



**City Council Study Session and
Special Focus Area
April 10, 2017 - 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. [Ordinance No. 6648 \(5 Minute Presentation\) \(Heid/Lee\)](#)
- IV. PUBLIC WORKS AND COMMUNITY DEVELOPMENT DISCUSSION ITEMS
 - A. [Street Sweeping Presentation \(5 Minute Presentation\) \(Snyder\)](#)
 - B. [Capital Projects Update and Featured Capital Project Discussion \(15 Minute Presentation\) \(Snyder\)](#)
 - C. [Ordinance No. 6644 \(15 Minute Presentation\) \(Snyder\)](#)
- V. OTHER DISCUSSION ITEMS
- VI. NEW BUSINESS
- VII. MATRIX
 - A. [Matrix](#)
- VIII. 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.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6648 (5 Minute Presentation) (Heid/Lee)

Date:

April 5, 2017

Department:

City Attorney

Attachments:

[Ord 6648](#)

Budget Impact:

\$0

Administrative Recommendation:**Background Summary:**

The current provisions of the Auburn City Code dealing with Trespass and Vehicle Prowling do not necessarily accommodate all situations with which police are confronted. For instance, if a person is (merely) found to be in a vehicle belonging to another – without permission – but has not, yet, done anything that would indicate an intent to commit a crime from within the vehicle, the violation of “Vehicle Prowling” (RCW 9A .50 2.100, adopted by reference in ACC 9.96.900) may not have occurred, or could not yet be proven. In order to prove that offense, the police would need some evidence that the person who is unlawfully in the vehicle intended to steal something or commit some crime within the vehicle. However, with the separate offense of Vehicle Trespass, a person could be charged for knowingly entering or remaining unlawfully in a vehicle belonging to another. This is a tool that could assist the police in enforcing problems, perhaps even before they become more serious - Vehicle Prowling, Theft of Property (in the vehicle) or Auto Theft, for example.

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

Heid/Lee

Meeting Date: April 10, 2017

Item Number:

ORDINANCE NO. 6 6 4 8

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF AUBURN, WASHINGTON, CREATING A NEW
SECTION 9.96.030 OF THE AUBURN CITY CODE
RELATING TO VEHICLE TRESPASS

WHEREAS, the current provisions of the Auburn City Code contain regulations addressing various trespass related criminal violations; and

WHEREAS, among these regulations, there is nothing specific that provides a trespass violation for a person who knowingly enters or remains unlawfully in a vehicle belonging to another; and

WHEREAS, many times, this conduct may result in theft of the automobile in itself or vehicle prowling and theft of property located within the vehicle; and

WHEREAS, if the police do not have facts showing that these specific crimes have occurred, police responding to the unwelcome entry into the vehicle may be less able to respond with any criminal charges; and

WHEREAS, some jurisdictions have addressed this situation with a provision making it a crime to knowingly enter or remain unlawfully in a vehicle belonging to another.

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

Section 1. New Section to City Code. That a new Section 9.96.030 of the Auburn City Code, entitled "Vehicle trespass prohibited," is hereby created to read as follows:

9.96.030 Vehicle trespass prohibited.

A. A person is guilty of vehicle trespass if he or she knowingly enters or remains unlawfully in a vehicle belonging to another.

B. As used in this section:

1. The word enter(s) *shall include the entrance of the person, or the insertion of any part of his or her body, or any instrument or weapon held in his or her hand;*

2. A person enters or remains unlawfully in or upon a vehicle *when* he or she is not licensed, invited or otherwise privileged to so enter or remain.

C. Vehicle trespass is a misdemeanor.

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

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

Section 4. Effective date. This Ordinance shall take effect and be in force five days after its passage, approval and publication as provided by law.

INTRODUCED: _____

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:

Street Sweeping Presentation (5 Minute Presentation)
(Snyder)

Date:

April 5, 2017

Department:

Public Works

Attachments:

[Street Sweeping](#)

Budget Impact:

\$0

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

Snyder

Meeting Date: April 10, 2017

Item Number:

M&O SERVICES

STREET SWEEPING

**RANDY BAILEY
CITY COUNCIL STUDY SESSION
APRIL 2017**

Community Development and Public Works Department

Engineering Services • Administrative Services • Environmental Services
Community Development Services • Maintenance & Operations Services

AUBURN
VALUES

S E R V I C E

E N V I R O N M E N T

E C O N O M Y

C H A R A C T E R

S U S T A I N A B I L I T Y

W E L L N E S S

C E L E B R A T I O N

STREET SWEEPING SCHEDULE

Each January the Vegetation Supervisor puts together the new street sweeping schedule.

The new street sweeping schedule, which runs from March 1st through the end of September, is posted on the website by February 1st.

Any adjustments to the schedule or sweeping day are usually made during the off season.

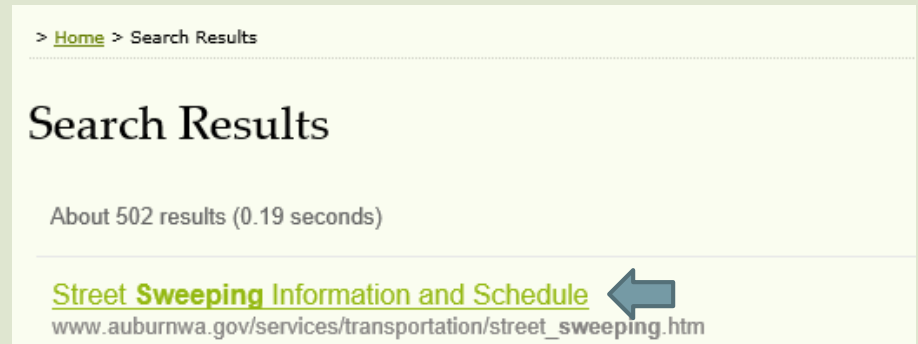


HOW DO I FIND MY SWEEPING DAY/ZONE?

To find your street sweeping information, visit the City of Auburn website. www.auburnwa.gov

Enter “sweeping” into the search box.

Then select “Street sweeping information and schedule”.



NEW SEARCH TOOL

Use our new search tool! Located on the street sweeping page. Enter your full address in the search box and click find.

[> Home](#) > [City Services](#) > [Transportation](#) > Street Sweeping Information and Schedule

Street Sweeping Information and Schedule

 Like 16

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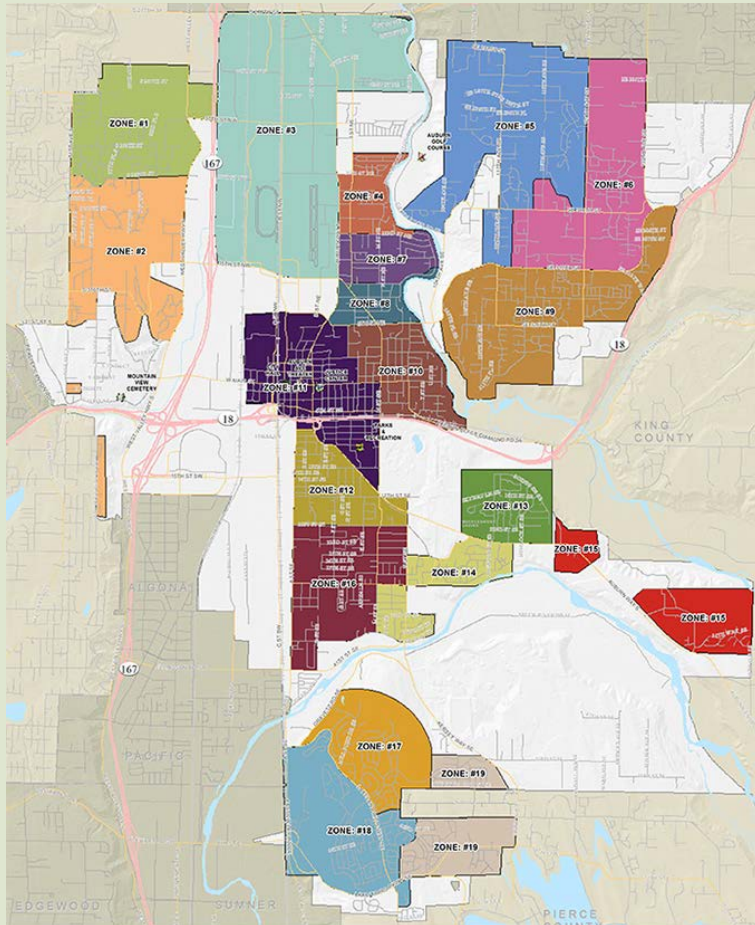
View the 2017 street sweeping map below, or type in your address to find your sweeping zone and dates. (Residential addresses only)

Type Full Address:

Sweep Zone	Sweep Dates
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14	MARCH 24, APRIL 21, MAY 29, JUNE 23, JULY 21, AUGUST 25, SEPT 22
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STREET SWEEPING ZONES & SCHEDULE



To see when the sweepers will be in your area, refer to the map above to locate your zone first. Then find that zone in the schedule below.

2017 Schedule

Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
March 7	March 9	March 6	March 20	March 8	March 16
April 4	April 6	April 3	April 17	April 5	April 13
May 2	May 4	May 1	May 15	May 3	May 11
June 6	June 8	June 5	June 19	June 7	June 15
July 4	July 6	July 3	July 17	July 6	July 13
August 8	August 10	August 7	August 21	August 9	August 17
September 5	September 7	September 4	September 19	September 6	September 14

Zone 7	Zone 8	Zone 9	Zone 10	Zone 11	Zone 12
March 13	March 27	March 22	March 14	March 29	March 15
April 10	April 24	April 19	April 11	April 26	April 12
May 8	May 22	May 17	May 9	May 24	May 10
June 12	June 26	June 21	June 13	June 28	June 14
July 10	July 24	July 19	July 11	July 26	July 12
August 14	August 28	August 23	August 15	August 30	August 16
September 11	September 25	September 20	September 12	September 27	September 13

Zone 13	Zone 14	Zone 15	Zone 16	Zone 17	Zone 18
March 10	March 24	March 17	March 23	March 28	March 21
April 7	April 21	April 14	April 20	April 25	April 18
May 5	May 29	May 12	May 18	May 23	May 16
June 9	June 23	June 16	June 22	June 27	June 20
July 7	July 21	July 14	July 20	July 25	July 18
August 11	August 25	August 16	August 24	August 29	August 22
September 8	September 22	September 15	September 21	September 26	September 19

Zone 19
May 25
June 29
July 27
August 31
September 28

ADDING NEW NEIGHBORHOODS

The Vegetation department is notified that a new neighborhood has been added. The Supervisor takes a couple of things into consideration before assigning the street sweeping zone.

- Adjacent zone size
- Work load for sweepers
- Garbage pick up day

Once the zone has been determined, M&O notifies IT to add the information to the specified zone on the sweeping map.

The new neighborhood is swept on the next scheduled day for the assigned zone.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Capital Projects Update and Featured Capital Project Discussion (15 Minute Presentation) (Snyder)

Date:

April 4, 2017

Department:

CD & PW

Attachments:

[CPS](#)

[Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

Spring 2017 Feature Capital Project Presentation and Capital Project Status Update

Background Summary:

The Fulmer Well Field Improvements project (Project) is the second phase of rehabilitation at the Fulmer Well Field site. The Project includes re-equipping Well 2 and Well 6 to produce much needed drinking water for City peak demands. The major improvements to the Fulmer Facility include:

- Installing new variable speed pumps at each well.
- Installing column pipe and associated pump controls including variable frequency drives for well pumps.
- Installing flow meters.
- Installing Cathodic Protection.
- Installing SCADA (Supervisory Control and Data Acquisition) telemetry for Wells 2 and 6, and integrating with the City's existing SCADA system.
- Upgrades to the existing disinfection system.

The City's Project team will provide a general Project update, including an overview of the proposed design, budget status and schedule. Staff will also present the overall status of Capital Projects and a general preview of current and upcoming construction activities. Staff will specifically discuss the M Street SE (3rd St SE to Main St) project that will be under construction this summer and will require a full closure of M Street SE.

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

Fenhaus, Tobin,
Barba

Meeting Date: April 10, 2017

Item Number:

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: CONSTRUCTION

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1218	Auburn Way South Corridor Safety (Muckleshoot Plaza to Dogwood St SE) This project will construct corridor improvements to AWS between Muckleshoot Plaza and Dogwood Street SE. Improvements include designated U-turns, access management, driveway consolidation, addition of a 2nd left turn lane from eastbound AWS into the MIT Casino, bus pull-outs, medians, signal improvements, and sidewalks.	1,077,365 (Street) 1,161,340 (Water)	2,333,108 (Federal) 466,191 (WSDOT)	5,038,004	4,964,214	100%	JAN 17	1%	JAN 18	Larson	Construction underway.	CH2M	Miles Resources
C222A	277TH-AUBURN WAY N TO GREEN RIVER BRIDGE This project will complete the widening of S 277th from the intersection of Auburn Way North to L Street NE, including the construction of a pedestrian trail and relocation of the floodway along S 277th.	1,539,186 (Street)	1,020,700 (Federal) 2,300,000 (Developer) 3,933,990 (TIB)	8,928,876	8,895,956	100%	MAY 16	29%	NOV 17	Truong	Work is underway.	Parametrix	Scarsella Bros.
C410A	277TH WETLAND MITIGATION MONITORING This project will complete wetland mitigation enhancements at the S 277th wetland mitigation sites.	55,000 (Streets)		55,000	55,000	100%		100%		Howard	Monitoring work in progress. Actively seeking mitigation acceptance from Corps to end monitoring period.		

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: CONSTRUCTION

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1507	AWN Preservation This project will rehabilitate and preserve the existing pavement on Auburn Way North between 22nd St NE and 45th St NE. This work will also upgrade traffic signals and sidewalk curb ramps.	972,500 (Streets) 42,500 (Storm) 75,000 (Sewer) 16,000 (Water)	967,500 (Federal)	2,073,500	2,138,426	100%	FEB 17	0%	AUG 17	Thompson	Preconstruction meeting held on April 5, 2017. Notice to proceed is expected to be issued with the first working day on April 10, 2017.	N/A	Tucci and Sons, Inc.
CP1417	WEST HILL SPRINGS IMPROVEMENTS This project will add an automatic shutdown/diversion if disinfection system fails, add a screen or a Tide-flex valve to the overflow at the site, and evaluate site stabilization.	605,000 (Water)		605,000	501,682	100%	DEC 16	50%	JUN 17	Barba	Work is underway.	MSA	RL Alia
CP1501	TRAFFIC SIGNAL SAFETY IMPROVEMENTS This project will implement low-cost traffic signal safety improvements at various intersections by installing flashing yellow arrow signals, auxiliary signal heads, and backplates.	55,000 (Streets)	412,575 (Federal)	467,575	467,575	100%	AUG 16	99%	JUN 17	Larson	Work is underway.	N/A	Tansportation Systems, Inc.

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: CONSTRUCTION

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1415	W MAIN ST MULTIMODAL CORRIDOR AND ITS IMPROVEMENTS This project will repurpose the existing W Main St between W Valley Highway and the Interurban Trail. The project will also provide Intelligent Transportation System (ITS) improvements along W. Main St., West Valley Hwy, 15th St. SW, and C St. SW.	824,923 (Streets)	3,770,015 (Federal)	4,594,938	4,094,879	100%	JUN 16	95%	MAY 17	Truong	Work is underway. Construction is currently in suspension awaiting a weather window to complete final paving.	CH2M	Tucci and Sons
CP0767	MOHAWK PLASTIC WETLAND MITIGATION MONITORING This project is an annual level of effort to complete the required monitoring for the mitigation site.	25,000 (Streets)		25,000	25,000					Howard	Monitoring work in progress (Year 6 of 10 required for wetland mitigation)	Soundview	
CP1317	Water Meter and Billing System Improvements This project will install automated meter reading infrastructure and software, and will replace all water meters.	6,000,000 (Water)		6,000,000	6,000,000	100%	JUL 15	40%	DEC 17	Snyder	Work is underway.	Ferguson	Ferguson

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: CONSTRUCTION

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1515	2016 Local Street Reconstruction and Preservation Project This project will reconstruct 21st St NE between Auburn way N and I St NE; F St SE between East Main St and 4th St SE; and 25th St SE between M St SE and R St SE; as well as preserve several streets in the West hill area.	2,355,911 (SOS) 698,711 (Water)		3,054,622	2,910,407	100%	MAY 16	100%	NOV 16	Carter	Final Pay in process.	Jacobs Engineering	Miles Resources, LLC.
CP1522 (CP1122)	30th Street NE Storm Improvements (Phase 1B): This project will replace the 30-inch storm drainage line along 30th Street NE from approximately I Street NE to Brannan Park Storm Pump Station to address localized flooding issues. Phase 1A was completed in Jan. 2016 (CP1122)	2,293,810 (Storm)		2,293,810	2,504,785	100%	JUL 16	89%	APR 17	Truong	Work is underway.	Otak	KLB Construction
CP1512	2015 Sanitary Sewer Repair and Replacement This project will replace and/or repair aging and damaged sewer systems through out the City.	1,187,904 (Sewer)		1,187,904	835,515	100%	AUG 16	90%	APR 17	Wickstrom	Work is underway. Contract is currently in suspension awaiting a weather window for final paving and traffic lane striping.	N/A	Road Construction Northwest

Capital Project Status Report Community Development And Public Works Department - Engineering General Services Division

Project Status: DESIGN

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1606	Auburn Teen and Community Center (H Street SE Extension) This project is being completed as part of the Auburn Community and Teen Center project. It will construct a connection from the current termination of H Street SE at the White River Museum to Auburn Way South. The connection to Auburn Way South will serve as shared entry to the Les Gove Campus and the King County Library. The project will also close Deals Way adjacent to the spray park and library.		855,000 (Parks)	855,000	855,000	100%	JAN 17	40%	MAY 17	Larson	Construction underway.	N/A	Road Construction Northwest
CP1407	MARCHINI MEADOWS This project will complete the required public improvements that the developer for the Marchini Meadows did not complete. Improvements are prioritized and will be completed based on available funds.		70,000 (Developer Settlement)	70,000	70,000	75%	TBD 17	0%	TBD 17	Larson	Overlay of 132nd Ave completed by project CP1506 (2015 Pavement Patching & Overlay). Design and Construction finish dates are shown as unknown because this work is being completed in phases. The next phase, replacing broken sidewalks and driveways, is being pursued with the Job Order Contractor (JOC).	N/A	Sabyr
CP1316	EAST RIDGE MANOR STORM IMPROVEMENTS This project will complete improvements to the East Ridge Manor storm system in the Lea Hill area.	1,120,000 (Storm)		1,120,000	1,110,000	20%	NOV 17	0%	APR 18	Thompson	Consultant selection process is underway.	Brown and Caldwell	TBD

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: DESIGN

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1107	FULMER WELLFIELD IMPROVEMENT PROJECT This project will be done in phases. The first phase 1A will complete investigation of the Fulmer Wellfield area to determine the required analysis and drilling program needed to utilize the full water rights. Phase 1B will complete a drilling and testing program as well as an alternatives analysis. Phase 2 will complete the physical improvements.	2,320,315 (Water)		2,320,315	2,647,533	95%	APR 17	0%	JUL 17	Barba	Phase 2 design work is underway. Project budget updated to reflect the combined total project costs for Phase 1 and Phase 2 and the total estimated costs updated to include most recent cost information for estimated Phase 2 construction.	Phase 2: Carollo Engineers	TBD
CP1406	MAIN ST SIGNAL UPGRADES This project will reconstruct the existing signal at C Street SW and Main Street.	465,000 (Street)		465,000	465,000	30%	JUL 17	0%	DEC 17	Thompson	Design is underway.	TBD	TBD
CP1416	F ST SE NON-MOTORIZED IMPROVEMENTS This project will reconstruct F St SE from 4th St SE to Auburn Way South, including adding new sidewalks, curb and gutter, bike lanes, wayfinding signage, street lighting, streetscape elements, and safety improvements, and will include a bike share program with bike boulevard components. Some ROW acquisition is necessary. Some sections of water and sewer lines will be replaced on F St SE between 4th St SE and Auburn Way S.	130,000 (Streets) 100,000 (Water) 24,000 (Sewer)	520,000 (Federal)	774,000	2,727,000	50%	TBD 17	0%	TBD 18	Wickstrom	Design and Environmental documentation work is underway. Construction funding is not yet secured. Design finish date shown as TBD to reflect notice the City received regarding limited federal funding obligation authority in 2017 for PSRC funded projects.	Jacobs	TBD

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: DESIGN

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1502	37TH ST SE AND A ST TRAFFIC SIGNAL This project will improve the safety at the intersection by installing a traffic signal, improving ADA ramps, widening the northeast corner of the intersection to accommodate U-turns, and pavement restoration.	142,240 (Streets)	792,260 (Federal)	934,500	1,101,137	95%	JUN 17	0%	DEC 17	Barba	Right-of-Way (ROW) phase is underway.	KPG	TBD
CP1312	STORM REPAIR & REPLACEMENT This project will replace and/or repair aging and damaged storm lines throughout the City.	333,000 (Storm)		333,000	333,000	50%	MAY17	0%	NOV 17	Wickstrom	Additional sites and budget are under evaluation and may be added to this project.	N/A	TBD
CP1511	M ST SE IMPROVEMENTS (3RD ST SE TO EAST MAIN ST) This project will replace an existing 12 inch storm drain pipe along M St SE from 4th St SE to E Main St.	664,652 (Storm) 481,000 (Water) 416,183 (Sewer) 476,877 (Streets)		2,038,712	1,971,381	93%	MAR17	0%	NOV 17	Larson	Design is underway.	N/A	TBD

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: DESIGN

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1513	22nd St NE and I St NE Intersection Improvements This project will complete the design of intersection bicycle and pedestrian safety improvements at 22nd St NE and I St NE.	315,000 (Streets) 10,000 (Sewer) 325,000 (Water)	200,000 (State Grant) 940,000 (Federal Grant)	1,790,000	1,790,000	90%	MAY17	0%	OCT 17	Wickstrom	Design is underway.	Reid Middleton	TBD
CP1613	M&O Building Roof Retrofit This project will install a roof retrofit system for the aging roof at the M&O Building.	240,000 (Facilities)		240,000	259,320	90%	MAY17	0%	JUL 17	Barba	Design is underway. Design and finish dates adjusted to reflect completing the work during the dry season.	Helix	TBD
CP1520	B St NW Reconstruction Project This project will complete the reconstruction of B St NW between 37th St NW and S 277th St, including replacing sanitary sewer and addressing storm drainage needs.	2,293,155 (Streets) 832,850 (Sewer) 350,000 (TBD)		3,476,005	3,743,000	92%	MAY17	0%	DEC 17	Carter	Design is underway. Design and construction finish dates adjusted to account for additional time needed for utilities to complete potholing.	KPG	TBD

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: DESIGN

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1617	Lea Hill PRV Stations Replaces 5 PRV stations in the Lea Hill service area that have exceeded their useful life.	700,000 (Water)		700,000	700,000	60%	MAY17	0%	NOV 17	Larson	Design is underway.	BHC	TBD
CP1516	Auburn Municipal Airport Runway Enhancements The purpose of the project is to improve safety and the ability to accommodate the current and forecast fleet of multi-engine piston aircraft for both takeoff and accelerate-stop distances at the Auburn Municipal Airport by extending both ends of Runway 16/34.		1,365,000 (Airport)	1,365,000	1,365,000	14%	DEC 17	0%	DEC 18	Wickstrom	Environmental Phase complete. Design underway.	Century West	TBD
CP1603	Coal Creek Springs Transmission Main Repair The project will construct a second, parallel transmission pipeline under the White River, inspect the existing steel transmission main for possible leaks and repair the leaks, if any, and line the portion of the existing steel transmission main to improve its structural integrity and prevent leaks, and to construct another 12" to 18" parallel river crossing casing for providing water service and utility conduit to wilderness game farm park.	1,340,000 (DWSRF) 185,000 (Water)		1,525,000	1,525,000	5%	MAR18	0%	JUL 18	Wickstrom	Design underway.	JACOBS	TBD

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: DESIGN

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1523	Lake Tapps Parkway Preservation Project The purpose of the project is to rehabilitate and preserve the existing pavement on Lake Tapps Parkway between the Western City Limit near 8th Street E and Lakeland Hills Way	202,850 (Streets) 5,000 (Sewer) 5,000 (Storm)	750,000 (Federal)	962,850	1,034,924	99%	APR 17	0%	AUG 17	Barba	Final design documents being prepared. Awaiting WSDOT Design Approval for Construction Obligation.	N/A	N/A
CPXXXX	South Hangar-Row 3 Door Improvements This project will install new tracks under the rolling hangar doors to improve performance.		72,871 (Airport)	72,871	72,871	99%	TBD 17	0%	TBD 17	Wickstrom	Design is complete. Design and Finish dates changed to TBD awaiting budget availability to begin advertising for construction bids.	KPFF	TBD
CP1521	15th Street NE/NW Preservation Project This project will rehabilitate and preserve the existing pavement in the 15th Street NW/NE and Harvey Road SE corridor between State Route 167 and 8th Street NE. Furthermore, grind and overlay 15th Street NW/NE from State Route 167 to Auburn Way N., and grind and overlay Harvey Road NE from Auburn Way N to 8th Street NE.	817,500 (Streets) 50,000 (Storm) 50,000 (Sewer)	817,500 (Federal Grant)	1,735,000	1,735,000	55%	DEC 17	0%	SEP 18	Truong	Design is underway.	N/A	TBD

Capital Project Status Report

Community Development And Public Works Department - Engineering General Services Division

Project Status: DESIGN

Project Number	Project Name & Description	Street/Utilities	Project Budget		Total Estimated Costs	Design % Complete	Design Finish Date	Construction % Complete	Construction Finish Date	Project Manager	Status	Design Consultant	Contractor
			Other	Total Budget									
CP1614	2017 Local Street Reconstruction and Preservation Project This project will reconstruct the 28th St SE loop east of R St., 27th St SE, 26th St SE, S St SE, T St SE and U St SE; reconstructed 19th St SE and G St SE near Olympic Middle school, and preserve 53rd Ave S, S 302nd Pl and associated cul-de-sacs in the Westhill.	2,556,000 (Streets) 500,000 (Water) 200,000 (Storm)		3,256,000	2,900,000	65%	MAY17	N/A	DEC 17	Carter	Design is underway.	Jacobs Engineering, Inc.	TBD
MS1510	104TH AVENUE SE BUILDING DEMOLITION The purpose of the project is to demolish three separate buildings (single-family house, detached garage, and shed) located at 31923 104th Avenue SE. The property will be re-purposed in the near future as part of a Transportation Improvements Project.	40,000 (Streets)		40,000	87,000	99%	MAR17	0%	MAY17	Truong	Final design documents being prepared for advertising for construction bids.	N/A	TBD
CP1701	ITS Dynamic Message Sign This Project will expand ITS operations by installing a DMS sign.	\$100,000		\$100,000	\$228,500	5%	MAY17		JUN 17	Barba	Design is underway.	N/A	



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6644 (15 Minute Presentation) (Snyder)

Date:

April 4, 2017

Department:

Community Development & Public Works

Attachments:

[Ordinance No. 6644](#)

Budget Impact:

\$0

Administrative Recommendation:**Background Summary:**

On December 7, 2015 the City Council enacted Resolution No. 5187 which placed a one-year moratorium prohibiting residential uses previously allowed within the C-1, Light Commercial zoning district. The types of residential uses included in the Moratorium are caretaker apartments, live/work units, multi-family buildings (stand-alone or as part of a mixed-use project), nursing homes and assisted living facilities, and senior housing. Neither the Moratorium nor the proposed Code amendments would impact existing single-family homes, existing or previously permitted uses, or transient-style uses (i.e. hotels, motels). "New" single-family residential uses were not allowed in the C-1 zoning district even before the Moratorium. At the time of the Moratorium there were 3 projects that were previously vested to allow residential uses on C-1 properties. Since these projects already had applications that were considered "complete" for processing, the projects were not affected by the Moratorium and were allowed to continue. The purpose of the Moratorium was to allow the Planning Commission and City Council to further examine whether these types of residential uses are consistent with the intent of the C-1, Light Commercial zone and to change the regulations to agree with this intent. Related to the intent, the C-1 zone exists to serve as a transition between higher- and lower-intensity land uses by allowing commercial uses that are generally lower intensity, more shopper oriented and more compatible with adjacent residential uses.

Code amendments to relieve the time-limited Moratorium and to ensure that appropriate residential uses allowed in the C-1 zoning district were discussed with the Planning Commission at their regular meeting on October 4, 2016. A public notice indicating that changes were being proposed related to allowing residential uses within the C-1 zone was mailed out in advance of the hearing to every property owner within the C-1 zone, as well as notification to local and State agencies, and published

in the Seattle Times newspaper. A public hearing on the proposed changes was subsequently held by the Planning Commission on November 9, 2016 and the Planning Commission forwarded a recommendation for changes to the City Council. This recommendation has not yet been presented to the City Council.

While the Planning Commission was deliberating and reaching a recommendation, the City received a private application for a zoning code text amendment that proposed changes to allowed uses within the C-1 designation. Staff proceeded to conduct the required and associated environmental review. The Determination of Non-Significance (DNS) under the environmental review process for this was issued on November 17, 2016. The request on behalf of Promenade Apartments, LLC, sought to change the uses or types of businesses allowed as the commercial portion of a “mixed-use” in the C-1, Light Commercial zoning district. The request sought to amend Chapter 18.57 ACC, zoning “Standards for Specific Land Uses” and specifically, subsection ACC 18.57.030 (Residential) to change the uses allowed in the C-1, Light Commercial zone for “mixed-use” projects that is currently limited to:

“... one or more commercial retail, entertainment or office uses that are permitted outright or conditionally.”

Rather than the “retail, entertainment or office uses”, the Applicant seeks to have the commercial portion of the mixed use project comprised of a daycare use; the Applicant seeks to have their ten (10) percent of the first floor square footage as commercial space consisting of a daycare operated by the YMCA to meet the “mixed use” standards under current code provisions (ACC 18.57.030(1)(g)). However, this proposed amendment sought to change the same section of code that Staff and the Planning Commission were recommending for deletion. The approaches were in conflict.

Ultimately, the Planning Commission made a recommendation that daycare is a suitable use in a mixed-use development and language to address both this type of use, and the to address the legal conformity of the 3 projects aforementioned. This code language is shown as footnote 2 to ACC Table 18.23.030.

On December 5, 2016, the City Council then enacted a six-month extension to the Moratorium (Resolution No. 5258). The extension was adopted to allow Staff and the Planning Commission to determine how to proceed with addressing both the Moratorium as well as the private text amendment application.

During review of the changes requested by Promenade Apartments LLC, some inconsistencies were discovered in the “mixed-use” zoning standards. These inconsistencies led Staff and the Planning Commission to further review and work to

clarify and provide consistency in the code language for mixed-use development (outside of the C-1 zone). These changes include removing antiquated requirements and clarifying and rewording the code language used; as shown throughout **Exhibit 1**, Ordinance No. 6644.

The Planning Commission then held a Public Hearing on March 7, 2017 for Ordinance No. 6644 and made a recommendation of approval to the City Council.

To summarize, the proposed zoning code amendments would address the following:

1. Amend the definition of “mixed-use development” (ACC 18.04.625) to clearly require a residential component, where mixed-use is allowed. (Ord. 6644 Section 1)
2. Amend the list of allowed residential uses (ACC Table 18.23.030) within the C-1, Light Commercial zoning district and thereby addressing the Moratorium. (Ord. 6644 Section 2) This amendment changes multiple family dwellings as part of a mixed use development from permitted to prohibited and changes senior housing from administrative to prohibited.
3. Add a footnote to ACC Table 18.23.030 to address projects that are vested to the zoning standards that were in place prior to the Moratorium. (Ord. 6644 Section 2)
4. Amend/include in this footnote the types of uses that can satisfy the non-residential component of a mixed-use development; this also addresses the private code amendment request by Promenade Apartments LLC, to which they spoke in support-of at the March 7, 2017 Public Hearing. (Ord. 6644 Section 2)
5. Amend the code language for mixed-use developments (ACC 18.57.030) to provide clear and consistent language for use by the public and Staff. (Ord. 6644 Section 3)

Promenade Apartments LLC zoning code request City File No. ZOA16-0004

Reviewed by Council Committees:

Other: Planning, Fire, Legal, & Building

Councilmember:

Staff:

Snyder

Meeting Date: April 10, 2017

Item Number:

ORDINANCE NO. 6 6 4 4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING SECTIONS 18.04.625, 18.23.030, AND 18.57.035, OF THE CITY CODE, RELATING TO THE RESIDENTIAL USES ALLOWED IN THE C-1, LIGHT COMMERCIAL ZONING DISTRICT, AND DEVELOPMENT STANDARDS FOR MIXED-USE DEVELOPMENT

WHEREAS, the City Council established a one-year moratorium, commencing on December 7, 2015, under Resolution No. 5187, for accepting or processing applications, permits, or other approvals for residential uses within the C-1, Light Commercial zoning district; and,

WHEREAS, Resolution No. 5187 directed the Planning Commission and City Staff to review and determine which uses listed under "Residential" in ACC Table 18.23.030 are appropriate within the C-1 zone; and,

WHEREAS, the Planning Commission discussed and determined which Residential uses were appropriate in the C-1 zone at the October 4, 2016 Planning Commission meeting; and,

WHEREAS, the Planning Commission held a public hearing on the proposed amendments at the November 9, 2016 Planning Commission meeting, and made a recommendation of the amendments to the City Council; and,

WHEREAS, a private application for a zoning text amendment was processed by City Staff, culminating in issuance of a Determination of Nonsignificance (DNS) on November 17, 2016. This private amendment request was proposing to amend a section of code the Planning Commission had recommended to be removed, specifically relating to the uses allowed to satisfy the non-residential component of a previously approved mixed-use development; and,

WHEREAS, the timing of this private application triggered a need for the City Council to extend the moratorium established under Resolution No. 5187; and,

WHEREAS, the City Council extended the moratorium for an additional six months under Resolution No. 5258, commencing on December 5, 2016; and,

WHEREAS, City Staff presented further amendments to address the private application request along with further amendments to the development standards for mixed-use developments to the Planning Commission at the January 4, 2017 and February 22 Planning Commission meetings; and,

WHEREAS, the Planning Commission held a public hearing on the proposed amendments at the March 7, 2017 Planning Commission meeting, and made a recommendation of the amendments to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN,

WASHINGTON, DO ORDAIN as follows:

Section 1. Amendment to City Code. That Section 18.04.625 of the Auburn City Code be and the same hereby is amended to read as follows:

18.04.625 Mixed-use development.

“Mixed-use development” means a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, along with residential uses. Mixed-use development may be vertically oriented in one or more buildings, or horizontally distributed on a development site. When horizontally distributed, the different uses may be constructed concurrently and in separate phases, and should incorporate common and/or complementary features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site. (Ord. 6253 § 2, 2009.)

Section 2. Amendment to City Code. That Section 18.23.020 of the Auburn City Code be and the same hereby is amended to read as follows:

Ordinance No. 6644
March 9, 2017
Page 2 of 9

Table 18.23.030
Permitted, Administrative, Conditional and Prohibited Uses by Zone

P = Permitted A = Administrative C = Conditional Use X = Not Permitted									
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING									
Building contractor, light	X	X	X	P	X	P	X	P	
Building contractor, heavy	X	X	X	X	X	A	X	P	
Manufacturing, assembling and packaging - Light intensity	X	X	X	P	X	P	P	P	ACC 18.31.180
Manufacturing, assembling and packaging - Medium intensity	X	X	X	A	X	P	A	P	ACC 18.31.180
Manufacturing, assembling and packaging - Heavy intensity	X	X	X	X	X	X	X	A	ACC 18.31.180
Outdoor storage, incidental to principal permitted use on property	X	X	X	P	X	P	P	P	ACC 18.57.020 (A)
Storage - Personal household storage facility (mini-storage)	X	P	X	P	X	P	X	P	ACC 18.57.020 (B)
Warehousing and distribution	X	X	X	X	X	P	P	C	ACC 18.57.020 (C)
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	X	X	P	X	P	P	P	
Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)	X	X	X	P	X	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES									
Commercial recreation facility, indoor	X	P	P	P	P	P	P	A	
Commercial recreation facility, outdoor	X	X	X	A	X	P	A	A	ACC 18.57.025 (A)
Conference/convention facility	X	X	A	A	X	A	X	X	
Library, museum	X	A	A	A	X	A	P	X	
Meeting facility, public or private	A	P	P	P	X	A	P	A	
Movie theater, except drive-in	X	P	P	P	P	X	X	X	
Private school - Specialized education/training (for profit)	A	A	P	P	P	P	P	P	
Religious institutions, lot size less than one acre	A	P	P	P	A	A	A	A	
Religious institutions, lot size more than one acre	C	P	P	P	A	A	A	A	
Sexually oriented businesses	X	X	X	P	X	P	X	P	Chapter 18.74 ACC
Sports and entertainment assembly	X	X	A	A	X	A	X	A	

Ordinance No. 6644
March 9, 2017
Page 3 of 9

Table 18.23.030
Permitted, Administrative, Conditional and Prohibited Uses by Zone

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LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
facility									
Studio - Art, dance, martial arts, music, etc.	P	P	P	P	P	P	A	A	

RESIDENTIAL

Caretaker apartment	X	P	P	P	X	P	P	P	
Live/work unit	X	X	P	P	P	P	P	X	
Work/live unit	X	P	P	P	P	P	P	X	
Multiple-family dwellings as part of a mixed-use development ²	X	X	P	P	P	P	P	X	ACC 18.57.030
Multiple-family dwellings, stand-alone	X	X	X	X	X	X	X	X	
Nursing home, assisted living facility	X	P	P	P	C	X	X	X	
Senior housing ²	X	X	A	A	X	X	X	X	

RETAIL

Building and landscape materials sales	X	X	X	P	X	P	X	P	ACC 18.57.035 (A)
Construction and heavy equipment sales and rental	X	X	X	X	X	A	X	P	
Convenience store	A	A	P	P	X	P	P	P	
Drive-through espresso stands	A	A	A	P	A	P	A	A	
Drive-through facility, including banks and restaurants	A	A	A	P	P	P	X	P	ACC 18.52.040
Entertainment, commercial	X	A	P	P	X	A	X	A	
Groceries, specialty food stores	P	P	P	P	P	P	P	X	ACC 18.57.035 (B)
Nursery	X	X	X	P	A	P	X	P	ACC 18.57.035 (C)
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P	P	P	P	P	P	P	ACC 18.57.035 (D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	P	
Retail									
Community retail establishment	A	P	P	P	P	P	X	P	
Neighborhood retail establishment	P	P	P	P	P	P	X	P	
Regional retail establishment	X	X	X	P	P	P	X	A	
Tasting room	P	P	P	P	P	P	P	P	

Table 18.23.030
Permitted, Administrative, Conditional and Prohibited Uses by Zone

P = Permitted A = Administrative C = Conditional Use X = Not Permitted									
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
Tavern	P	P	X	P	P	P	X	A	
Wine production facility, small craft distillery, small craft brewery	A	P	P	P	P	P	P	P	

SERVICES

Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	X	P	ACC 18.57.040 (A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	X	P	ACC 18.57.040 (B)
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	P	P	P	
Catering service	P	P	P	P	A	P	A	P	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	P	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	P	P	P	
Equipment rental and leasing	X	X	X	P	X	P	X	P	
Kennel, animal boarding	X	X	X	A	X	A	X	A	ACC 18.57.040 (C)
Government facilities, this excludes offices and related uses that are permitted outright	A	A	A	A	A	A	A	A	
Hospital	X	P	P	P	X	P	X	P	
Lodging - Hotel or motel	X	P	P	P	P	A	P	A	
Medical - Dental clinic	P	P	P	P	P	P	X	X	
Mortuary, funeral home, crematorium	A	P	X	P	X	P	X	X	
Personal service shops	P	P	P	P	P	P	X	X	
Pharmacies	P	P	P	P	P	X	X	X	
Print and copy shop	P	P	P	P	P	P	X	X	
Printing and publishing (of books, newspaper and other printed matter)	X	A	P	P	P	P	P	P	
Professional offices	P	P	P	P	P	P	P	P	
Repair service - Equipment, appliances	X	A	P	P	P	P	X	P	ACC 18.57.040 (D)
Veterinary clinic, animal hospital	A	P	P	P	P	P	X	X	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Table 18.23.030
Permitted, Administrative, Conditional and Prohibited Uses by Zone

P = Permitted A = Administrative C = Conditional Use X = Not Permitted									
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
Ambulance, taxi, and specialized transportation facility	X	X	X	A	X	P	X	P	
Broadcasting studio	X	P	X	P	X	P	X	P	
Heliport	X	X	X	C	X	C	X	C	
Motor freight terminal ¹	X	X	X	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	X	P	P	P	P	P	P	X	
Parking facility, public or commercial, structured	X	P	P	P	P	P	P	X	
Towing storage yard	X	X	X	X	X	A	X	P	ACC 18.57.045 (A)
Utility transmission or distribution line or substation	A	A	A	A	A	A	A	A	
Wireless communication facility (WCF)	-	-	-	-	-	-	-	-	ACC 18.04.912, 18.31.100

VEHICLE SALES AND SERVICES

Automobile washes (automatic, full or self-service)	X	A	X	P	P	P	X	P	ACC 18.57.050 (A)
Auto parts sales with installation services	X	A	A	P	P	P	X	P	
Auto/vehicle sales and rental	X	A	X	P	X	P	X	P	ACC 18.57.050 (B)
Fueling station	X	A	A	P	P	P	X	P	ACC 18.57.050 (C)
Mobile home, boat, or RV sales	X	X	X	P	X	P	X	P	
Vehicle services - Repair/body work	X	X	A	P	X	P	X	P	ACC 18.57.050 (D)

OTHER

Any commercial use abutting a residential zone which has hours of operations outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday - Saturday: 7:00 a.m. to 10:00 p.m.	A	A	A	A	A	A	A	A	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same	P	P	P	P	P	P	P	P	

Ordinance No. 6644
March 9, 2017
Page 6 of 9

Table 18.23.030
Permitted, Administrative, Conditional and Prohibited Uses by Zone

P = Permitted A = Administrative C = Conditional Use X = Not Permitted									
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
general character of the uses permitted. See ACC 18.02.120(C)(6), Unclassified Uses.									

¹ Any motor freight terminal, as defined by ACC 18.04.635, in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zone. Any maintenance, alterations and additions to an existing motor freight terminal which are consistent with ACC 18.23.040, Development standards, are allowed.

² Any mixed-use development or senior housing project vested prior to Resolution No. 5187 (December 7, 2015) are an outright permitted use in the C-1 zone. Subsequently if a non-residential use within a vested mixed-use development changes, then the non-residential use shall maintain a minimum of 10 percent of the cumulative building ground floor square footage consisting of the uses permitted outright, administratively, or conditionally, listed under "Recreation, Education, and Public Assembly", "Retail", or "Services" of the C-1 zone.

(Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

Section 3. Amendment to City Code. That Section 18.57.030 of the Auburn

City Code be and the same hereby is amended to read as follows:

18.57.030 Mixed-Use Development.

A. All zones where permitted.

1. Multiple-family dwellings shall only occur concurrent with or subsequent to the development and construction of the nonresidential components of the mixed-use development;

2. Vertical mixed-use.

a. Mixed-use development comprised of a maximum of one building on a development site shall have a minimum of 50 percent of the ground floor comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under "Recreation, Education, and Public Assembly", "Retail", or "Services" in Table 18.23.030; provided, that uses normal and incidental to the building, including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall occupy a maximum of 50 percent of the ground floor space.

3. Horizontal mixed-use.

a. Mixed-use development comprised of two or more buildings shall have a minimum of 25 percent of the cumulative building ground floor square footage comprised of one or more of the uses permitted outright, administratively, or

conditionally, listed under “Recreation, Education, and Public Assembly”, “Retail”, or “Services” in Table 18.23.030; provided, that uses normal and incidental to the building, including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall not be included in this 25 percent requirement.

b. Mixed-use development comprised of two or more buildings (horizontal mixed-use) shall be arranged with the required non-residential building(s) located adjacent to the public street or private street and the multi-family located behind. For a corner lot or through lot, the non-residential building(s) shall be located adjacent to higher classification street.

B. C-2 and C-4 Zones.

1. Vertical mixed-use development is required. 2. All other requirements of Subsection A of this section shall apply.

C. C-3 Zone.

1. 1,200 square feet of lot area is required for each dwelling unit.

2. All other requirements of Subsection A of this section shall apply.

D. M-1 Zone.

1. Vertical mixed-use development is required.

2. Ground floor uses shall be comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Retail” or “Services” in Table 18.23.030. All other requirements of Subsection A of this section shall apply.

E. EP Zone.

1. The multiple-family development incorporates sustainable design and green building practices and qualifies to be built green certified.

2. All other requirements of Subsection A of this section shall apply. (Ord. 6478 § 1, 2013; Ord. 6435 § 1, 2012.)

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. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, 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 6. **Effective date.** This Ordinance shall take effect and be in force five days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____

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:

Matrix

Date:

April 5, 2017

Department:

Administration

Attachments:

[Matrix](#)

[Development Activity Report](#)

Budget Impact:

\$0

Administrative Recommendation:

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff:

Meeting Date: April 10, 2017

Item Number:

COUNCIL MATRIX

NO.	TOPIC	STAFF LEAD(S)	STUDY SESSION REVIEW DATE(S)	COUNCIL DISCUSSION SUMMARY	ACTION DATE
1	Board and Committee Appointments	Council & D. Heid	03/13/2017, 03/27/2017	referred to City Attorney and 3/27/2017 Study Session	Ordinance 6649 4/3/2017
2	City Slogan	Council	03/13/2017, 03/27/2017	referred to Councilmember Baggett for further information	
3	Safe City Ad Hoc Committee Report	Chair Trout-Manuel	4/24/2017		
4	Deputy Mayor Selection Ad Hoc Committee Report	Chair DaCorsi	5/8/2017		
5	Capital Projects Update and Featured Capital Project Discussion	K. Snyder	04/10/2017		
6	Sewer and Storm Code Revisions	K. Snyder	04/10/2017		
7	Community Sustainability Series: Economic and Statutory Considerations for Municipalities	K. Snyder	Rescheduled for later this year		
8	Ordinance No. 6644 - Residential Uses within the C-1 Zone and Development Standards for Mixed-use Development	K. Snyder	04/10/2017		
9	IT Update on Digital Parity	P. Haugan	6/12/2017		
10	Use of Force Report	Chief Lee	04/24/2017		
11	Traffic School Update	Chief Lee	04/24/2017		
12	Commendation Inquiry Allegation (CIA) Report	Chief Lee	04/24/2017		
13	Fair Housing Practices - Souce of Income Discrimination	Admin/Legal/CD&PW	5/8/2017		
14	(FIN & ECON DEV SFA Placeholder)				
15					
16					

MONTHLY DEVELOPMENT ACTIVITY SNAPSHOT - THROUGH MARCH 24TH 2017*

Non-Residential/Multi-Family	Description	Location	Parcel #	File #	Submittal Date	Issued Date	Status
O.C. Suite 1058 Build-out (former Marshalls)	Landlord preparing 40,000 anchor tenant space for future potential tenant	Outlet Collection	2421049076	TEN17-0032	2/22/2017		In Permit Review
MultiCare: Radiology	New MultiCare Radiology Suite	202 N Division St.	492500240	TEN17-0023	1/25/2017		In Permit Review
MultiCare: CUP	Replacement/revision of Central Utility Plant	103 Auburn Ave. NE	492500260	BLD16-0357	10/13/2016	1/9/2017	In Construction
Lakeland Commons Chevron	New convenience store, gas station, and carwash.	1604 Lake Tapps Pkwy SE	9004490020	FAC16-0017 BLD16-0408	12/27/2016		In Permit Review
Boeing 17-75	2 story 71000 sq. ft. training and office facility	700 15TH ST SW	2421049091	BLD16-0337	9/22/2016		In Permit Review
Holiday Inn Express	200 room hotel	Valley - C Street SW at Hwy 18 off ramp	1321049050	BLD16-0346	10/10/2016		In Permit Review
North Auburn Logistics	250,000 square foot warehouse facility	West Valley Hwy at north end of city (287th cross street)	3522049026	BLD14-0166	6/20/2014		In Permit Review
Laser Cutting NW	2 one story 30,000 sq. ft. light manufacturing buildings	Valley - 3136 B Street NW	1580600250	BLD16-0010	1/25/2016		In Permit Review
Omega Office Building	1 one story 11,000 sq. ft. office building	Valley - 3705 West Valley Hwy	221049098	BLD16-0287	7/21/2016		In Permit Review
Lakeland Commons II	3 one story retail shell buildings - 9,000, 5,000 and 3,000 sq. ft.	Lakeland - SE corner of Lakeland Town Center	520053018	BLD16-0237 - 0239	6/9/2016	12/30/2016	In Construction
Auburn Dairy	1 one story 9,000 square foot storage building	Valley - 117 G Street SW	3915000050	BLD16-0259	6/27/2016		In Permit Review
Promenade Apts	14 four story buildings, 298 Multi-Family Units, 1 commercial pad	Lea Hill - 312th and 132nd	TMP	BLD15-0013	1/20/2015	7/21/2016	In Construction
Villas and Reserve	5 Mixed Use buildings, 595 Multi-Family Units, multiple commercial first floor storefronts	Valley - A Street NE (behind Lowes)	1221049014	BLD15-0282	10/30/2015	10/5/2016	In Construction
Raceway Mini Storage	4 one story mini storage buildings, Revised plan to include 1 four story, 2 two story buildings, & 1 one story storage buildings.	Lea Hill - 304th and 132nd (near Hwy 18 on ramp)	1021059058	BLD15-0141	5/22/2015	10/11/2016	In Construction / BLD revision under review
A Street Storage	1 four story mini stroage building	Valley - A Street SE (next to Pink Elephant car wash)	6655000015	BLD15-0327	11/30/2015	5/2/2016	In Construction
Merrill Gardens	1 four story senior housing building with 113 units and 16 memory care units	Downtown - Division Street	TMP	BLD13-0544	10/31/2013	7/15/2015	Near Completion - TCO issued 02/03
Estates at Hillside Gardens	1 four story senior housing building with 129 units	Valley - Howard Road	1921059247	BLD15-0310	11/5/2015	2/18/2016	Final CO issued on 3/1/17
Lakeland Storage	2 one story mini storage buildings	Lakeland - A Street SE at base of Lakeland	520062050	BLD16-0246	6/22/2016	8/22/2016	In Construction
Phoenix Rising	3 group home buildings with 24 dwelling units	Valley - 915 26th Street NE	0001000068	BLD14-0163	6/16/2014	3/9/2015	In Construction
iLocal Online	1 two story 3,272 sq. ft. office building	Valley - 918 A Street SE	3141600195	BLD15-0313	11/12/2015	7/25/2016	In Construction
Hebert B Street	1 warehouse at 15,000 sq. ft.	Valley - 3526 B Street NW	1580600230	BLD15-0200	7/16/2015	6/22/2016	In Construction
*Does not include boundary line adjustments, sign permits, tenant improvements, single family building permits, etc.							
Residential Subdivisions	Description	Location	Parcel #	File #	Submittal Date	Issued Date	Status
Brahma Vista	30 SFR	13106 SE 304th St	421059015	PLT17-0002	3/30/2017		Pre - In Review
Carters Estates	16 lots	Lakeland - Lake Tapps Pkwy SE and Kersey Way SE	520051044	FAC17-0001	1/13/2017		Civil Review
Ridgeview	30 lot	Lea Hill SE 284TH ST & 124TH AVE SE	3322059115	PLT17-0001	1/12/2017		Pre - In Review

Willow Place	Hultquist Homes - 12 lots	Lea Hill - 306th and 132nd	921059158	PLT16-0009	12/30/2016	Pre - In Review
Wyncrest III	Schneider Homes - 12 lots	West Hill - 66th and 298th	221049038	PLT16-0008	12/9/2016	Final - Council on 3/27/17 and 4/3/17
Moss Ridge	26 lots	West Hill - 56th Ave S and S 318th St	9262800050	PLT16-0007	12/7/2016	Pre - In Review
Robbins	27 lots	West Hill - 56th Ave S and S 322nd St	9262800140	PLT16-0006	12/1/2016	Pre- In Review
Diamond Valley Estates	202 lots	Kersey	3221059010	PLT14-0006	4/21/2014	Pre - Hearing Examiner hearing on January 25, 2017
Hastings	Summit Homes - 10 lots	West Hill - 56th and 318th	9262800055	PLT16-0005	10/5/2016	Final - In Review
Auburn Assemblage/ Canyon Creek	Polygon - 154 lots	West Hill - Peasley Canyon	1521049017	PLT15-0002	7/24/2015	3/29/2016 Home Construction
Greenvale	MainVue - 17 lots	Lea Hill - 304th and 112th	0521059039	PLT15-0001	6/12/2015	10/19/2015 Home Construction
Mountain View	MainVue - 55 lots	West Hill - 56th and 328th	9262800210	PLT14-0008 & 9	9/30/2014	4/6/2015 Home Construction
Hazel View	MainVue - 22 lots	Lea Hill - 305th and 120th	0921059176	PLT16-0001	1/8/2016	4/25/2016 Home Construction
Dulcinea	MTT Construction - 6 lots	Lea Hill - 307th and 122nd	0921059090	PLT16-0003	2/16/2016	5/2/2016 Home Construction
Westridge/ Calla Crest	Richmond American - 56 lots	West Hill - 300th and 60th	0221049027	PLT14-0010	10/31/2014	7/23/2015 Home Construction
Spencer Place	Cary Lang Construction - 13 lots	Lea Hill - 318th and 116th	0921059065	PLT14-0007	9/25/2014	7/28/2016 Home Construction
Lakeland Hills Estates	DR Horton - 66 lots	Lakeland - Kersey	3221059020	PLT14-0002	2/14/2014	7/16/2014 Home Construction
Pre-Applications (remain on the list for one year)						
Tru by Hilton Hotels	56,227 square foot, 5 story, 97 room hotel	307 Auburn Way South	7331400447,	PRE17-0016		4/12/2017
Norbe Commercial	3,200 sq. ft commercial building	301 W Main St	5401600325, -0070	PRE17-0010		3/22/2017
Hi Crest Plat	54 lot subdivision	307 Hi Crest Dr NW	1421049002	PRE17-0008		3/1/2017
ARCO/AMPM	Fueling station, convenience store, and car wash	312th/304th/132nd	321059192	PRE17-0007		3/1/2017
Dave and Busters	40,000 conversion from retail to restaurant/entertainment	Outlet Collection		PRE17-0006		2/22/2017
Lakeland North Retail	5 retail buildings (36,000 sq. ft.)	6950 Lakeland Hills Way	7001521050, 9009550010, 9009550020	PRE17-0005		2/15/2017
Stowe Plat	27 lot subdivision	32727 56th Ave. S	9262800295, 9262800320	PRE17-0004		2/15/2017
Travelodge	Lobby Expansion and interior remodel	9 16th St. NW	800049	PRE17-0003		2/8/2017
AYR	Arcadia Redevelopment	932 Auburn Way South	1921059141	PRE16-0054		1/4/2017
Peninsula Truck Lines	Pave 1.5 acres of existing gravel truck parking	701 6th Street NW				12/21/2016
Wyndham Hotel	3 commercial buildings: 1 five story 63 unit "microtel"; 1 one story	Valley - 49th Street NE				11/2/2016
Rainier View	14 lot subdivision	Lea Hill - 132nd and 294th	0321059067	PRE16-0042		10/26/2016
Huyber Subdivision	32 lot subdivision	Lea Hill - 304th and 132nd	0421059015	PRE16-0041		10/19/2016
Greenridge	7 lot subdivision	Lea Hill - 116th and 304th	7867000008	PRE16-0040		10/12/2016
Lea Hill Properties	2 pad commercial spec development	Lea Hill - 124th and 312th (kitty corner to old VRFA station)	0921059094	PRE16-0039		10/5/2016
DR Horton	71 lot subdivision	West Hill - 56th and 302nd	0221049114	PRE16-0036		9/28/2016
Ridgeview Estates	30 lot subdivision	Lea Hill - 124th and 284th	3322059115	PRE16-0029		8/31/2016
Pioneer Land	26 lot subdivision	West Hill - 56th and 318th	9262800051	PRE16-0027		8/24/2016

Avenue 55	42,000 sq. ft. Warehouse/Industrial Building	Valley - A Street SE (across from Albertsons where quonset huts are located)	2521049028	PRE16-0026	8/17/2016
Crow Holdings	183,000 sq. ft. Warehouse/Industrial Building	Valley - 15th Street SW	2421049068	PRE16-0025	8/17/2016
Mastandrea	10 lot subdivision	West Hill - 65th and 296th	0221049203	PRE16-0024	8/3/2016
Panattoni	110,000 sq. ft. Warehouse/Industrial Building	Valley - 5029 Auburn Way North	9360000189	PRE16-0022	7/13/2016
Ellingson Crossing	Speculative 3 tenant commercial strip space	Valley - 3737 A Street SE	2521049028	PRE16-0021	7/13/2016
Big Foot Java	New coffee stand	3366 Auburn Way South		PRE16-0020	6/1/2016
Riverside Ridge Apts	3 five story fifteen thousand sq. ft. multifamily buildings with 192 units.	Valley - Oravetz Road	1921059047	PRE16-0017	5/18/2016

Subject	Lead Staff	Staff Development	Planning Commission Intro	Planning Commission Discussion(s)	Planning Commission Hearing	Study Session	City Council
C-1 Zone and Moratorium	Thaniel Gouk	X	2/22/2017	N/A	3/7/2017	4/10/2017	4/17/2017
Marijuana	Kevin Snyder	X	2/22/2017	3/21/2017; 5/2/17	5/16/2017		
Open Space Zone	Alex Teague	X	3/7/2017	4/4/2017			
Temporary Uses	Jeff Tate	X	3/7/2017	N/A	4/4/2017	4/24/2017	5/1/2017
Mixed Use Zone	Thaniel Gouk	X	3/7/2017				
Residential Transition Zone	Jeff Dixon	X	3/7/2017				
DUC Pedestrian Street	Jeff Tate	X	2/7/2017		2/7/2017	2/13/2017	2/21/2017
Auburn Way South Plan	Jeff Tate						
2017 Comp Plan Amendments	Jeff Dixon						
Airport Land Uses	Kevin Snyder						
Neighborhood Commercial Zone	TBD						
DUC Design Standards	TBD						
Multi-Family and Mixed Use Design Standards	TBD						
CPTED Standards	TBD						
Sustainability Incentives	TBD						
Housing Maintenance & Preservation	TBD						
Connectivity Standards	TBD						
Short Subdivisions & Preliminary Subdivisions	TBD						
Enforcement Service Provisions	Jeff Tate						
Tree Cutting Infractions	Jason Arbogast						
Landscape Strip Maintenance Obligations	Tami Kapule						