorization from the city and compliance with the following ~~as applicable~~

aa Use of such signage is limited to 10 days per display, not to exceed 10 days in any 90-day period.

b The area of any single sign shall not exceed 30 square feet,

b Special event signs as authorized herein shall not have 2 Banners may be allowed subject to the following

i-Illuminationa No more than two such signs may be used per site at any given time.

b Use of any kind,

~~ii Strobing or blinking or flashing lights,~~

~~iii Electrical animation,~~

~~iv Changeable reader copy, electronic or manual,~~

~~c Special event signage shall not exceed the maximum height limitations of the underlying zoning district,~~

~~d Special eventsuch signs may have spinning elements attached to them including but notis limited to flags or pennants or balloons or windsocks attached~~

~~to them, provided, that they do not at any time constitute a traffic safety or pedestrian safety hazard,~~

~~e Balloons and windsock special event signage shall not be authorized to be placed 90 consecutive days, and may not exceed 90 days in the public rights-of way or on-site landscape areas or off site on another private parcel of land that does not contain the business or service being advertised any 120-day period,~~

~~f Flag and pennant special event signage may be authorized to be placed in the public rights of way, provided, that placement in the public rights of way does not constitute a traffic safety or pedestrian safety hazard and does not create nonconformance to the Americans with Disabilities Act,~~

~~g Flag and pennant special event signage may be authorized to be placed in on-site landscape areas and off site on another private parcel of land that does not contain the business or service being advertised, provided, that placement in on-site landscape areas does not impede sight distance and that off-site placement on another property has received prior property owner authorization~~

~~2 Banners may be allowed in the RO, RO-H, CN, C-1, C-2, C-3, DUC, BP, LF, M-1, M-2 and EP and the nonresidential used properties in the Terrace View District and the PUD Lakeland Hills South, subject to obtainment of temporary sign permit authorization from the city and compliance with the following~~

~~a<sub>c</sub> The area of any single banner used by a single business on a site shall not exceed 32 square feet, provided, that banners crossing roadways as approved by the city shall not exceed 120 square feet~~

~~b For multitenant buildings and/or multibusiness complexes, each business shall be authorized to have a banner, provided, that the size of each banner shall be limited to maximum of 32 square feet, provided, that banners crossing roadways as approved by the city shall not exceed 120 square feet~~

~~c Banners as authorized herein shall not have the following~~

~~i Illumination of any kind,~~

~~ii Strobing or blinking or flashing lights,~~

~~iii Electrical animation,~~

~~iv Changeable reader copy, electronic or manual~~

~~d Banner signage shall not exceed the maximum height limitations of the underlying zoning district~~

~~e Banners may have spinning elements attached to them including but not limited to flags or pennants or balloons or windsocks attached to them, provided, that they do not at any time constitute a traffic safety or pedestrian safety hazard~~

~~f Banners may be authorized to be placed in the public rights of way, provided, that placement in the public rights of way does not constitute a traffic safety or pedestrian safety hazard or does not create nonconformance to the Americans with Disabilities Act~~

~~g Banners may be authorized to be placed in on-site landscape areas and off site on another private parcel of land that does not contain the business or~~

~~service being advertised, provided, that placement in on-site landscape areas does not impede sight distance and that off-site placement on another property has received prior property owner authorization-~~

3 Signs which are placed upon or within a window and which are intended to be viewed from the right-of-way shall not exceed 50 percent of the window area.

4 Permits are not required, except that signs exceeding the allowable size and time duration must receive a permit issued by the planning, building and community director if special circumstances exist that warrant the additional signage

C Civic Events Street banners may be permitted subject to approval and installation in accordance with rules and procedures established by the city of Auburn public works department

D Sign Lighting Provisions

1 All lighting shall be arranged to reflect away from any residential zone No person shall construct, establish, create or maintain any stationary exterior lighting or illumination system or any interior system which is intended to be viewed from a street, highway or other public thoroughfare used for vehicular traffic which system contains or utilizes

a Any exposed incandescent lamp with wattage in excess of 25 watts,

b Any exposed incandescent lamp with a metallic reflector,

c Any exposed incandescent lamp with an external reflector,

d Any revolving beacon light,

e Any continuous or sequential flashing operation, except as allowed for changing message center signs in subsection F of this section.

2 The provisions of subsection (D)(1) of this section shall not apply to

a Lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, or highway or street illumination,

b Aircraft warning lights

E Construction Provisions, Sight Distance, Exposed Angle Iron and Wire

1 Each sign shall be adequately constructed in accordance with the requirements of the International Building Code, as amended,

2 Signs containing electrical circuitry shall meet the requirements of the National Electrical Code and all state laws, and shall include an approved testing lab sticker,

3 Signs must meet vehicular sight distance requirements established by the city engineer pursuant to the city of Auburn engineering design standards,

4 When a projecting sign is used, no angle irons, guy wires or braces shall be visible, except those that are an integral part of the overall design, such as decorative metals or woods, or unless they are required for safety

F Changing Message Center Signs Where permitted under this chapter, changing message center signs shall comply with the following requirements, provided, that changing message center signs that only display time and

temperature or similar public service information shall be exempt from these requirements-

1 Where Allowed Changing message center signs shall only be allowed in the I, P-1, C-1, C-2, DUC, C-3, M-1 and M-2 zones

a In the I and C-1 zones, changing message center signs shall only be allowed on frontages along a collector, minor or principal arterial street

b In the I zone, no changing message center sign shall operate between the hours of 10 00 p m and 6 00 a m

c In the DUC zone, changing message center signs shall only be allowed when located adjacent and oriented to Auburn Way North/Auburn Way South street frontages (For other sign standards for the DUC zone, see ACC 18 29 060(I) )

2 Number No more than one changing message center sign per street frontage shall be permitted on each property

3 Sign Face Area Except in the I and P-1 zones, the changing message center shall not constitute more than 75 percent of a sign's total sign face area

4 Display

a The display of the sign shall not change more rapidly than once every one and one-half seconds

b No scrolling message shall require more than five seconds to be displayed in its entirety

5 Light Levels

a Changing message center signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions

b At no time shall a changing message center sign be operated at a brightness level greater than the manufacturer's recommended levels

c All lighting shall be arranged to reflect away from any residential zone The director shall have the authority to require a sign permit application to include information to ensure the intent of this requirement is met

d The brightness level shall not exceed 8,000 nits when measured from the sign's face at its maximum brightness during daylight hours and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn

6 On-Premises Advertising Only Changing message center signs shall only advertise on-premises products and services, or display public service messages or messages on behalf of not-for-profit organizations

7 Additional Requirements A copy of the manufacturer's operating manual shall be provided to the city upon request

8 Amortization All changing message center signs that do not comply with the requirements of subsections (F)(4) and (5) of this section shall be brought into compliance with those requirements by April 1, 2009

G Change of Copy The holder of a permit, for the duration thereof, shall have the right to change the advertising copy on the structure or sign for which the permit was issued without being required to pay any additional fees

H Exemptions Unless otherwise specified or unless expressly prohibited, it is not the intent of this chapter to regulate the following signs

- 1 The flag of a government or noncommercial institutions such as schools, with the poles treated as structures,
- 2 Official public notices, official court notices,
- 3 Incidental signs (see ACC 18 56 020(O), definitions),
- 4 Signs not visible from public right-of-way,
- 5 Lettering or symbols painted directly onto or flush-mounted magnetically onto an operable vehicle,
- 6 Painting, repainting, cleaning, repairing, and other normal maintenance unless structural or electrical changes are made,
- 7 Religious symbols not attached to a permitted sign,
- 8 Memorial signs or tablets, names of buildings, dates of erection and the like, which are incorporated into the building material and facade,
- 9 Signs required by law, traffic or pedestrian control signs, signs indicating scenic or historic points of interest, which are erected by or on the order of a public officer in the performance of his or her public duty,
- 10 Sculptures, fountains, mosaics, and design features which do not incorporate advertising or identification,
- 11 Temporary signs limited exclusively to noncommercial speech

~~I Portable signs shall be allowed in the RO, RO H, CN, C 1, C 3, BP, LF, M-1, M-2 and EP and the nonresidential used properties in the Terrace View District and the PUD-Lakeland Hills South subject to obtainment of temporary sign permit authorization from the city and compliance with the following as applicable-~~

~~1 For single tenant buildings and/or sites, one portable sign shall be allowed per building or property frontage, as applicable-~~

~~2 Each business in a multitenant building and/or multibuilding complex shall be limited to a maximum of one portable sign-~~

~~3 For multitenant buildings and/or multibuilding complexes that propose to place one or more portable signs within the on-site landscaped area at the intersection of two public or private streets or at a driveway intersection with a public or private street, compliance to the city's minimum sight distance requirements shall be maintained at all times-~~

~~4 For multitenant buildings and/or multibuilding complexes that propose to place one or more portable signs along the property street frontage of a public or private street, the total number of allowable portable signs along said frontage shall be limited as follows to reduce the visual and aesthetic impact to the city-~~

~~a Zero through 25 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of three signs at any given time-~~

~~b Twenty six through 50 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of four signs at any given time-~~

~~c Fifty-one through 75 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of five signs at any given time-~~

~~d Seventy-six through 100 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of six signs at any given time-~~

~~e One hundred one through 125 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of seven signs at any given time-~~

~~f One hundred twenty-six through 150 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of eight signs at any given time-~~

~~g One hundred fifty-one through 175 lineal feet of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of nine signs at any given time-~~

~~h One hundred seventy-six lineal feet and greater of public or private street frontage equals one portable sign every three lineal feet of street frontage up to a maximum of 10 signs at any given time-~~

~~i The planning director shall have the discretionary authority to authorize additional portable signs along a public or private street frontage when in his or her determination such allowance will not substantively impact the visual and/or aesthetic impact to the city and such allowance is warranted by physical site conditions or economic or business considerations or other factors as deemed reasonable by the planning director-~~

~~5 Portable signs shall not be located in one or more existing parking spaces on a development site-~~

~~6 Portable signs as authorized herein shall not have the following-~~

~~a Illumination of any kind;~~

~~b Strobing or blinking or flashing lights;~~

~~c Electrical animation;~~

~~d Changeable reader copy, electronic or manual-~~

~~7 Portable signs may have spinning elements including but not limited to flags or pennants or balloons or windsocks attached to them, provided, that they do not at any time constitute a traffic safety or pedestrian safety hazard-~~

~~8 Portable signs advertising a business or service not located on the same site shall be allowed to be located off site from the business or service being advertised, provided, that prior property owner authorization has been obtained by said business operator or service provider-~~

~~9 Each portable sign shall have a maximum total sign size of 36 inches in height and 30 inches in width and be limited to two faces-~~

~~10 Portable signs shall be allowed in the public right-of-way, provided, that any and all signs are not placed within vehicle travel lanes or improved/unimproved vehicle shoulder areas or bicycle lanes, are not placed in front of or block access to marked bus transit stops, do not interfere with or~~



~~impede pedestrian traffic or crossings and do not create nonconformance to the Americans with Disabilities Act~~

~~J Off premises directional signs shall be allowed in the RO, RO-H, CN, C-1, C-2, C-3, DUC, BP, LF, M-1, M-2 and EP, and the nonresidential used properties in the Terrace View District and the PUD Lakeland Hills South subject to obtainment of temporary sign permit authorization from the city and compliance with the following as applicable-~~

~~1 Off premises directional signs as authorized herein shall not have the following-~~

- ~~a Illumination of any kind,~~
- ~~b Strobing or blinking or flashing lights,~~
- ~~c Electrical animation,~~
- ~~d Changeable reader copy, electronic or manual~~

~~2 Off premises directional signs may have spinning elements including but not limited to flags or pennants or balloons or windsocks attached to them, provided, that they do not at any time constitute a traffic safety or pedestrian safety hazard-~~

~~3 Off premises directional signs may be authorized to be placed in the public rights of way, provided, that placement in the public rights of way does not constitute a traffic safety or pedestrian safety hazard and does not create nonconformance to the Americans with Disabilities Act-~~

~~4 Off premises directional signs may be authorized to be placed in on-site landscape areas, or off site on another private parcel of land that does not contain the business or service being advertised, provided, that placement in on-site landscape areas does not impede sight distance and that off-site placement on another property has received prior property owner authorization-~~

~~5 Off premises directional signs shall not be located in one or more existing parking spaces on a development site-~~

~~6 Off premises directional signs shall have a maximum sign face area of 12 inches by 24 inches and a total height of 42 inches inclusive of any wood, metal, plastic or other support and a maximum of two sign faces-~~

~~K Prohibited Signs From and after the effective date of the ordinance codified in this chapter, it shall be unlawful for any person to erect or place within the city, except as otherwise authorized~~

~~1 A swinging projecting sign,~~

~~2 Portable signs, except as permitted by ACC 18 56 025 (Real estate signs,) and 18 56 040(E) (C-2 Zoning District) and subsections (I)(1) through (10) of this section,)~~

~~3 Banners, pennants, ribbons, streamers, spinners, rotating or blinking lights, strings of lights, or similar devices, except as permitted by subsection B of this section (Temporary Signs),~~

~~4 Flashing signs, except as permitted in subsection D of this section (Sign Lighting Provisions),~~

~~5 Changing message center signs, except as allowed in the I, P-1, C-1, C-2, C-3, M-1 and M-2 zones,~~

6 Signs attached to, or placed on, a vehicle or trailer parked on private or public property that is not associated with the business advertised on said sign(s) This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle used in the normal course of business This does not include automobile for sale signs or signs attached to franchised buses or taxis,

7 Private signs placed in or on a public right-of-way, except for as expressly permitted by this chapter,

8 Any sign which constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement, coloring, or method of illumination, or by obstructing the vision of drivers, or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections, or access facilities No sign shall be erected so that it obstructs the vision of pedestrians by glare or method of illumination or constitutes a hazard to traffic No sign may use words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic,

9 Any sign or advertising structure or supporting structure that is torn, damaged, defaced or destroyed,

10 Signs attached to poles installed by governmental agencies, utility poles, trees, rocks or other natural features,

11 Signs attached to benches, garbage cans, or other street furniture located within the public right-of-way,

12 Rotating signs,

13 Billboards,

14 Any sign which does not structurally or materially conform to the requirements of the city's adopted International Building Code

EJ Nonconforming Signs Permanent signs established legally prior to the adoption of the ordinance codified in this chapter that do not conform to the regulations of this chapter with regard to number, size, height or location shall be allowed to remain as legal nonconforming signs except as follows

1 Whenever a new building replaces the principal building

2 When there is an expansion of an existing building, the requirements of this section shall apply only if there is an increase in floor area of 25 percent or more (including the cumulative increase of previous expansions after the effective date of the ordinance amending this section)

3 Whenever a nonconforming use is replaced by a conforming use, the requirements of this section shall apply in full to the new use if and only if there is a change in required signage due to the zoning district

4 Any sign, including the sign structure, now or hereafter existing which no longer advertises a bona fide business conducted or a product sold Such sign(s) shall be taken down and removed by the owner, agent or person having the beneficial use of the land, building or structure upon which such sign may be found within 90 days after written notification from the building official

**MK Master Sign Plans Authorized** The planning, building and community director has the authority to require a master sign plan to ensure a consistent and coordinated signage scheme for development proposals. In approving master sign plans under the provisions of this subsection, the director has the authority to approve signage schemes that allow for signs greater in area and height than allowed in the particular zone in which the development is located when a coordinated signage scheme is used. Master signage plans shall be recorded.

**NL Maintenance and Safety** All permanent, temporary and portable signs and components thereof must be maintained in good repair and in a safe, neat, clean and attractive condition. Failure to maintain a sign(s) in accordance with this subsection shall be subject to the code compliance provisions of the Auburn City Code.

(Ord 6501 §§ 5, 6, 2014, Ord 6459 § 1, 2013, Ord 6406 § 1, 2012, Ord 6403 §§ 5, 6, 2012, Ord 6363 § 5, 2011, Ord 6360 § 2, 2011, Ord 6353 § 6, 2011, Ord 6327 § 6, 2010, Ord 6287 § 2, 2010, Ord 6263 § 6, 2009, Ord 6166 § 2, 2008, Ord 5993 § 1, 2006, Ord 5342 § 2, 2000, Ord 4705 § 2, 1994, Ord 4229 § 2, 1987 )

**Section 7. Extension of Time.** In its deliberations on the text of Ordinance No 6263, the City of Auburn Planning Commission considered and recommended to the City Council that the Council consider up to two six-month extensions of the provisions of this Ordinance, should economic conditions warrant such extensions. The Planning Commission acknowledged that the extension of time is procedural and that no further Planning Commission action is required before City Council enactment of such extensions. The only changes in the text of this Ordinance from the text of Ordinance Numbers 6263, 6327, 6353 6403 and 6501, and this Ordinance Number 6591, are the changes in the effective dates set forth therein.

**Section 8. Implementation.** The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

**Section 9. 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 10. Effective date.** This Ordinance, amending the effective dates of Ordinance No 6501, shall take effect and be in force five days from and after its passage, approval and publication as provided by law, with individual code sections being effective as indicated herein

FIRST READING \_\_\_\_\_  
SECOND READING \_\_\_\_\_  
PASSED \_\_\_\_\_  
APPROVED \_\_\_\_\_

**CITY OF AUBURN**

**ATTEST**

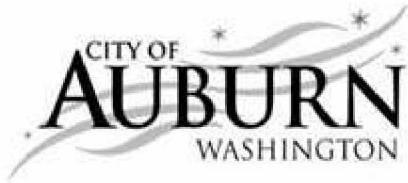
\_\_\_\_\_  
NANCY BACKUS  
MAYOR

\_\_\_\_\_  
Danielle E. Daskam, City Clerk

APPROVED AS TO FORM

  
\_\_\_\_\_  
Daniel B. Heid, City Attorney

Published \_\_\_\_\_



## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Resolution No. 5224

**Date:**

March 30, 2016

**Department:**

Administration

**Attachments:**

[Res 5224](#)

[5224 a](#)

[proposed property](#)

[RCW 35.94.040](#)

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council to adopt Resolution No. 5224

**Background Summary:**

As part of Pinnacle Estates Phase I, according to plat filed for record September 20, 2005 under recording number 200509205004, in Pierce County, Washington, the City of Auburn was dedicated a storm drainage tract identified as Tract A in plat documents, roughly 71,486.9 square feet in size. Property owners Bruce and Julie Molen, owners of Lot 10 of Pinnacle Estates Phase I, which is adjacent to Tract A, approached the City regarding purchasing a portion of Tract A, approximately 2,627 square feet in size, from the City to extend and enhance the back yard of Mr. and Mrs. Molen. In an interoffice memorandum dated February 18, 2016 from Tim Carlaw, City of Auburn Storm Drainage Engineer, it was determined that the 2,627 square feet of Tract A that Mr. and Mrs. Molen are requesting to purchase from the City is vacant and does not contain any portion of pond or related appurtenances and will have no adverse effect on the functionality and usefulness of the storm drain tract. The memorandum further states that the portion of Tract A that Mr. and Mrs. Molen are interested in purchasing, due to steep slope, makes access and maintenance of said portion difficult. Mr. and Mrs. Molen have offered the City \$9,500.00 for the 2,627 square foot portion of Tract A which reflects the estimated Fair Market Value of an appraisal conducted on November 25, 2015 by a licensed appraiser in the State of Washington. In addition to the purchase price for the 2,627 square foot tract of land Mr. and Mrs. Molen have also agreed to pay all costs associated with the sale, including those typically borne by the Seller, as well as pay for the Boundary Line Adjustment costs needed to complete the sale and conveyance of the property. City staff have reviewed the appraisal provided by Mr. and Mrs. Molen and agree with its findings and estimation of value.

**Reviewed by Council Committees:**

**Councilmember:**

**Staff:** Hinman

**Meeting Date:** April 18, 2016

**Item Number:** RES.A



**RESOLUTION NO. 5 2 2 4**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DECLARING CERTAIN REAL PROPERTY AS SURPLUS AND AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF AUBURN AND BRUCE AND JULIE MOLEN

WHEREAS, the City Storm Drainage Utility owns real property in the vicinity of 1914 69<sup>th</sup> Street SE, within the City of Auburn, Washington, a portion of which is no longer needed for municipal purposes; and

WHEREAS, Bruce and Julie Molen, owners of the adjacent property – Lot 10 of the Plat of Pinnacle Estates, Phase I, 1914 69<sup>th</sup> Street SE, Auburn, WA 98092 – desire to purchase said portion of the property; and

WHEREAS, the City of Auburn City Council held a public hearing, in accordance with RCW 35.94.040, regarding the potential surplus and sale of the property, and it would be appropriate for the Mayor or designee to negotiate an agreement for the sale thereof that is beneficial to both parties and that is acceptable to the City.

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

**Section 1.** That the following property, identified as a portion of Pierce County Tax Parcel Number 7001910750, and described as set forth herein below, and as further described in and depicted on Exhibit "A" attached hereto, and incorporated herein, by this reference is declared to no longer be required

for municipal purposes, and is hereby declared to be surplus:

#### LEGAL DESCRIPTION

That portion of Tract A of the Plat of Pinnacle Estates, Phase I, according to the Plat filed for record September 20, 2005, under Recording Number 200509205004, in Pierce County Washington, described as follows:

Beginning at the Southeast Corner of Lot 10 of said Plat of Pinnacle Estates, Phase I; Thence South 22° 37' 00" West, 120.32 feet; Thence North 31° 20' 08" West, 54.00 feet to the Southwest Corner of said lot 10; Thence North 48° 51' 52" East, 98.72 feet to the Point of Beginning.

Situated within the corporate limits of the City of Auburn, Washington, in Pierce County, Washington, also being a portion of Pierce County Tax parcel Number 7001910750.

**Section 2.** The Mayor of the City of Auburn or designee is hereby authorized to negotiate and execute a Purchase and Sale Agreement between the City of Auburn and the adjacent property owners, Bruce and Julie Molen, for the purchase of the above described property, and, upon successful negotiation and execution of a Purchase and Sale Agreement, the Mayor or designee is further authorized to effect a Boundary Line Adjustment related thereto.

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

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

Dated and Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

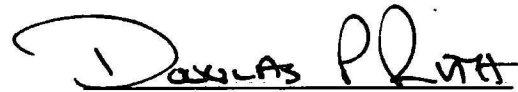
CITY OF AUBURN

\_\_\_\_\_  
NANCY BACKUS, MAYOR

ATTEST:

\_\_\_\_\_  
Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:

  
For Daniel B. Heid, City Attorney

# **RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT**

A Portion of the Northwest Quarter of the Southwest Quarter  
Section 5, Township 20 North, Range 5 East of the Willamette Meridian  
City of Auburn, Pierce County, Washington

## LEGAL DESCRIPTIONS

### ORIGINAL

#### Parcel A

LOT 10 OF PINNACLE ESTATES, PHASE 1,  
ACCORDING TO PLAT FILED FOR RECORD  
SEPTEMBER 20, 2005 UNDER RECORDING NO.  
200509205004, IN PIERCE COUNTY, WASHINGTON.

#### Parcel B

TRACT A OF PINNACLE ESTATES, PHASE 1,  
ACCORDING TO PLAT FILED FOR RECORD  
SEPTEMBER 20, 2005 UNDER RECORDING NO.  
200509205004, IN PIERCE COUNTY, WASHINGTON.

### REVISED

#### Parcel A

LOT 10 OF PINNACLE ESTATES, PHASE 1, ACCORDING TO PLAT FILED FOR RECORD  
SEPTEMBER 20, 2005 UNDER RECORDING NO. 200509205004, IN PIERCE COUNTY,  
WASHINGTON.

TOGETHER WITH A PORTION OF TRACT "A", SAID PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 OF PLAT OF PINNACLE  
ESTATE, PHASE 1; THENCE SOUTH 22°37'00" WEST, 120.32 FEET; THENCE NORTH  
31°20'08" WEST, 54.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE  
NORTH 48°51'52" EAST, 98.72 FEET TO THE POINT OF BEGINNING.

#### Parcel B

TRACT A OF PINNACLE ESTATES, PHASE 1, ACCORDING TO PLAT FILED FOR  
RECORD SEPTEMBER 20, 2005 UNDER RECORDING NO. 200509205004, IN  
PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 OF PLAT OF PINNACLE  
ESTATE, PHASE 1; THENCE SOUTH 22°37'00" WEST, 120.32 FEET; THENCE  
NORTH 31°20'08" WEST, 54.00 FEET TO THE SOUTHWEST CORNER OF SAID  
LOT; THENCE NORTH 48°51'52" EAST, 98.72 FEET TO THE POINT OF  
BEGINNING.

THE UNDERSIGNED AGREE THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS MADE WITH  
THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

DR. BRUCE MOLEN

CITY OF AUBURN

STATE OF WASHINGTON )  
COUNTY OF PIERCE )

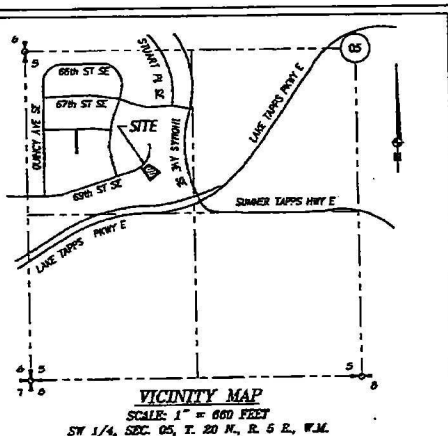
I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT  
AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT

SHEET 1 OF 2



VICINITY MAP

SCALE: 1" = 800 FEET

SW 1/4, SEC. 05, T. 20 N., R. 5 E., W.M.

### **AUDITOR'S CERTIFICATE**

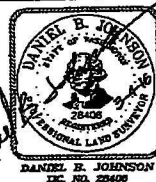
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ M.  
UNDER AUDITOR'S FILE NO. \_\_\_\_  
AT THE REQUEST OF Aspen Land Surveying LLC, RECORDING FEE \$162.00

DEPUTY

JULIE ANDERSON  
COUNTY AUDITOR

### **SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY  
MADE BY ME OR UNDER MY DIRECTION IN  
CONFORMANCE WITH THE REQUIREMENTS OF  
THE SURVEY RECORDING ACT AT THE  
REQUEST OF DR. BRUCE MOLEN IN FEBRUARY  
2016.



DANIEL B. JOHNSON  
LIC. NO. 28406



**Aspen**  
Land Surveying  
LLC

at The Landing in Key Center  
P.O. Box 124, Vaughn, WA 98394-0124  
15510 - 82nd Street, KPN, Gig Harbor, WA 98329  
(253) 303-0270 FAX (253) 303-0275

CITY OF AUBURN BOUNDARY LINE  
ADJUSTMENT NO. \_\_\_\_\_

THIS SURVEY COMPLETES WITH ALL STANDARDS AND  
GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER  
56.09 RCW AND 332-LD-050 WAC.

### **DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDER  
SIGNED OWNERS OF THE LAND HEREIN DESCRIBED DO HEREBY  
MAKE A BOUNDARY LINE ADJUSTMENT THEREOF, PURSUANT  
TO RCW 56.09 AND AUBURN CODE 17.15 AND DECLARE  
THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF  
THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE  
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF  
THE OWNERS IN WITNESS WHEREOF WE HAVE SET OUR HANDS  
AND SEALS.

DR. BRUCE MOLEN

CITY OF AUBURN

### **CITY OF AUBURN APPROVALS**

DIRECTOR OF PLANNING, BUILDING AND COMMUNITY

DIRECTOR OF PLANNING

DATE

CITY ENGINEER

CITY ENGINEER

DATE

### **COUNTY ASSESSOR-TREASURER**

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES  
HEREFORE LEVIED AGAINST THE PROPERTY DESCRIBED  
HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF  
MY OFFICE, HAVE BEEN FULLY PAID.

DEPUTY ASSESSOR-TREASURER

DATE

REVIEWED FOR SEGREGATION

DEPUTY ASSESSOR-TREASURER

DATE

### **SITE INFORMATION**

PARCEL NUMBER(S): 700191-010-0, 700191-015-0

PROPERTY OWNERS:

700191-010-0

DR. BRUCE MOLEN  
2225 S LEGACY DRIVE  
ST. GEORGE, UT 84770

700191-015-0

CITY OF AUBURN  
35 W MAIN STREET  
AUBURN, WA 98001

NO. OF LOTS: 2

ZONING: R1 ONE FAMILY DWELLING

ADDRESS: 66th STREET SOUTHEAST

MAJOR: PUBLIC

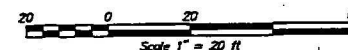
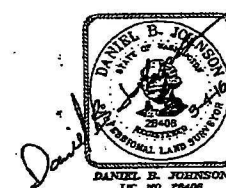
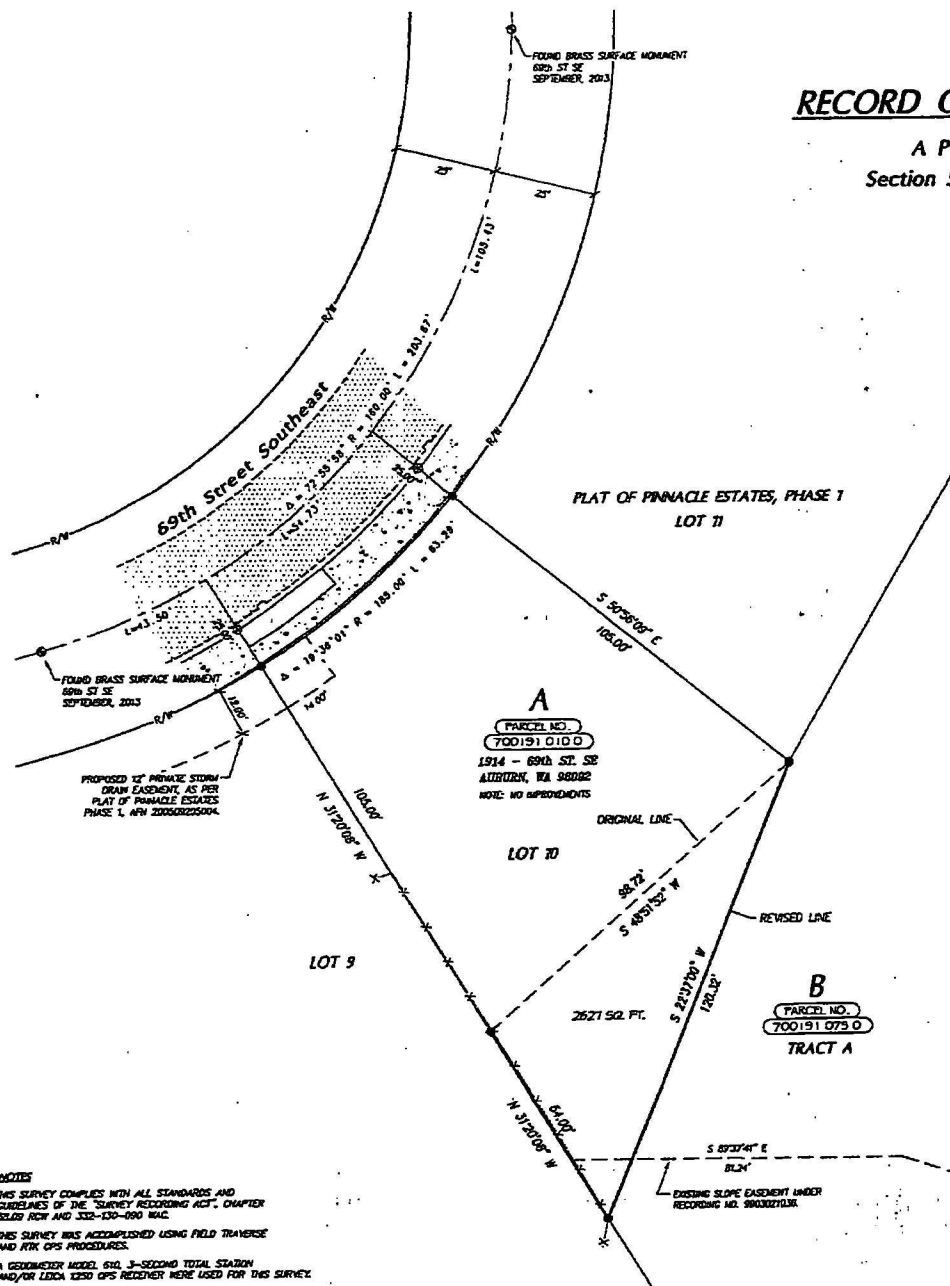
SEWER: PUBLIC

DRAWING NO. 4370A DRAWN BY: PWT DATE: 3-6-16

Located in the  
NW 1/4 of the SW 1/4  
Sec. 5, T 20 N, R 5 E, W.M.  
City of Auburn,  
Pierce County, Washington

# **RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT**

A Portion of the Northwest Quarter of the Southwest Quarter  
Section 5, Township 20 North, Range 5 East of the Willamette Meridian  
City of Auburn, Pierce County, Washington



| LEGEND |                         |
|--------|-------------------------|
| ○      | FOUND MONUMENT          |
| ⊗      | FOUND DEB NAIL & WASHER |
| ●      | SET 5/8" RE-BAR & CAP   |
| ---    | FENCE                   |
| ▨      | ASPHALT PAVEMENT        |
| ▩      | CONCRETE                |

| AREA CALCULATIONS (IN SQUARE FEET) |          |         |            |
|------------------------------------|----------|---------|------------|
|                                    | ORIGINAL | REVISED | DIFFERENCE |
| LOT 10                             | 8,252    | 10,879  | + 2,627    |
| TRACT A                            | 71,487   | 68,860  | - 2,627    |
| TOTAL                              | 79,739   | 79,739  | 0          |

SHEET 2 OF 2

- NOTES**
1. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 36B RCW AND 332-130-090 WAC.
  2. THIS SURVEY WAS ACCOMPLISHED USING FIELD TRAVERSE AND RTK GPS PROCEDURES.
  3. A GDSOMETER MODEL 650, 3-SECOND TOTAL STATION AND/OR LEICA 1250 GPS RECEIVER WERE USED FOR THIS SURVEY.
  4. THIS MAP IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO EASEMENTS.

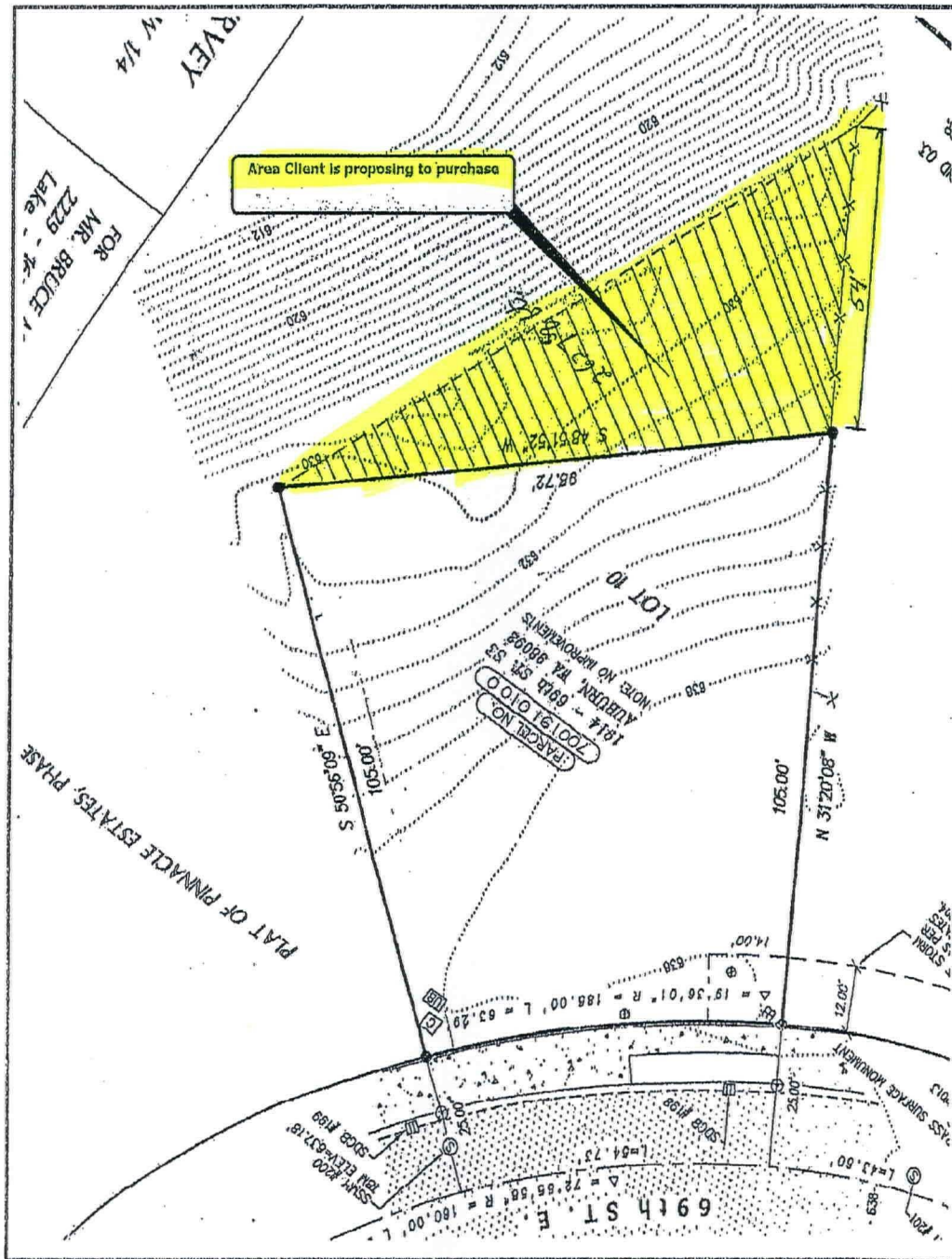
**Aspen**  
Land Surveying  
LLC

at The Landing in Key Center  
P.O. Box 124, Vaughn, WA 98394-0124  
15510 - 92nd Street, KPN, Gig Harbor, WA 98329  
(253) 303-0270 FAX (253) 303-0273

Located in the  
NW 1/4 of the SW 1/4  
Sec. 5, T 20 N, R 5 E, W.M.  
City of Auburn,  
Pierce County, Washington

# Plat Map

FHA/VA Case No.



Form SCNLGL - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE



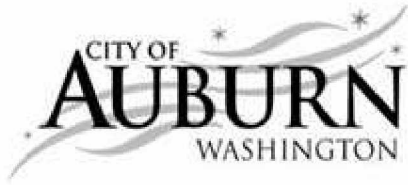
**RCW 35.94.040**

**Lease or sale of land or property originally acquired for public utility purposes.**

Whenever a city shall determine, by resolution of its legislative authority, that any lands, property, or equipment originally acquired for public utility purposes is surplus to the city's needs and is not required for providing continued public utility service, then such legislative authority by resolution and after a public hearing may cause such lands, property, or equipment to be leased, sold, or conveyed. Such resolution shall state the fair market value or the rent or consideration to be paid and such other terms and conditions for such disposition as the legislative authority deems to be in the best public interest.

The provisions of RCW 35.94.020 and 35.94.030 shall not apply to dispositions authorized by this section.

[1973 1st ex.s. c 95 § 1.]



## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Resolution No. 5227

**Date:**

April 13, 2016

**Department:**

Community Development &  
Public Works

**Attachments:**

[Res 5227](#)  
[Exhibit A - Lease](#)

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council Adopt Resolution No. 5227

**Background Summary:**

The City of Auburn and the Auburn Airport was recently approached by F. Gregory Baker, owner of Classic Helicopter regarding interest in leasing short term space at the airport while developing one of the development sites noted in the Airport Layout Plan contained within the current Federal Aviation Administration (FAA) approved Airport Master Plan.

Currently, there is not sufficient space to accommodate the needs of Classic Helicopters on the airport, particularly as it relates to hangar space. Mr. Baker proposed the idea of allowing for the development and construction of a temporary hangar that would fulfill the current needs of his business. Temporary hangars, similar to the one Mr. Baker is proposing to construct on the airport cost upwards of sixty to seventy thousand (\$60,000.00 - \$70,000.00) dollars and take 6-8 weeks for delivery. Mr. Baker has expressed concern that spending the significant amount of capital required for a temporary hangar without have assurance from City Council that a lease would be approved by the City is a potentially damaging risk that would likely prove to be insufferable.

To hedge this risk on behalf of Mr. Baker and Classic Helicopter, City Staff is requesting that City Council vote to approve proposed Resolution No. 5227, which will give the Mayor authority to negotiate and execute a formal lease agreement that substantially meets the terms contained within the attached term sheet.

**Reviewed by Council Committees:**

**Councilmember:**

**Staff:**

Snyder

**Meeting Date:** April 18, 2016

**Item Number:** RES.B

**RESOLUTION NO. 5 2 2 7**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE, ON BEHALF OF THE CITY, AN AIRPORT PROPERTY LEASE WITH CLASSIC HELICOPTERS CORP.**

WHEREAS, the City of Auburn has property at the City's municipal airport that could be leased to private airport-related businesses that would provide economic development at the airport; and

WHEREAS, in order to be competitive in developing leases of such airport property, it would be appropriate to authorize the Mayor to negotiate and execute leases within the parameters of terms identified in advance; and

WHEREAS, the City has an opportunity to lease airport properties to a business - Classic Helicopters Corp. – and there is a business urgency that justifies the Mayor negotiating and executing a lease for City airport property so long as the lease is in conformity with the parameters set by this resolution.

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

Section 1. That the Mayor is hereby authorized to negotiate and execute a lease of City airport property with Classic Helicopters Corp., provided that the lease shall be in substantial conformity with the term sheet attached hereto, marked as Exhibit "A" and incorporated herein by this reference.

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

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

Dated and Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

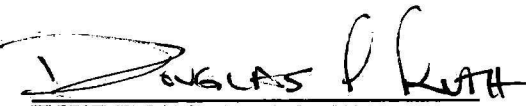
CITY OF AUBURN

\_\_\_\_\_  
NANCY BACKUS, MAYOR

ATTEST:

\_\_\_\_\_  
Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:

  
For Daniel B. Heid, City Attorney

\_\_\_\_\_  
Resolution No. 5227  
March 31, 2016  
Page 2 of 2

**Classic Helicopter Lease at the Auburn Airport**

April 4, 2016  
Attn: F. Greg Baker  
Classic Helicopter Corp.

**Term Sheet**

**Premises:** 1,254 square feet in the 506 building, which shall include the Back East Room (628sqft), Bathroom located in the Back East Room (44sqft), Instructor/Office 1 (110sqft), Instructor/Office 2 (110sqft), Large Office (204sqft) & Flight Planning Room (158sqft).

3,000 square feet of land north of the 506 building which will have a temporary hangar put on by and at the expense of Classic Helicopter.

14,000 square feet of apron space surrounding the temporary hangar similar to the photo contained within for reference.

**Rate:** \$12.50 per square foot, per year for the 1254 square feet in the 506 building.

\$0.56 per square foot per year for the 3,000 square feet of land beneath the temporary hangar.

\$0.56 per square foot, per year for the 14,000 square feet of apron space surrounding the temporary hangar.

**Leasehold**

**Tax:** A State mandated Leasehold Tax in the amount of 12.84% shall be charged to the gross monthly rental payments.

**Common Area  
Maintenance**

**& Usage:** Common areas shall include the Corridor/Hallway (242sqft), Front Lobby (190sqft), Guest Bathrooms (146sqft), Interior Storage Closet (41sqft), Kitchen area (77sqft), Coat Closet (11sqft) for a total of 707 square feet.  
Common areas shall be charged at a rate of \$12.50 per square foot, per year.  
Classic Helicopter shall be charged a percentage (61%) of the total Common area charge.

As part of the Common area fee, Classic Helicopter shall use of the large conference room for up to 5 hours per week.



**Rental**

**Adjustments:** Lease rates calculated on the leased premises of the 506 building, hangar and apron will be subject to annual rental adjustments based on CPI-W from August to August of the previous year. A negative CPI adjustment shall not constitute a reduction in the rental rate. The first rental adjustment shall begin January 1<sup>st</sup> 2018

**Term:** The term shall run for 36 months following Commencement of the lease with commencement estimated to be late May, 2016. A separate "Companion Agreement" shall outline the requirements for Classic Helicopter's development of a permanent site at the Airport.

**Development  
of Temporary**

**Hangar:** Classic Helicopter shall be responsible for all development and construction costs, including but not limited to: permits, fees, construction, utility hook ups, etc. of the temporary hangar.

**Utilities:** Classic Helicopter shall receive up to a \$300.00 per month utility credit which shall be applied to the utility (power, water, sewer & storm water) usage calculated off of the utility meter servicing all of the 506 building with the exception of the Far East Room. Utilities in excess of the \$300.00 per month credit shall be billed separately to Classic Helicopter from the City.

Classic Helicopter shall have the utility meter furnishing the Far East Room put into their name and shall be responsible for all utility charges stemming from that meter.

Cable internet usage shall be included as part of the lease at no additional charge.

**Lease**

**Contract:** The City of Auburn and Classic Helicopter Corp. shall take reasonable steps to insure that a formal Lease contract is executed between parties within 21 days of the execution of this Term Sheet. The formal Lease shall be in substantial conformity of the terms and conditions described within this Term Sheet.

**Subject to:** City approval of this Term Sheet is subject to Auburn City Council approval of Resolution 5227.

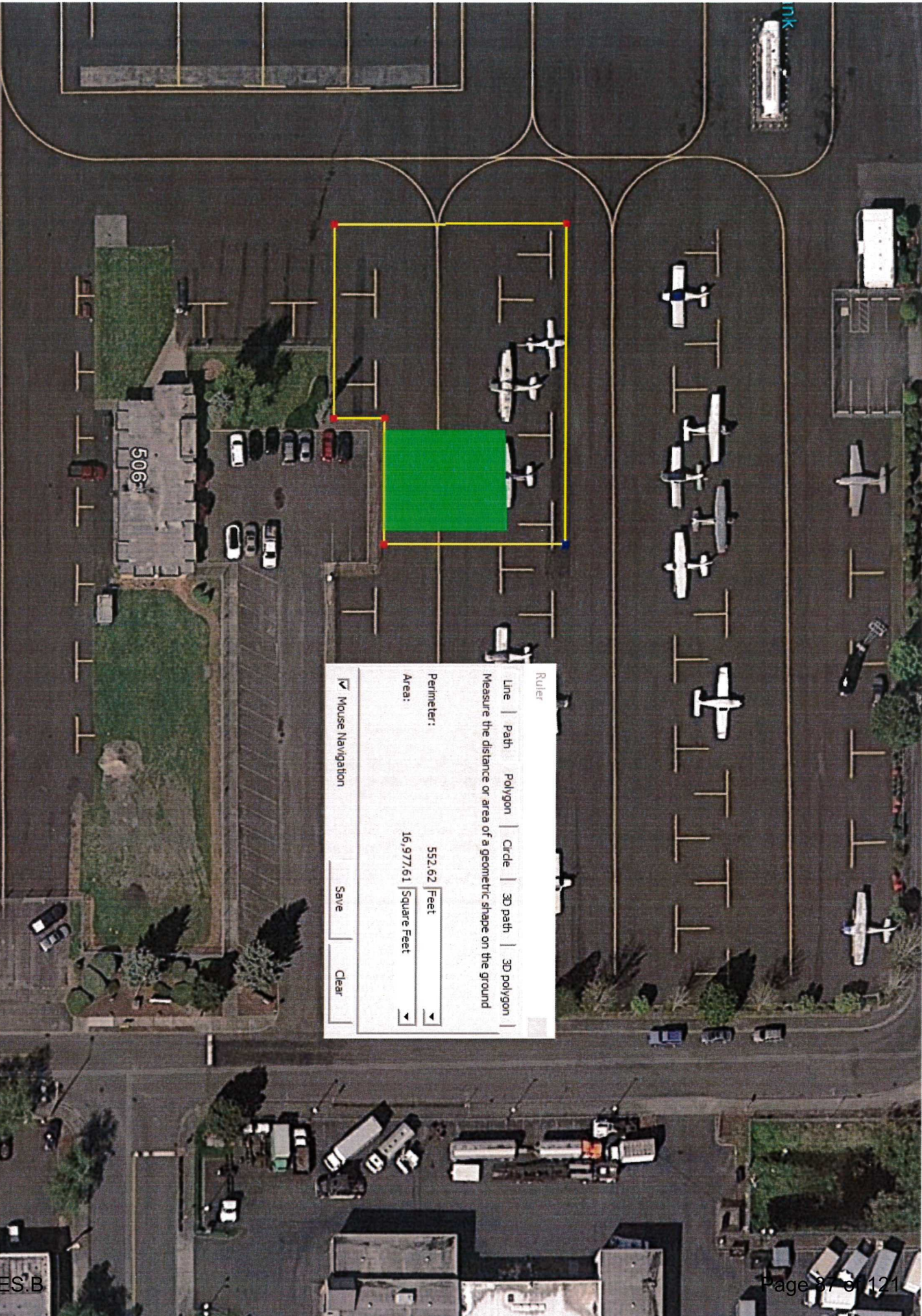
*By signature shown below Classic Helicopter Corp. is acknowledging and accepting of the business points outlined above. Upon execution of this document and approval of the Auburn City Council, a formal, binding lease agreement will be prepared by the City which shall be in substantial conformity of the agreed to terms above and sent to Classic Helicopter Corp. for review and execution.*

Approved for Submittal to Auburn City Council per Resolution 5227

  
\_\_\_\_\_  
E. Gregory Baker, Classic Helicopter Corp.

  
\_\_\_\_\_  
Date





Ruler

Line | Path | Polygon | Circle | 3D path | 3D polygon

Measure the distance or area of a geometric shape on the ground

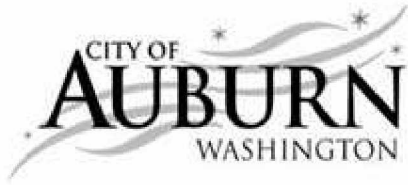
Perimeter: 552.62 Feet

Area: 16,977.61 Square Feet

☒ Mouse Navigation

Save Clear





## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

Resolution No. 5228

**Date:**

April 12, 2016

**Department:**

Parks/Art and Recreation

**Attachments:**

[Res 5228](#)

[Fee Schedule](#)

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council approve Resolution 5228

**Background Summary:**

The City of Auburn, in anticipation of opening a new Community and Events Center as well as a new Teen Center, must adopt fees and charges for private use of the spaces. The facility is scheduled to be open in the Summer of 2016. Staff has reviewed the pricing structure of other municipal organizations such as Federal Way, Renton, Mukilteo, Tacoma, Tukwila, Mercer Island and Vancouver as comparables. It is recommended that City Council approve Resolution #5228, adopting such fees.

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

Faber

**Meeting Date:** April 18, 2016

**Item Number:** RES.C

**RESOLUTION NO. 5 2 2 8**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF AUBURN, WASHINGTON, AMENDING  
THE CITY OF AUBURN PARKS AND RECREATION  
FEE SCHEDULE**

WHEREAS, in connection with the municipal functions and operations of the City of Auburn, the City provides various services, a number of which entail fees; and

WHEREAS, the City Council provided for the adoption of a fee schedule with the passage of Ordinance No. 5707; and

WHEREAS, since the passage of Ordinance No. 5707, the City Council has periodically reviewed and updated its schedule of fees and cost; and

WHEREAS, the City will be opening a new Community and Events Center as well as a new Teen Center; and

WHEREAS, is appropriate to amend the Parks and Recreation fees and charges for private use of those facilities.

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

Section 1. The City of Auburn Fee Schedule is hereby amended as set forth in the attached "Exhibit A" and

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

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

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Resolution No. 5228  
April 14, 2016  
Page 1 of 2

Dated and Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF AUBURN

\_\_\_\_\_  
NANCY BACKUS, MAYOR

ATTEST:

\_\_\_\_\_  
Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:

  
For Daniel B. Heid, City Attorney

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Resolution No. 5228  
April 14, 2016  
Page 2 of 2



**H. PARKS AND RECREATION** *(Per Resolution No. 3797 and amended by Resolution No. 3953, Resolution No. 4117, Resolution No. 4272, Resolution No. 4424, Ordinance No. 6276, Resolution No. 4552, Resolution No. 4880, Resolution No. 5016 and Resolution No. 5181.)*

|                                                                                                                                                                                                                                                                                         |                                                                     |                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Les Gove Building</b>                                                                                                                                                                                                                                                                | <b>Resident</b>                                                     | <b>Non-Resident</b>                                                 |
| 3 hour minimum<br>Seven days a week 9 a.m. - 11 p.m.                                                                                                                                                                                                                                    | \$20.00/hour                                                        | \$25.00/hour                                                        |
| <b>Les Gove Gymnasium</b>                                                                                                                                                                                                                                                               | <b>Resident</b>                                                     | <b>Non-Resident</b>                                                 |
| Gymnasium (athletics practice, birthday parties, etc.)                                                                                                                                                                                                                                  | \$30.00/hour<br>+ Hourly Facility<br>Attendant Fee<br>When Required | \$40.00/hour<br>+ Hourly Facility<br>Attendant Fee<br>When Required |
| Gymnasium (tournaments, trade shows, fairs, etc.)                                                                                                                                                                                                                                       | \$60.00/hour<br>+ Hourly Facility<br>Attendant Fee<br>When Required | \$75.00/hour<br>+ Hourly Facility<br>Attendant Fee<br>When Required |
| Damage Deposit                                                                                                                                                                                                                                                                          | \$300.00                                                            | \$300.00                                                            |
| Optional Cleaning Fee                                                                                                                                                                                                                                                                   | \$275.00                                                            | \$275.00                                                            |
| <b>Senior Activity Center</b>                                                                                                                                                                                                                                                           | <b>Resident</b>                                                     | <b>Non-Resident</b>                                                 |
| Full Facility (includes basic kitchen use)<br>Available Friday evenings, Saturday and Sunday. Tables<br>and chairs for up to 200 people max. 3 hr. minimum, 5:30-11<br>p.m. (Friday eve.); 5 hr. minimum, 9 a.m.-11 p.m.(weekend)<br>Additional cleanup time is available after 11 p.m. | \$80.00/hour                                                        | \$100.00/hour                                                       |
| Rental Package Friday night & Saturday: 4 hours Friday and<br>up to 12 hours of active use on Saturday                                                                                                                                                                                  | \$1,200.00                                                          | \$1,500.00                                                          |
| Rental Package Full Day Saturday or Full Day Sunday: up to<br>12 hours of active use on either day                                                                                                                                                                                      | \$1,000.00                                                          | \$1,300.00                                                          |
| Millennium Rooms<br>Friday only, 3 hour minimum, 5:30 - 11 p.m., 63 people per<br>room maximum, 3 rooms available; weekend options<br>available within 30 days or less                                                                                                                  | \$30.00/hour<br>+ Hourly Facility<br>Attendant Fee<br>When Required | \$40.00/hour<br>+ Hourly Facility<br>Attendant Fee<br>When Required |
| Weese & Rotary Rooms<br>Monday – Friday, 2 hour minimum, 5:30 - 11 p.m., 40 people<br>per room maximum; weekend options available within 30<br>days or less                                                                                                                             | \$20.00/hour<br>+ Hourly Facility<br>Attendant Fee<br>When Required | \$25.00/hour<br>+ Hourly Facility<br>Attendant Fee<br>When Required |
| *Additional Cleanup time available 11:00 p.m. – midnight                                                                                                                                                                                                                                | \$80.00                                                             | \$100.00                                                            |
| Damage & Cleaning Deposit (for Full Facility and Millennium<br>room rentals) without alcohol                                                                                                                                                                                            | \$300.00                                                            | \$300.00                                                            |
| Damage & Cleaning Deposit (for Full Facility and Millennium<br>room rentals) with alcohol (\$1,000,000.00 excess liability<br>insurance required)                                                                                                                                       | \$500.00                                                            | \$500.00                                                            |
| Optional cleaning fee (fee required with use of alcohol in<br>facility)                                                                                                                                                                                                                 | \$275.00                                                            | \$275.00                                                            |
| Commercial kitchen added on to existing room rental.                                                                                                                                                                                                                                    | \$50.00                                                             | \$50.00                                                             |
| Use of dishes, tableware, pots, etc. added on to an existing<br>room rental.                                                                                                                                                                                                            | \$50.00                                                             | \$50.00                                                             |
| Commercial kitchen and cookware during Senior Center<br>operating hours.                                                                                                                                                                                                                | \$15/hr                                                             | \$20/hr                                                             |
| Commercial kitchen and cookware when Senior Center is                                                                                                                                                                                                                                   | \$25/hr                                                             | \$25/hr                                                             |

|                                                                                                   |                            |                             |                                   |                          |
|---------------------------------------------------------------------------------------------------|----------------------------|-----------------------------|-----------------------------------|--------------------------|
| closed (3 hour minimum)                                                                           |                            |                             |                                   |                          |
| Basic Kitchen                                                                                     |                            |                             | \$25.00                           | \$25.00                  |
|                                                                                                   |                            |                             |                                   |                          |
|                                                                                                   |                            |                             |                                   |                          |
| <u>Auburn Community &amp; Events Center</u>                                                       | <u>Resident</u>            | <u>Non-Resident</u>         | <u>Auburn Non-Profit</u>          | <u>Other Non-Profit</u>  |
| <u>Full Community Room</u>                                                                        | <u>\$120.00 per hour</u>   | <u>\$150.00 per hour</u>    | <u>\$90.00 per hour</u>           | <u>\$120.00 per hour</u> |
| <u>2 Rooms of Community Room</u>                                                                  | <u>\$90.00 per hour</u>    | <u>\$120.00 per hour</u>    | <u>\$70.00 per hour</u>           | <u>\$90.00 per hour</u>  |
| <u>1 Room of Community Room</u>                                                                   | <u>\$60.00 per hour</u>    | <u>\$80.00 per hour</u>     | <u>\$45.00 per hour</u>           | <u>\$60.00 per hour</u>  |
| <u>Full Community Room (up to 12 hours)</u>                                                       | <u>\$1,200.00</u>          | <u>\$1,500.00</u>           | <u>\$900.00</u>                   | <u>\$1,200.00</u>        |
| <u>Classroom</u>                                                                                  | <u>\$20.00 per hour</u>    | <u>\$25.00 per hour</u>     | <u>\$15.00 per hour</u>           | <u>\$20.00 per hour</u>  |
| <u>Kitchen (No residency requirement)</u>                                                         | <u>\$20.00 (1-4 hours)</u> | <u>\$80.00 (5-12 hours)</u> |                                   |                          |
| <u>The Rec</u>                                                                                    | <u>\$90.00 per hour</u>    | <u>\$120.00 per hour</u>    | <u>\$70.00 per hour</u>           | <u>\$90.00 per hour</u>  |
|                                                                                                   |                            |                             |                                   |                          |
| <b>William C. Warren Building</b>                                                                 |                            |                             | <b>Resident</b>                   | <b>Non-Resident</b>      |
| 3 hour minimum<br>Seven days a week 9 a.m. - 11 p.m.                                              |                            |                             | \$40.00/hour                      | \$50.00/hour             |
| <b>Baseball/Softball/Grass Fields</b><br>(Reservations made in 1.5 hour increments)               |                            |                             | <b>Resident</b>                   | <b>Non-Resident</b>      |
| Youth                                                                                             |                            |                             | \$10.00/1.5 hour                  | \$13.00/1.5 hour         |
| Adult                                                                                             |                            |                             | \$23.00/1.5 hour                  | \$30.00/1.5 hour         |
| Field Lights                                                                                      |                            |                             | \$30.00/1.5 hour                  | \$30.00/1.5 hour         |
| Field Maintenance                                                                                 |                            |                             | \$30.00 per field                 | \$30.00 per field        |
| <b>Baseball/Softball/ Fastpitch Tournaments</b><br>(Reservations made for 1 or 2 day tournaments) |                            |                             | <b>1 Day</b>                      | <b>2 Day</b>             |
| Youth                                                                                             |                            |                             | \$700.00                          | \$1,000.00               |
| Adult                                                                                             |                            |                             | \$900.00                          | \$1,300.00               |
| Field Lights                                                                                      |                            |                             | \$30.00/1.5 hour                  | \$30.00/1.5 hour         |
| <b>Synthetic Turf Fields</b><br>(Reservations made in 1.5 hour increments)                        |                            |                             | <b>Resident</b>                   | <b>Non-Resident</b>      |
| Youth                                                                                             |                            |                             | \$45.00/1.5 hour                  | \$60.00/1.5 hour         |
| Adult                                                                                             |                            |                             | \$60.00/1.5 hour                  | \$75.00/1.5 hour         |
| Field Lights                                                                                      |                            |                             | \$30.00/1.5 hour                  | \$30.00/1.5 hour         |
| <b>Game Farm Wilderness Park Campgrounds</b>                                                      |                            |                             | <b>Resident</b>                   | <b>Non-Resident</b>      |
| Daily, Open year round<br>7 nights maximum                                                        |                            |                             | \$25.00/night                     | \$25.00/night            |
| <b>Game Farm Wilderness Park Day Camp Area</b>                                                    |                            |                             | <b>Resident/<br/>Non-Resident</b> | <b>Non-Profit</b>        |
| Daylight hours, April 1 - October 15<br>Minimum Rental: 1 day                                     |                            |                             | \$75.00/day                       | \$50.00/day              |

| Picnic Shelters                                                                                                                                                    | Auburn residents |                     | Non-residents |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|---------------|--------------------|
|                                                                                                                                                                    | Half Day*        | Full Day*           | Half Day*     | Full Day*          |
| Game Farm Park                                                                                                                                                     |                  |                     |               |                    |
| Single quadrant (max: 25)                                                                                                                                          |                  |                     |               |                    |
| Monday – Friday                                                                                                                                                    | \$30.00          | \$50.00             | \$40.00       | \$65.00            |
| Saturday - Sunday                                                                                                                                                  | N/A              | N/A                 | N/A           | N/A                |
| Full day                                                                                                                                                           |                  |                     |               |                    |
| Mon-Sun (Full Shelter) 1-99                                                                                                                                        | \$120.00         | \$200.00            | \$150.00      | \$250.00           |
| Mon-Sun (Full Shelter) 100-199                                                                                                                                     | \$180.00         | \$300.00            | \$225.00      | \$375.00           |
| Mon-Sun (Full Shelter) 200+ (must also rent amphitheater)                                                                                                          | N/A              | \$375.00            | N/A           | \$475.00           |
| Amphitheater                                                                                                                                                       | \$75.00          | \$125.00            | \$100.00      | \$175.00           |
| Isaac Evans Park                                                                                                                                                   | \$60.00          | \$100.00            | \$75.00       | \$125.00           |
| Lea Hill Park                                                                                                                                                      | \$60.00          | \$100.00            | \$75.00       | \$125.00           |
| Roegner Park                                                                                                                                                       | \$60.00          | \$100.00            | \$75.00       | \$125.00           |
| Game Farm Wilderness Park                                                                                                                                          | \$60.00          | \$100.00            | \$75.00       | \$125.00           |
| Les Gove Park                                                                                                                                                      | \$60.00          | \$100.00            | \$75.00       | \$125.00           |
| Sunset Park                                                                                                                                                        |                  |                     |               |                    |
| Mon-Sun Single Quadrant (max: 25)                                                                                                                                  | \$30.00          | \$50.00             | \$40.00       | \$65.00            |
| Mon-Sun (Full Shelter) 1-99                                                                                                                                        | \$120.00         | \$200.00            | \$150.00      | \$250.00           |
| Mon-Sun (Full Shelter) 100-199                                                                                                                                     | \$180.00         | \$300.00            | \$225.00      | \$375.00           |
| Mon-Sun (Full Shelter) 200+                                                                                                                                        | NA               | \$375.00            | NA            | \$475.00           |
| Plaza Park *                                                                                                                                                       |                  | Resident Group      |               | Non-resident Group |
| Hourly rate                                                                                                                                                        |                  | \$60.00             |               | \$75.00            |
| Full day rate                                                                                                                                                      |                  | \$360.00            |               | \$450.00           |
| * Additional hourly fees amy be applied based on event/staffing needs                                                                                              |                  |                     |               |                    |
| Rental Rate Schedule for Auburn Ave Theater                                                                                                                        |                  | Resident            |               | Non-Resident       |
| Weekdays Mon-Thur                                                                                                                                                  |                  | \$170.00            |               | \$215.00           |
| Weekend Days (Fri., Sat., and Sun.)                                                                                                                                |                  | \$270.00            |               | \$340.00           |
| Rate Schedule considers one day to be an 8 hour block of time.                                                                                                     |                  |                     |               |                    |
| Damage deposit. The terms and conditions for full or partial refund of deposit apply to approval of Check-Out List, including theater, equipment plot restoration. |                  | \$300.00            |               | \$300.00           |
| Hourly commercial rate for meetings<br>2 hour min. for “4-wal” only of lobby, auditorium, and stage                                                                |                  | \$35.00/hr          |               | \$45.00/hr         |
| Equipment not included: Use of any theatrical equipment additional charge                                                                                          |                  | \$30.00/hr          |               | \$40.00/hr         |
| \$1,000,000 excess liability insurance required                                                                                                                    |                  | Upon request        |               | Upon request       |
| Custodial Fee                                                                                                                                                      |                  | \$130.00            |               | \$130.00           |
| Sound & Light Technician                                                                                                                                           |                  | \$25.00/hr          |               | \$25.00/hr         |
| Stage Hand                                                                                                                                                         |                  | \$12.00/hr          |               | \$12.00/hr         |
| Rental Rate Schedule for Commercial Filming                                                                                                                        |                  | Resident            |               | Non-Resident       |
| Permit Fee                                                                                                                                                         |                  | \$50.00             |               |                    |
| Still Photography/Training and Industrial Films, etc                                                                                                               |                  | \$50.00 per 1/2 day |               | \$100.00 per day   |
| Broadcast, Film, TV, Commercial, etc.                                                                                                                              |                  | \$75.00 per 1/2 day |               | \$150.00 per day   |
| Electricity/Water Access, Park Maintenance Staff, Vehicle Access                                                                                                   |                  | Hourly staff cost   |               |                    |
| Damage Deposit                                                                                                                                                     |                  | \$100.00            |               |                    |

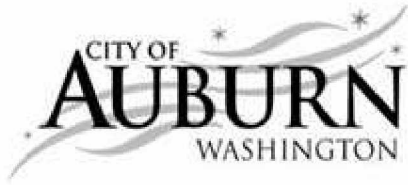
|                     |                                          |
|---------------------|------------------------------------------|
| <b>Impact Fees:</b> |                                          |
| Park Impact Fees    | \$3,500.00 per residential dwelling unit |

**I. MULTIMEDIA DUPLICATION** *(Per Resolution No. 3953 and Resolution No. 4552.)*

| <b>Product</b> | <b>Cost</b>      |
|----------------|------------------|
| DVD Copy       | \$10.00 per disk |
| CD Copy        | \$5.00 per disk  |







## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Resolution No. 5229

**Date:**

April 12, 2016

**Department:**

Administration

**Attachments:**

[Res 5229](#)

[CAPER](#)

**Budget Impact:**

\$0

**Administrative Recommendation:**

City Council to adopt Resolution No. 5229

**Background Summary:**

The CAPER is an overall review of housing and community development activities undertaken in 2015 by the City of Auburn. It is part of the Consolidated Planning process, which is a prerequisite to receiving federal HUD funds. The CAPER delineates the amount of federal funding that is distributed through the program, where that money is spent, and it assesses how that spending addresses the housing and community development goals that the City has set forth in its Consolidated Plan. In 2015, the CDBG program received more than \$500,000 for development and public service activities.

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

Hinman

**Meeting Date:** April 18, 2016

**Item Number:** RES.D

RESOLUTION NO. 5 2 2 9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, TO ACCEPT THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR THE 2015 PROGRAM YEAR

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

WHEREAS, the requirements of the CDBG require the City prepare and submit a "Consolidated Annual Performance and Evaluation Report (CAPER)" for each program year; and

WHEREAS, the City Council of the City of Auburn heard and considered public testimony on April 18, 2016 about the CAPER for its 2015 program year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, IN A REGULAR MEETING DULY ASSEMBLED, HERewith RESOLVES THAT:

**Section 1.** That the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2015 program year is accepted.

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

Resolution No. 5229  
April 18, 2016  
Page 1 of 2

this legislation and submit the report to HUD.

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

DATED and SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF AUBURN

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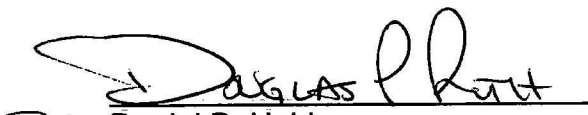
NANCY BACKUS  
MAYOR

ATTEST:

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Danielle E. Daskam  
City Clerk

APPROVED AS TO FORM:

  
for Daniel B. Heid  
City Attorney

Resolution No. 5229  
April 18, 2016  
Page 2 of 2

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This report discusses program outcomes for the City of Auburn 2015 fiscal year utilizing Community Development Block Grant (CDBG) Entitlement funds. The city continues to make progress with these funds in increasing the supply of homeless prevention services, economic development opportunities and public services. In addition, the city is working towards emergency and affordable housing options.

The data provided below discusses public services, affordable housing and homeless prevention.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal                                 | Category                          | Source / Amount | Indicator                                                                | Unit of Measure  | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--------------------------------------|-----------------------------------|-----------------|--------------------------------------------------------------------------|------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| End Homelessness                     | Homeless                          | CDBG: \$62500   | Homeless Person Overnight Shelter                                        | Persons Assisted | 5                         | 0                       | 0.00%            | 5                       | 0                     | 0.00%            |
| End Homelessness                     | Homeless                          | CDBG: \$62500   | Homelessness Prevention                                                  | Persons Assisted | 60                        | 30                      | 50.00%           | 30                      | 30                    | 100.00%          |
| Ensure a Suitable Living Environment | Non-Housing Community Development | CDBG: \$66664   | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 300                       | 104                     | 34.67%           | 15                      | 15                    | 100.00%          |

|                                      |                                   |                |                                                                          |                        |    |    |         |    |    |         |
|--------------------------------------|-----------------------------------|----------------|--------------------------------------------------------------------------|------------------------|----|----|---------|----|----|---------|
| Ensure a Suitable Living Environment | Non-Housing Community Development | CDBG: \$66664  | Public service activities for Low/Moderate Income Housing Benefit        | Households Assisted    | 0  | 0  |         | 55 | 55 | 100.00% |
| Ensure Decent, Affordable Housing    | Affordable Housing Public Housing | CDBG: \$289950 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 20 | 20 | 100.00% | 30 | 30 | 100.00% |
| Ensure Decent, Affordable Housing    | Affordable Housing Public Housing | CDBG: \$289950 | Homeowner Housing Rehabilitated                                          | Household Housing Unit | 80 | 44 | 55.00%  | 55 | 44 | 80.00%  |

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Consistent with the priorities and specific objectives outlined in the 2015 Annual Action Plan, the city allocates the largest share of its HUD funds to its homeowner housing rehabilitation program (\$249,950). As the city's largest homeless prevention program, the activity is consistent with the focus of the CDBG housing and homeless prevention programs.

The city's other high expenditure for CDBG funds was public services. Public services include medical and dental services as well as employment training programs. Both programs are targeted towards Auburn's most vulnerable and at risk populations and are also seen as effective homeless prevention programs.



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

|                                           | CDBG       |
|-------------------------------------------|------------|
| White                                     | 117        |
| Black or African American                 | 22         |
| Asian                                     | 8          |
| American Indian or American Native        | 5          |
| Native Hawaiian or Other Pacific Islander | 0          |
| <b>Total</b>                              | <b>152</b> |
| Hispanic                                  | 43         |
| Not Hispanic                              | 0          |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

In 2015 the largest racial and ethnic groups served were White and Hispanic, although programs served a significant percentage of African Americans. A greater percentage of the total CDBG eligible population is white so the above data is somewhat consistent with the trend; however the programs will continue to work with its grantees to increase its service to racial and ethnic minorities.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|--------|--------------------------|-------------------------------------|
| CDBG            |        | 2,076,456                | 76,759                              |

Table 3 – Resources Made Available

### Narrative

Due to CDBG having disencumbered funds, these programs reallocated funds to 2016 activities.

### Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
|             |                                  |                                 |                       |

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City of Auburn had no geographic target areas identified for 2015.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Proposals to use CDBG funds with other leveraged funds can improve the feasibility of programs and projects since available funds are often insufficient to fully support most Community Development or Economic Development projects and programs. CDBG is generally used in conjunction with other grant funds to our local providers. Providers are encouraged to obtain private support in addition to CDBG funds in proposed activities.

The City of Auburn does not have matching requirements for 2015 projects and activities.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|                                                                            | One-Year Goal | Actual |
|----------------------------------------------------------------------------|---------------|--------|
| Number of homeless households to be provided affordable housing units      |               |        |
| Number of non-homeless households to be provided affordable housing units  |               |        |
| Number of special-needs households to be provided affordable housing units |               |        |
| <b>Total</b>                                                               |               |        |

Table 5- Number of Households

|                                                                          | One-Year Goal | Actual |
|--------------------------------------------------------------------------|---------------|--------|
| Number of households supported through rental assistance                 |               |        |
| Number of households supported through the production of new units       |               |        |
| Number of households supported through the rehab of existing units       |               |        |
| Number of households supported through the acquisition of existing units |               |        |
| <b>Total</b>                                                             |               |        |

Table 6 - Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The city's Annual Action Plan does not have any goals of providing housing, rental assistance, production of new units or acquisition of existing units. The city does have a goal of providing rehab to 55 low-income homeowners residing in Auburn. The city's homeowner repair program encountered difficulty meeting the goal due to the delayed start to projects in the year and difficulty securing contractors. The program's usual contractors are experiencing a positive effect of the boost in the economy and are receiving numerous bids for jobs in the community making it more difficult to secure their services. The city is sending out a request for new contractors this year.

### Discuss how these outcomes will impact future annual action plans.

No future anticipated impacts at this time. The City will continue to try to assist in all activity areas based on local needs and priorities.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| <b>Number of Persons Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|---------------------------------|--------------------|--------------------|
| Extremely Low-income            | 86                 | 0                  |
| Low-income                      | 74                 | 0                  |
| Moderate-income                 | 29                 | 0                  |
| <b>Total</b>                    | <b>189</b>         | <b>0</b>           |

**Table 7 – Number of Persons Served**

### **Narrative Information**

The numbers above are consistent with the income targeting of each of these program's primary activities. CDBG's primary focus is on public services, economic development and homeless prevention activities which primarily serve low and moderate income households.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Auburn does not receive ESG funds.

The City is implementing several strategies on the local and regional level to address the issue of homelessness and funds several homeless prevention programs with its general funds.

In addition, the city convened the Auburn Mayor's Task Force on Homelessness in November 2015. The task force will assess the city's current condition of homelessness and develop an action plan that will be given to the Auburn City Council.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Auburn does not receive ESG funds for emergency shelter.

To address the emergency shelter and transitional housing needs of homeless persons, the city uses its general funds to support several transitional housing and emergency housing programs throughout the South King County region.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Auburn's homeless prevention programs include its housing repair program, and its public service programs which is funded through CDBG. Public services include employment training and free medical and dental services. The housing repair program is the city's largest homeless prevention program which provides minor home repairs to low income residents in Auburn. The program makes it possible for low income residents to stay in their homes and avoid financial crisis from having to pay for costly home repairs that they normally would not be able to afford. The employment training program provides job coaching, career support, resume writing and emergency financial support to help Auburn residents secure and maintain employment which results in self sufficiency, financial independence and stable housing. The free medical and dental services give free access to healthcare to Auburn's low income or uninsured residents. Many residents currently experiencing or at risk of homelessness have a



chronic or severe illness that is keeping them from participating in supportive services to gain self sufficiency. It also helps residents afford healthcare and avoid costly medical bills that can put them in financial crisis.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Auburn does not receive ESG funds for programs to help homeless persons.

The City of Auburn does invest a significant amount of its general funds to help individuals experiencing homelessness including families, veterans and unaccompanied youth. Funded programs include: the City of Auburn Veteran Services program, PATH, transitional housing, emergency shelters, and rental assistance.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Auburn does not own or operate public housing. In Auburn, public housing is administered directly through the King County Housing Authority.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Since the City does not administer public housing funds, or have any oversight over public housing tenants, it has no actions directed specifically to public housing residents.

### **Actions taken to provide assistance to troubled PHAs**

Since the City does not administer public housing funds it does not evaluate the status or condition of public housing authorities.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Auburn adopted a Comprehensive Plan that contained mandatory elements including housing. The housing element contains information about housing conditions and trends as well as information about the availability of sites and infrastructure to accommodate new housing needs and requires analysis of governmental constraints to the production and preservation of new housing. The city is required to have land-use plans and regulatory policies which facilitate the development of a range of housing types to meet the needs of all income groups. The housing element is developed with public input and participation. It serves as the basis for land-use and assistance programs to address local housing needs.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The city continues to provide funds to address all of its housing, infrastructure, homeless prevention, economic development and public facilities. In Auburn and the surrounding South King County area, these continue to be underserved needs so the city will explore ways to put additional resources towards addressing these needs.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The city continues to provide funds to address all of its housing, infrastructure, homeless prevention, economic development and public facilities. In Auburn and the surrounding South King County area, these continue to be underserved needs so the city will explore ways to put additional resources towards addressing these needs.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The CDBG program with its Economic Development activities have provided microenterprise services to over 27 low income business owners. The program helps small business owners expand and sustain their business as well as provide job opportunities for others in the Auburn area.

In the future the City will encourage the economic development program to partner with the CDBG funded employment training program with a goal to have small business owners, when ready, hire low income individuals who have completed the employment training program.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Auburn is continuing to pursue several opportunities to develop institutional infrastructure and reduce chronic homelessness.

In November 2015 the City of Auburn's Mayor convened a task force on homelessness. Comprised of nonprofit providers, faith based representatives, business owners, police, school officials, hospital emergency room staff, concerned residents, fire officials and city staff from human services, parks and code enforcement, the task force will develop an action plan that will go to city council with recommendations on how to address the city's current condition of homelessness in Auburn.

The city has taken an active role in All Home King County and the Sound Cities Association to work with neighboring municipalities to address homelessness as a region, combine resources and identify any gaps in services that can be filled.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The city participates in numerous coalitions and committee throughout the King County region to coordinate services between public and private housing and social service agencies.

The Mayor's Task Force on Homelessness is comprised of city staff, PHA staff, and five local social service agencies in the area. Each of the groups were able to present to the task force on their agency's current status, long term goals and strategies to address homelessness.

The South King County Housing and Homeless Partnership is a network of municipal land use and human services staff, nonprofit housing and homeless organizations working to address affordable housing and homelessness needs in South King County. The partnership has identified priorities for 2016 which include:

- Maintain and Improve healthy Affordable Housing
- Increasing funding for affordable housing
- Address barriers to housing development
- Provide emergency homeless services
- Build public awareness and to address housing and homeless needs
- Improve awareness and connections between housing and other key issues

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Auburn continues to take actions to overcome identified impediments to fair housing based on King County's Analysis of Impediments to Fair Housing. Primarily the city continues to engage with regional partners to take local action and use the data provided as guidance to support local policies and make recommendations to local city councils.

## **CR-40 - Monitoring 91.220 and 91.230**

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

Monitoring activities include onsite and desk monitoring through review of analysis and progress reports and invoice back up details, technical assistance calls and emails.

Subrecipients of City of Auburn CDBG funds are monitored annually. Notification and required materials for the monitoring are sent two weeks in advance of the monitoring date. A detailed monitoring tool is used to assess the program's progress, timeliness and adherence to HUD guidelines. After each annual monitoring a formal letter is sent to the subrecipient detailing the findings or concerns of their monitoring. Each subrecipient is given 30 days to respond to the letter.

The City monitors agency compliance with its CDBG contract by requiring the agency to submit quarterly reports that includes data on the number of service units provided along with demographic information about their clients. Quarterly reports are cross referenced to the requirements in their contract to ensure the subrecipient is on track to complete contract goals.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The city provides adequate notice at the opening of the 15 day comment period and the public hearing on the CAPER. The notice is provided by wide distribution utilizing the city's vehicles of communication.

In addition to comments received through public hearings, the city accepts public comments in any form convenient to the public, including written responses, facsimile and email. The city considers all comments and views received in writing or orally at public hearings in preparing the CAPER.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City continues to improve processes and procedures to bring the program into alignment with its current objectives. The city will maintain focus on preserving and providing affordable housing, economic development and public services.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



## CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

|                                                                                       |           |
|---------------------------------------------------------------------------------------|-----------|
| Recipient Name                                                                        | AUBURN    |
| Organizational DUNS Number                                                            | 032942575 |
| EIN/TIN Number                                                                        | 916001228 |
| Identify the Field Office                                                             | SEATTLE   |
| Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance |           |

##### ESG Contact Name

Prefix  
First Name  
Middle Name  
Last Name  
Suffix  
Title

##### ESG Contact Address

Street Address 1  
Street Address 2  
City  
State  
ZIP Code  
Phone Number  
Extension  
Fax Number  
Email Address

##### ESG Secondary Contact

Prefix  
First Name  
Last Name  
Suffix  
Title  
Phone Number  
Extension  
Email Address

#### 2. Reporting Period—All Recipients Complete

|                         |            |
|-------------------------|------------|
| Program Year Start Date | 01/01/2015 |
|-------------------------|------------|

CAPER

15

**Program Year End Date**

12/31/2015

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**

**City**

**State**

**Zip Code**

**DUNS Number**

**Is subrecipient a victim services provider**

**Subrecipient Organization Type**

**ESG Subgrant or Contract Award Amount**

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

| Number of Persons in Households | Total |
|---------------------------------|-------|
| Adults                          |       |
| Children                        |       |
| Don't Know/Refused/Other        |       |
| Missing Information             |       |
| <b>Total</b>                    |       |

Table 8 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

| Number of Persons in Households | Total |
|---------------------------------|-------|
| Adults                          |       |
| Children                        |       |
| Don't Know/Refused/Other        |       |
| Missing Information             |       |
| <b>Total</b>                    |       |

Table 9 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

| Number of Persons in Households | Total |
|---------------------------------|-------|
| Adults                          |       |
| Children                        |       |
| Don't Know/Refused/Other        |       |
| Missing Information             |       |
| <b>Total</b>                    |       |

Table 10 – Shelter Information

#### 4d. Street Outreach

| Number of Persons in Households | Total |
|---------------------------------|-------|
| Adults                          |       |
| Children                        |       |
| Don't Know/Refused/Other        |       |
| Missing Information             |       |
| <b>Total</b>                    |       |

Table 11 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

| Number of Persons in Households | Total |
|---------------------------------|-------|
| Adults                          |       |
| Children                        |       |
| Don't Know/Refused/Other        |       |
| Missing Information             |       |
| <b>Total</b>                    |       |

Table 12 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

|                          | Total |
|--------------------------|-------|
| Male                     |       |
| Female                   |       |
| Transgender              |       |
| Don't Know/Refused/Other |       |
| Missing Information      |       |
| <b>Total</b>             |       |

Table 13 – Gender Information

## 6. Age—Complete for All Activities

|                          | Total |
|--------------------------|-------|
| Under 18                 |       |
| 18-24                    |       |
| 25 and over              |       |
| Don't Know/Refused/Other |       |
| Missing Information      |       |
| <b>Total</b>             |       |

Table 14 – Age Information

## 7. Special Populations Served—Complete for All Activities

| Number of Persons in Households   |       |                                   |                            |                                            |
|-----------------------------------|-------|-----------------------------------|----------------------------|--------------------------------------------|
| Subpopulation                     | Total | Total Persons Served – Prevention | Total Persons Served – RRH | Total Persons Served in Emergency Shelters |
| Veterans                          |       |                                   |                            |                                            |
| Victims of Domestic Violence      |       |                                   |                            |                                            |
| Elderly                           |       |                                   |                            |                                            |
| HIV/AIDS                          |       |                                   |                            |                                            |
| Chronically Homeless              |       |                                   |                            |                                            |
| <b>Persons with Disabilities:</b> |       |                                   |                            |                                            |
| Severely Mentally Ill             |       |                                   |                            |                                            |
| Chronic Substance Abuse           |       |                                   |                            |                                            |
| Other Disability                  |       |                                   |                            |                                            |
| Total (unduplicated if possible)  |       |                                   |                            |                                            |

Table 15 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

|                                         |  |
|-----------------------------------------|--|
| Number of New Units – Rehabbed          |  |
| Number of New Units – Conversion        |  |
| Total Number of bed - nighths available |  |
| Total Number of bed - nights provided   |  |
| Capacity Utilization                    |  |

Table 16 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)



## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

|                                                                                       | Dollar Amount of Expenditures in Program Year |      |      |
|---------------------------------------------------------------------------------------|-----------------------------------------------|------|------|
|                                                                                       | 2013                                          | 2014 | 2015 |
| Expenditures for Rental Assistance                                                    |                                               |      |      |
| Expenditures for Housing Relocation and Stabilization Services - Financial Assistance |                                               |      |      |
| Expenditures for Housing Relocation & Stabilization Services - Services               |                                               |      |      |
| Expenditures for Homeless Prevention under Emergency Shelter Grants Program           |                                               |      |      |
| <b>Subtotal Homelessness Prevention</b>                                               |                                               |      |      |

Table 17 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

|                                                                                       | Dollar Amount of Expenditures in Program Year |      |      |
|---------------------------------------------------------------------------------------|-----------------------------------------------|------|------|
|                                                                                       | 2013                                          | 2014 | 2015 |
| Expenditures for Rental Assistance                                                    |                                               |      |      |
| Expenditures for Housing Relocation and Stabilization Services - Financial Assistance |                                               |      |      |
| Expenditures for Housing Relocation & Stabilization Services - Services               |                                               |      |      |
| Expenditures for Homeless Assistance under Emergency Shelter Grants Program           |                                               |      |      |
| <b>Subtotal Rapid Re-Housing</b>                                                      |                                               |      |      |

Table 18 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

|                    | Dollar Amount of Expenditures in Program Year |      |      |
|--------------------|-----------------------------------------------|------|------|
|                    | 2013                                          | 2014 | 2015 |
| Essential Services |                                               |      |      |
| Operations         |                                               |      |      |
| Renovation         |                                               |      |      |
| Major Rehab        |                                               |      |      |
| Conversion         |                                               |      |      |
| <b>Subtotal</b>    |                                               |      |      |

Table 19 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

|                 | Dollar Amount of Expenditures in Program Year |      |      |
|-----------------|-----------------------------------------------|------|------|
|                 | 2013                                          | 2014 | 2015 |
| Street Outreach |                                               |      |      |
| HMIS            |                                               |      |      |
| Administration  |                                               |      |      |

Table 20 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

| Total ESG Funds Expended | 2013 | 2014 | 2015 |
|--------------------------|------|------|------|
|                          |      |      |      |

Table 21 - Total ESG Funds Expended

**11f. Match Source**

|                           | 2013 | 2014 | 2015 |
|---------------------------|------|------|------|
| Other Non-ESG HUD Funds   |      |      |      |
| Other Federal Funds       |      |      |      |
| State Government          |      |      |      |
| Local Government          |      |      |      |
| Private Funds             |      |      |      |
| Other                     |      |      |      |
| Fees                      |      |      |      |
| Program Income            |      |      |      |
| <b>Total Match Amount</b> |      |      |      |

Table 22 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

| Total Amount of Funds Expended on ESG Activities | 2013 | 2014 | 2015 |
|--------------------------------------------------|------|------|------|
|                                                  |      |      |      |

Table 23 - Total Amount of Funds Expended on ESG Activities