	City Council Study Session **April 11, 2016 - 5:30 PM** **Auburn City Hall** **AGENDA** Watch the meeting LIVE! Watch the meeting video Meeting videos are not available until 72 hours after the meeting has concluded.

I. **CALL TO ORDER**

A. **Roll Call**

II. **ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS**

III. **AGENDA ITEMS FOR COUNCIL DISCUSSION**

A. **Council Retreat Goals (5 Minute Presentation/10 Minute Q&A)* (Hinman)**

B. **Ordinance No. 6596 (5 Minute Presentation/10 Minute Q&A)* (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

C. **Project No. C222a (10 Minute Presentation/10 Minute Q&A)* (Snyder)**
277th Street Corridor Capacity & Non-Motorized Trail Improvements

D. **Resolution No. 5227 (5 Minute Presentation/10 Minute Q&A)* (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

E. **Fees and Charges for Community Center and Special Rental Conditions (10 Minute Presentation/10 Minute Discussion)* (Faber)**

IV. **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:
Council Retreat Goals (5 Minute Presentation/10 Minute Q&A)

Date:
February 1, 2016

Department:
Administration

Attachments:
Power Point
City of Auburn Strategic Planning Report

Budget Impact:
$0

Administrative Recommendation:

Background Summary:

A review of the City Council goals for 2016 that came out of the November 2015 retreat.

Reviewed by Council Committees:

Councilmember:

Staff: Hinman

Meeting Date: April 11, 2016

Item Number: DI.A

Auburn City Council
Study Session 4-11-16

Economic Development Update Report

Council Strategic Goal:
Increasing Middle Income Jobs

City of Auburn
Office of Business Development
'Your Catalyst for Success!'

How are we measuring and do we have any metrics on the creation of middle income jobs in Auburn? Are we gaining or losing them and what is our structure for attracting them?

- We usually analyze occupations by skill level, but I went ahead and ran the numbers for Auburn by wage level (as defined here.) We use a dataset from EMSI that looks at employment by occupation for the zip codes associated with Auburn so it extends a bit beyond the city limits. Data for occupations with less than 10 workers is suppressed, also, so we can only look at jobs created in occupations with more than 10 workers. All this said, middle wage jobs were the fastest growing category of jobs between 2010 and 2015, adding 3,600 jobs in that time period. The sectors that you all will be targeting for business attraction purposes will include middle income jobs and we can lay out the types of jobs and wages when we present that information.

City of Auburn Top 10 Employers Year Ending 2015

Employer	Product/Service	Rank	% of Total**	2015	2014	2013	2012
The Boeing Company	Aerospace	1	13.9	5,993	6100	6,016	4,900
The Outlet Collection	Retail	2	7.5	3,208*	3,200 *	2,500*	1,100*
Auburn School District	Education	3	5.6	2,410	2373	1,902	1,850
Muckleshoot Tribal Enterprises	Gaming	4	3.8	1,650	1,643	1,632	1,500
MultiCare Auburn	Health Care	5	3.6	1,580	1,106	955	745
Green River Community College	Education	6	3.1	1,315	1,414	1,000	635
Emerald Downs Racetrack	Gaming	7	2.7	1,162*	1,144 *	725*	550*
Safeway Distribution Center	Distribution	8	2.0	870	905	638	250
Social Security Administration	Government	9	1.5	660	650	620	600
Zones, Inc.	Technology	10	1.5	644	600	644	500

***Seasonally Adjusted**
****Year ending January 1, 2015 estimate of total employment 42,944**
Year ending January 1, 2014 estimate of total employment 37,654
Estimated job growth for the year ending January 1, 2015: 5,290
Source: U.S. Census Bureau Civilian / Non-Farm.
Data relate to production employees in mining and logging and manufacturing, construction

What sort of metrics can we glean from our business licensing? Can we identify business sectors?

- The business license database does have NAICS codes so you can look at the information by business sector.
- We also have the assigned parcel numbers, with that information we can understand where industries that are based in Auburn are geographically concentrated within the city.
- Currently we are working with IT on a supply chain system that will allow us to obtain the information we are lacking.

Are there any identifiable ways to indicate whether or not we are business-friendly city? How do we measure our processes? Are there areas that we could improve and how shall we do that?

- As we move through the completion of our 10 year strategic plan this subject will be addressed.
- Businesses owners want to operate their business in cities where operating costs are low and processes are transparent.
- Auburn's lack of a city B&O tax is one quantifiable measure of a low cost business environment.
- Outreach events that support business needs are an excellent example of the city fostering a business friendly environment.
  - The 3No Networking
  - Business 101 Workshops
  - Business and Job Fairs
  - Partnering with Chamber and Downtown Assn.
- Other key factors have to do with process; Code, Permitting, traffic and storm water. Our consultants will be making recommendations on how the city's perception –while good– can be improved. These will revolve around communication and tracking response times.

Do we have any information on women- or minority-owned businesses?

- There are 27 certified businesses in Auburn.
- Our current business license database does not have this type of information.
- Currently we are working on the development of a buy local supply chain system that will allow us to track.
- We currently offer mentoring/help through our agreement with the Green River Collage SBDC, State of Washington Office of Minority and Women's Business Enterprises and the SBA Certification process.

Are there potential opportunities that we are targeting and how? Are there opportunities that we are missing and why?

- Our current identified industry clusters in our IPZ
  - Aerospace
  - Building products
  - Green
  - Storm water management
- As part of our Strategic Plan we will identify industry sectors in Auburn and discuss strategies for attracting them. The strategic plan will also include strategies for lead generation and prospect management.

How do infrastructure improvements translate into economic development gains?

- Wi-Fi coverage overlays the Core Downtown Area. The Council Strategic Goal: Digital Parity, plus our existing budget is focusing on expanding our wireless footprint in strategic areas. Further fiber infrastructure is being planned to bring the Lea Hill and additional Downtown Core areas onto the AccessAuburn network.
- It is possible to measure ROI by looking at the investment the city makes in infrastructure and measuring changes in tax base before and after the investment was made.

What is our Wi-Fi coverage in the city and what gaps are we trying fill?

- Auburn as a Connected, Gigabit city is a major enticement for economic development. In this Digital Economy that we live in, having access to high speed broadband is a requirement for companies. Current plans include expanding our broadband access to the Airport District, and expanding Access Auburn up Auburn Way north as well as filling the gap surrounding the MultiCare Medical Center.

Thank you

Questions

City of Auburn

Office of Business Development

'Your Catalyst for Success!'

City of Auburn

Strategic Planning Report

November 4, 2015

Prepared by

MARKETINGSOLUTIONS
research-based growth strategies

914 164th Street SE, #400 I Mill Creek, WA 98012 P 425.337.1100

www.mktg-solutions.com

City of Auburn Retreat Report

October 29-30, 2015

SWOT Analysis

Strengths

- Strong financial foundation (29)
- Geographic location (road and river intersections) (25)
- Great leadership (Mayor, Council, directors, staff) (21)
- Outstanding City services (12)
- Great parks and entertainment (9)
- Collaborative culture with key stakeholders (4)
- Pride in our community (1)
- Defined downtown (0)
- Great regional relationships (0)
- Safe community via public safety (0)

Weaknesses

- Limited revenue options (34)
- Lack of long-term planning with key stakeholder (14)
- Citizens low esteem of City (13)
- Lack of diversity among decision makers (11)
- Constraints on resources and time (9)
- Don't promote our story (7)
- Adverse City culture (5)
- Under developed of post-secondary education (4)
- Lack of follow through on property management (3)
- Public misperception- role of government (2)

Opportunities

- Emerging industry cluster (20)
- Ample warehouse/property (underutilized) (19)
- Emerging infrastructure technology (15)
- We have a diverse culture (13)
- Annexation potential (11)

- Citizens willing to engage (8)
- Higher education locating here (6)
- Public culture of giving (5)
- Globalization (3)
- Local supply chain (3)

Threats

- Suburbanization of poverty (34)
- Legislation and regulation (27)
- Empty store fronts (11)
- Transportation limitation (10)
- Limited developable property (6)
- Economic downturn (6)
- LID impact on City
- Gang violence (4)
- Natural disasters (2)
- Potential for litigation (1)

Evaluation

Pros

- Good start/end time
- Good structure and flow & dots
- Working with all the directors (collaboration)
- Inspiring, love working with the Council
- Every voice was heard
- Like the kinetic exercises
- Directors participated and got to vote
- Work was posted
- Good facilitation
- Parking lot flip chart
- No weed whacking

Cons

- Coffee grounds, no coffee
- Too much content from facilitation
- Parking at facility
- Started too early brainstorming

Parking Lot

- Police recruiting and process
- More valid metric/measurement for homelessness
- Assure performance management process-dashboard reporting

City of Auburn Strategy Matrix

G1: Increase "Healthy City" Index by % by 2020			
G1/S1: Promote healthy lifestyle for all ages (25)	G1/S2: Create access to preventative and on-going healthcare (14)	G1/S3: Provide full spectrum of mental health and social service resources. (9)	G1/S4: Increase healthy accessible housing stock (11)
G1/S1/I1: Obtain buy in from elected Jr. City Council, community groups and businesses (6)	G1/S2/I1 Convene group of leaders to identify appropriate outreach & how to apply (mediums?) (2)	G1/S3/I1: Determine Explore City leadership's overall philosophy on issues (6)	G1/S4/I1: Engage community and other stakeholders e.g.- Homelessness Task Force
G1/S1/I2: Create educational marketing campaign (3)	G1/S2/I2: Establish partnerships with providers (5)	G1/S3/I2: Explore alternate service delivery models (1)	G1/S4/I2: Determine City leadership philosophy and budgeting priorities (4)
G1/S1/I3: Roll out neighborhood programs (0)	G1/S2/I3: Establish healthcare inventory with the city (1)	G1/S3/I3: Review budget priorities to determine need for additional funding & sources (2)	G1/S4/I3: Create housing inventory and program approaches and metrics (2)
G1/S1/I4: Increase opportunities for healthy food choices. Grow local buy local (1)	G1/S2/I4: Lobby for legislative support reform of public health (2)	G1/S3/I4: Develop marketing campaign to remove "stigma" (0)	
		G1/S3/I5: Lobby legislature (county-state-federal) for additional funding and reform (2)	

City of Auburn Strategy Matrix

G2: Increase Internet Access to Achieve Digital Parity by % by 2020				
G2/S1: Explore the establishment of an internet utility (8)	G2/S2: Leverage public technology infrastructure to achieve cyber-equity within the city (25)	G2/S3: Build partnerships for revenue streams and infrastructure expansion (26)	G2/S4: Establish minimum acceptable standards, speed, security and liability exposure (2)	G2/S5: Expand services to capture emerging opportunities (11)
G2/S1/I1: Research and analyze other successful examples (7)	G2/S2/I1: Inventory available infrastructure (local, universal, etc.) (11)	G2/S3/I1: Inventory current partnerships (4)	G2/S4/I1: Perform needs assessment (10)	G2/S5/I1: Assess emerging technologies (1)
G2/S1/I2: Perform cost benefit analysis (3)	G2/S2/I2: Assess options and opportunities (0)	G2/S3/I2: Reach out to current and potential partners (2)	G2/S4/I2: Define delivery methods (Wi-Fi vs. Wired) (1)	G2/S5/I2: Engage public to identify needs (4)
G2/S1/I3: Perform regulatory assessment (1)	G2/S2/I3: Perform legal assessment (1)	G2/S3/I3: Formalize partnerships (lather, rinse , repeat) (3)	G2/S4/I3: Perform liability assessment (1)	G2/S5/I3: Perform viability and cost assessment (4)
G2/S1/I4: Assess political landscape (1)	G2/S2/I4 :Perform gap analysis (0)		G2/S4/I4: Access regulatory standards, public acceptance and political reality (0)	G2/S5/I4: Develop process for integration (maintenance, sustainability, budget, etc.) (2)
G2/S1/I5: Prepare campaign (1)			G2/S4/I5: Establish operating standards (0)	

City of Auburn Strategy Matrix

G3: Increase Middle Income Jobs by % by 2020			
G3/S1: Identify existing and potential employers and locations for future business growth (31)	G3/S2: Explore existing and potential tools and incentives to increase and retain middle income jobs (19)	G3/S3: Have transit services and roads to reach employment centers (2)	G3/S4: Promote H.E and workforce development for employees living or working in Auburn (20)
G3/S4/I1: Develop inventory of available properties including for annexation, development and redevelopment (1)	G3/S3/I1: Identify cash flow needs related to development costs to defray / delay development costs (0)	G3/S4/I1: Work with regional transits and user groups, i.e. MIT, business, schools, seniors (4)	G3/S5/I1: Work with employers to identify their workforce skills, needs and requirements (11)
G3/S4/I2: Work with Chamber Economic Development Board and business community to identify potential employers (7)	G3/S3/I2: Identify existing incentive programs under state law (5)	G3/S4/I2: Work with federal, state and county for road improvement projects (6)	G3/S5/I2: Work with k-12 and higher education to develop curriculum to match employers skills, needs and requirements (0)
G3/S2/I3: Develop marketing strategy to advertise the City: i.e.-billboards, TV, radio, internet (0)	G3/S3/I3: Work with federal and state electeds to increase/expand. Create incentive programs - i.e. TIF (7)		G3/S5/I3: Promote employees-employer interaction via job fairs, social media, etc. for people living/working in Auburn (1)
G3/S2/I4: Benchmark and identify competition (0)			
G3/S2/I5: Work with counties and citizen group to explore annexations (2)			

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6596 (5 Minute Presentation/10 Minute Q&A)

Date:
March 31, 2016

Department:
Community Development & Public Works

Attachments:
Exhibit 1 - Ordinance No. 6596
Exibit 1A - Hearing Examiner's Decision
Exhibit 2 - Vicinity Map

Budget Impact:
$0

Administrative Recommendation:

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.

Staff is requesting that the City Council direct 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 11, 2016	**Item Number:**	DI.B

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 1. 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 2. 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 2. Constitutionality or Invalidity. If any section, subsection clause or phase of this Ordinance is for any reason held to be invalid or unconstitutional such

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

Section 3. Recordation. Upon the passage, approval and publication of this Ordinance as provided by law, the City Clerk of the City of Auburn shall cause this Ordinance to be recorded in the office of the King County Auditor's Division.

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

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

FIRST READING: _____

SECOND READING:_____

PASSED: _____

APPROVED: _____

CITY OF AUBURN

_____

NANCY BACKUS, MAYOR

ATTEST:

_____

Danielle E. Daskam, City Clerk

- - - - - - - - - - - - - - - -

APPROVED AS TO FORM:

_____
Daniel B. Heid, City Attorney

Published: _____

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 8th 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

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

EXHIBITS

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

FINDINGS OF FACT

Procedural:

1. Applicant. The Applicant is Parmjit Khaira.

2. Hearing. The Hearing Examiner conducted a hearing on the application at 5:30 p.m. at the City Council chambers at Auburn City Hall Annex on March 16, 2016.

Substantive:

3. Site/Proposal Description. The applicant has requested a rezone of one parcel with an area of 21,000sf located at 1631 8th 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.

4. Characteristics of the Area. The subject property is adjoined by property zoned R-5 residential to the south, and R-20 residential to the north, west and east. The subject property is surrounded by a variety of land uses. The project is occupied by a single-family residence. To the north is a commercial use and apartment complex. To the south is a single-family residence. The parcel to the east is vacant. The parcel to the west is an apartment complex. The subject property is along 8th 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 28th day of March, 2016.

Emily Terrell
City of Auburn Hearing Examiner

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Exhibit 2
REZ15-0003
Vicinity Map
Page 1

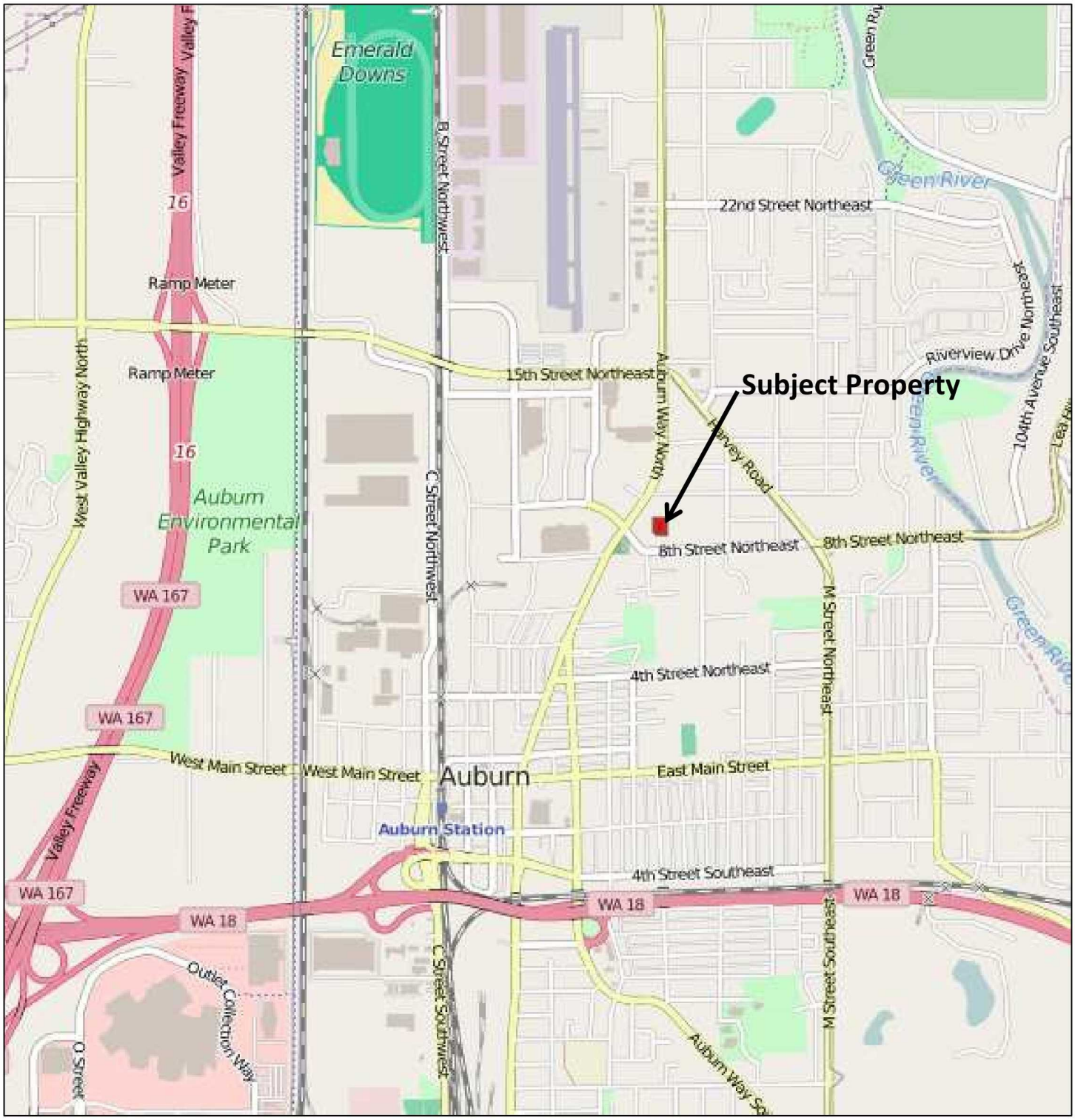


Exhibit 3

REZ15-0003

Vicinity Map - Aerial Photo

Page 2

AGENDA BILL APPROVAL FORM

Agenda Subject:
Project No. C222a (10 Minute Presentation/10 Minute Q&A)

Date:
April 5, 2016

Department:
CD & PW

Attachments:
Vicinity Map

Budget Impact:
$0

Administrative Recommendation:

C222a S 277th Street Corridor Capacity & Non-Motorized Trail Improvements project, Project Update

Background Summary:

The S 277th Street Corridor Capacity and Non-Motorized Trail Improvements project consists of intersection improvements and major roadway widening on S 277th Street from Auburn Way North to L Street NE. The project components include adding two new eastbound through lanes, one new west bound through lane, a Class I separated non-motorized trail, street lighting improvements, storm drainage improvements, streetscape improvements, Intelligent Transportation System (ITS) improvements, a variable message board sign, intersection capacity and safety improvements, and auxiliary turn lanes at Auburn Way North, D Street NE, and the future I Street NE. The total project length is approximately 3,300 feet.

The project team will provide a general project update, including status of environmental permitting, right-of-way acquisition, and schedule.

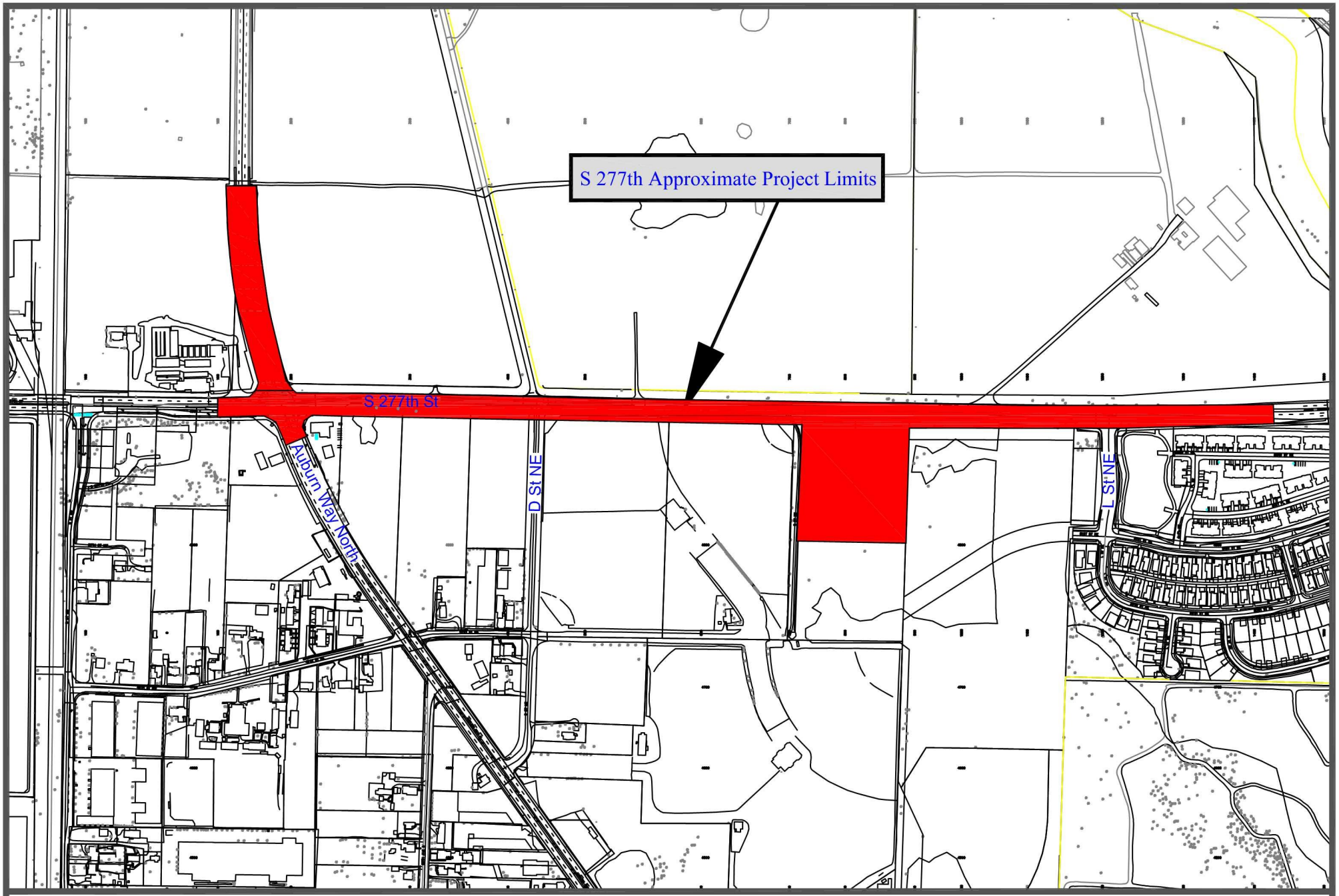
Reviewed by Council Committees:

Councilmember:

Staff: Snyder

Meeting Date: April 11, 2016

Item Number: DI.C



CITY OF AUBURN WASHINGTON

DI.C

S 277th St Corridor Capacity & Non-Motorized Trail Improvements

Project General Vicinity map

April 2016

Scale: 1 inch = 500 feet

N

AGENDA BILL APPROVAL FORM

Agenda Subject:
Resolution No. 5227 (5 Minute Presentation/10 Minute Q&A)

Date:
April 5, 2016

Department:
Community Development & Public Works

Attachments:
Resolution No. 5227
Exhibit A - Lease

Budget Impact:
$0

Administrative Recommendation:

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

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. - where there is a business urgency that would justify authorizing the Mayor to negotiate and execute a lease for city airport property so long as the leases in conformity with identified parameters.

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:

_____
Daniel B. Heid, City Attorney

CITY OF AUBURN WASHINGTON

Nancy Backus, Mayor

25 West Main Street * Auburn WA 98001-4998 * www.auburnwa.gov * 253-931-3000

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 1st 2018

Term: The term shall run for 36months 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.

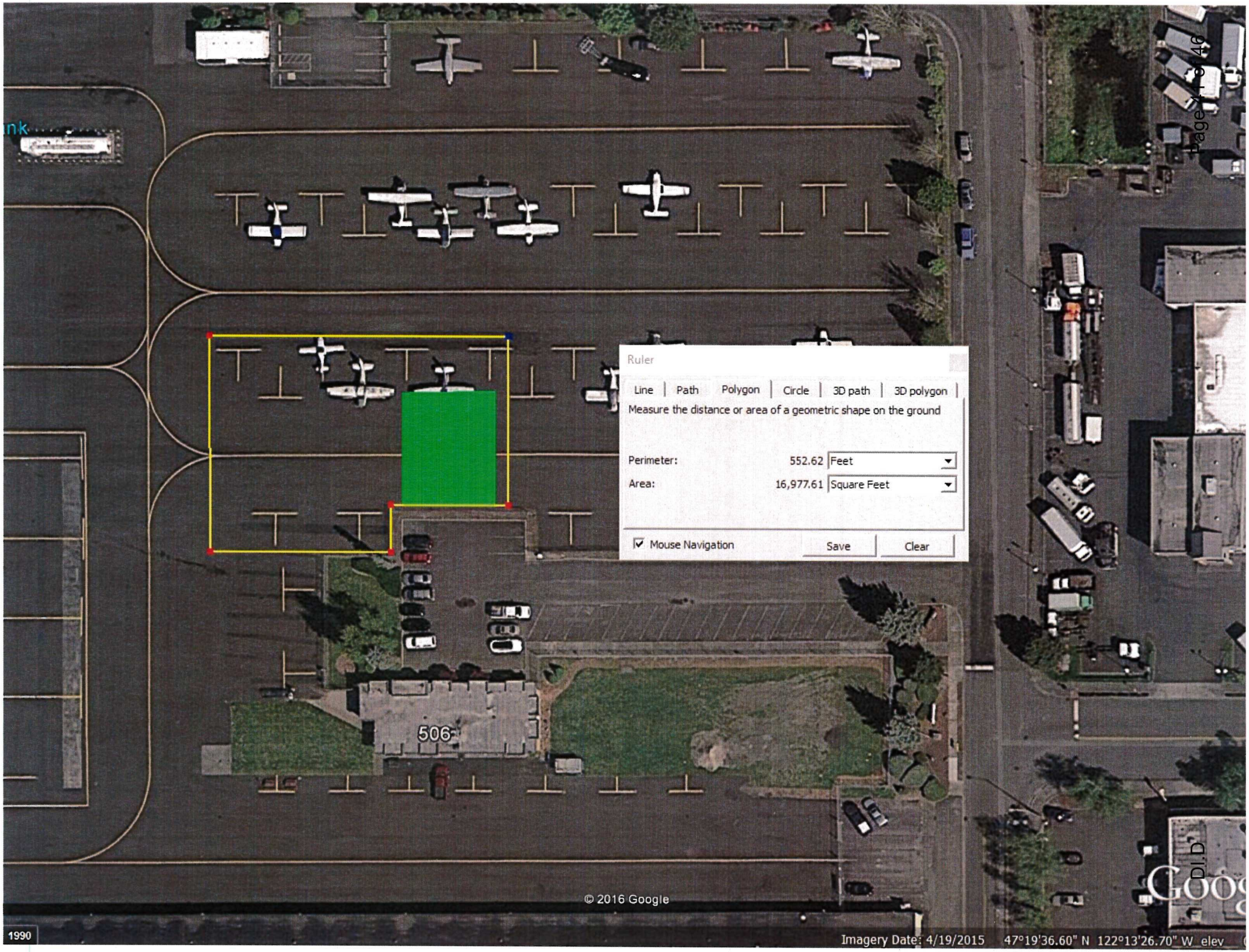
By signature shown below Classic Helicopter Corp. is acknowledging and accepting of the business points outlined above. Upon execution of this document and approval of the Auburn City Council, a formal, binding lease agreement will be prepared by the City which shall be in substantial conformity of the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

Approved for Submittal to Auburn City Council per Resolution 5227

F. Gregory Baker, Classic Helicopter Corp.

05 April 2016

Date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AGENDA BILL APPROVAL FORM

Agenda Subject:
Fees and Charges for Community Center and Special Rental Conditions (10 Minute Presentation/10 Minute Discussion)

Date:
April 6, 2016

Department:
Parks/Art and Recreation

Attachments:
fees and charges

Budget Impact:
$0

Administrative Recommendation:

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 11, 2016

Item Number: DI.E

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.)*

Les Gove Building	**Resident**	**Non-Resident**
3 hour minimum Seven days a week 9 a.m. - 11 p.m.	$20.00/hour	$25.00/hour
Les Gove Gymnasium	**Resident**	**Non-Resident**
Gymnasium (athletics practice, birthday parties, etc.)	$30.00/hour + Hourly Facility Attendant Fee When Required	$40.00/hour + Hourly Facility Attendant Fee When Required
Gymnasium (tournaments, trade shows, fairs, etc.)	$60.00/hour + Hourly Facility Attendant Fee When Required	$75.00/hour + Hourly Facility Attendant Fee When Required
Damage Deposit	$300.00	$300.00
Optional Cleaning Fee	$275.00	$275.00
Senior Activity Center	**Resident**	**Non-Resident**
Full Facility (includes basic kitchen use) Available Friday evenings, Saturday and Sunday. Tables and chairs for up to 200 people max. 3 hr. minimum, 5:30-11 p.m. (Friday eve.); 5 hr. minimum, 9 a.m.-11 p.m.(weekend) Additional cleanup time is available after 11 p.m.	$80.00/hour	$100.00/hour
Rental Package Friday night & Saturday: 4 hours Friday and 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 12 hours of active use on either day	$1,000.00	$1,300.00
Millennium Rooms Friday only, 3 hour minimum, 5:30 - 11 p.m., 63 people per room maximum, 3 rooms available; weekend options available within 30 days or less	$30.00/hour + Hourly Facility Attendant Fee When Required	$40.00/hour + Hourly Facility Attendant Fee When Required
Weese & Rotary Rooms Monday – Friday, 2 hour minimum, 5:30 - 11 p.m., 40 people per room maximum; weekend options available within 30 days or less	$20.00/hour + Hourly Facility Attendant Fee When Required	$25.00/hour + Hourly Facility Attendant Fee When Required
*Additional Cleanup time available 11:00 p.m. – midnight	$80.00	$100.00
Damage & Cleaning Deposit (for Full Facility and Millennium room rentals) without alcohol	$300.00	$300.00
Damage & Cleaning Deposit (for Full Facility and Millennium room rentals) with alcohol ($1,000,000.00 excess liability insurance required)	$500.00	$500.00
Optional cleaning fee (fee required with use of alcohol in 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 room rental.	$50.00	$50.00
Commercial kitchen and cookware during Senior Center 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
Auburn Community & Events Center	Resident	Non-Resident	Auburn Non-Profit	Other Non-Profit
Full Community Room	$120 per hour	$150 per hour	$90 per hour	
2 Rooms of Community Room	$90 per hour	$120 per hour	$70 per hour	$90 per hour
1 Room of Community Room	$60 per hour	$80 per hour	$45 per hour	$60 per hour
Full Community Room (up to 12 hours)	$1,200	$1,500	$900	$1,200
Classroom	$20 per hour	$25 per hour	$15 per hour	$20 per hour
Kitchen	$20 (1-4 hours)	$80 (5-12 hours)		
The Rec	$90 per hour	$120 per hour	$70 per hour	$90 per hour
William C. Warren Building			**Resident**	**Non-Resident**
3 hour minimum Seven days a week 9 a.m. - 11 p.m.			$40.00/hour	$50.00/hour
Baseball/Softball/Grass Fields (Reservations made in 1.5 hour increments)			**Resident**	**Non-Resident**
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
Baseball/Softball/ Fastpitch Tournaments (Reservations made for 1 or 2 day tournaments)			**1 Day**	**2 Day**
Youth			$700.00	$1,000.00
Adult			$900.00	$1,300.00
Field Lights			$30.00/1.5 hour	$30.00/1.5 hour
Synthetic Turf Fields (Reservations made in 1.5 hour increments)			**Resident**	**Non-Resident**
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
Game Farm Wilderness Park Campgrounds			**Resident**	**Non-Resident**
Daily, Open year round 7 nights maximum			$25.00/night	$25.00/night
Game Farm Wilderness Park Day Camp Area			**Resident/ Non-Resident**	**Non-Profit**
Daylight hours, April 1 - October 15 Minimum Rental: 1 day			$75.00/day	$50.00/day

Picnic Shelters	Auburn residents		Non-residents	
Game Farm Park	**Half Day***	**Full Day***	**Half Day***	**Full Day***
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 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/hr	$25/hr
Stage Hand	$12/hr	$12/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	

Impact Fees:	
Park Impact Fees	$3,500.00 per residential dwelling unit

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

Product	Cost
DVD Copy	$10.00 per disk
CD Copy	$5.00 per disk