

**CITY COUNCIL STUDY SESSION AND
SPECIAL FOCUS AREA
APRIL 10, 2017 – 5:30 PM
Auburn City Hall
MINUTES**

I. CALL TO ORDER

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

A. Roll Call

Councilmembers present: Deputy Mayor Wales, Bob Baggett, Claude DaCorsi, Bill Peloza, and Yolanda Trout-Manuel. Councilmember Rich Wagner arrived at 5:31 p.m. Councilmember John Holman was excused.

Department directors and staff members present included: City Attorney Daniel B. Heid, Police Chief Bob Lee, Community Development and Public Works Director Kevin Snyder, Utilities Engineering Manager Lisa Tobin, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Capital Projects Manager Ryan Vondrak, Project Engineer Luis Barba, Water Utility Engineer Susan Fenhaus, Senior Planner Thaniel Gouk, Director of Administration Dana Hinman, Innovation and Technology Director Paul Haugan, Parks, Arts and Recreation Director Daryl Faber, Assistant Director of Public Works Services Randy Bailey, and City Clerk Danielle Daskam.

II. ANNOUNCEMENT, REPORTS AND PRESENTATIONS

Deputy Mayor Wales announced she would like to discuss the provision of food for Councilmembers during study sessions under New Business.

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Ordinance No. 6648

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

City Attorney Heid and Police Chief Lee presented Ordinance No. 6648, which relates to vehicle trespass.

City Attorney Heid explained the code amendment is needed to address a trespass violation for a person who knowingly enters or remains unlawfully in a vehicle without the permission of the owner but has not yet done anything that would indicate an intent to commit a crime. The ordinance would provide a tool that could assist the police before a more serious crime occurs, such as theft of property or auto theft.

Councilmember Trout-Manuel asked about the use of private home security cameras. Chief Lee explained that the use of home cameras is not addressed in Ordinance No. 6648, but the police can use private security cameras and recordings to identify suspects and make arrests.

Councilmember Pelozo expressed support for the ordinance.

IV. PUBLIC WORKS AND COMMUNITY DEVELOPMENT DISCUSSION ITEMS

Councilmember Rich Wagner, chair of the Public Works and Community Development Special Focus Area, presided over the meeting during discussion of the Special Focus Area items.

A. Street Sweeping Program

Assistant Director Bailey discussed the new functionality relating to street sweeping.

Each January, the Vegetation Supervisor develops a new street sweeping schedule. The new street sweeping schedule, which runs from March 1 through the end of September, is posted on the City's web site by February 1st. Any adjustments to the schedule or sweeping day are usually made during the off-season. Residents are able to access the street sweeping schedule by entering their address or finding their address on the color-code street sweeping map.

There are 19 separate sweeping zones in the city. When a new development/neighborhood is developed, the city staff review adjacent sweeping zones and garbage routes and will incorporate the new neighborhood into a zone until the routes are reconfigured in the next year.

The City has two full-time vacuum sweepers along with one back up sweeper.

Deputy Mayor Wales expressed concern with leaves in the roadway. Assistant Director Bailey advised that October 1st through the end of the year is dedicated to leaf sweeping.

Assistant Director Bailey reported that staff members are working on several short videos for YouTube that will educate residents on yard waste and street sweeping services.

B. Capital Projects Update and Featured Capital Project Discussion

Capital Projects Manager Vondrak presented a PowerPoint for the overall status of capital projects and a general preview of current and upcoming construction activities.

Four projects have been completed in 2017. Ten projects are currently under construction and 13 additional projects will be under construction by summer of 2017.

Manager Vondrak reviewed the M Street SE Improvements (3rd Street SE to East Main Street) Project that will be under construction this summer and will require a full closure of M Street SE. The project includes the replacement of storm, sanitary sewer upgrades, water services, ITS, curbs, gutters and sidewalks, and full depth pavement repair and overlay.

The M Street SE project will require the full closure of M Street SE for two months. Closing the roadway will reduce the construction time by half, and staff anticipate having the road open by September 1, 2017. Public outreach is occurring now. Advance notice will be signed and the detour will be signed.

Project Engineer Luis Barba presented a general project update for the Fulmer Wellfield Improvements Project. Using a PowerPoint presentation, Engineer Barba identified the location of the project in the vicinity of 5th Street NE and K Street NE and described some of the components of the project.

Water Utility Engineer Susan Fenhaus reviewed the history of the Fulmer Wellfield. In the early 1970's, Well 2 was drilled and put on line. In 1999, Well 6 was added along with a new well house. The corrosion facility was put on line in 2002. In 2009, it was

discovered one of the well pumps failed in Well 6. A short time later, Well 2 failed. The Fulmer Wellfield Study took place from 2012 to 2015. The study found that the wells should run near continuously for optimum operation. Once restored, Wells 2 and 6 will provide thirty percent of Auburn's independent water supply.

Design of the project will be completed this month. Construction will start in May and construction is anticipated to be complete in September 2017. Total cost of the project is approximately \$1,560,00.00.

Councilmember Wagner inquired regarding the percent of completion for Project CP1317. Water Utility Engineer Fenhaus reported that forty percent of the meters have been installed and all of the software required to manage the meters has been installed.

Councilmember Baggett inquired regarding traffic signal coordination and synchronization, especially from Main Street southbound to State Route 18. Assistant Director Gaub stated the City has limited control of the state traffic signals at the ramps. The City would have to take control of the signals and maintain them to the state standards at the City's cost. Councilmember Baggett urged the Council to review options to improve the traffic flow in the area. Assistant Director Gaub offered to update the Council as soon as she receives additional information from the state.

Councilmember Pelosa suggested reviewing the signal at 3rd Street and A/B Street NW.

C. Ordinance No. 6644 (Snyder)

Relating to residential uses allowed in the C-1, Light Commercial Zoning District, and development standards for mixed-use development

Senior Planner Thaniel Gouk presented information on proposed Ordinance No. 6644. On December 7, 2015, the City Council enacted Resolution No. 5187 placing a moratorium prohibiting residential uses previously allowed within the C-1, Light Commercial zoning district. The moratorium stems from three large residential projects permitted in 2015 where valuable commercial land was being taken up by residential development.

Senior Planner Gouk summarized the Planning Commission's recommendation on the types of residential uses that might be appropriate in the C1 Zone.

- Amend the definition of "mixed-use development" to clearly require a residential component, where mixed-use is allowed.
- Amend the list of allowed residential uses within the C-1 Light Commercial zoning district and thereby addressing the moratorium. 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.
- Add a footnote to the code to address projects that are vested to the zoning standards that were in place prior to the moratorium.
- 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.
- Amend the code language for mixed-use developments to provide clear and consistent language for use by the public and staff.

Senior Planner Gouk noted that all property owners of C-1 zoned property were notified of the Planning Commission public hearing on the proposed amendments.

V. OTHER DISCUSSION

Deputy Mayor Wales noted that Councilmember Peloza has submitted a list of items to be added to the next Municipal Services Special Focus Area Agenda. Deputy Mayor Wales suggested that those who chair a Special Focus Area should email the Deputy Mayor and clerks with items for the Special Focus Area agenda. Deputy Mayor Wales suggested, for those Councilmembers who do not chair a Special Focus Area, to bring up the subject during New Business so that it can be scheduled for a future study session.

VI. NEW BUSINESS

Deputy Mayor Wales requested the Council receive dinner for study sessions that are anticipated to go beyond two hours in duration. Councilmembers suggested the Deputy Mayor make the decision as to whether dinner for the Council will be provided.

VII. MATRIX

Councilmember reviewed the matrix.

Councilmember DaCorsi requested postponing the ad hoc committee report for the Deputy Mayor Selection Process to May 22, 2017.

Council discussed the City slogan and all expressed a willingness to not use the slogan and remove the item from the matrix.

Councilmembers reviewed the Monthly Development Activity Report through March 24, 2017, and briefly discussed the North Auburn Logistics development and its status. Director Snyder stated the property has been under development consideration since 2007 in various forms. The developer has been working with the City through the permitting process, and at one time the developer placed the project on hold for almost a year. The developer is working through state and federal permitting due to the wet condition of the property.

There was brief discussion regarding Don Small's proposed gas station project. Director Snyder and Assistant Director Gaub stated staff have had three or four meetings with Mr. Small and his consultants over the past year, but they have not applied for any permits at this time.

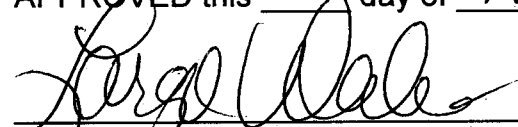
Councilmember DaCorsi suggested a staff presentation on the sequence of events relating to the commercial and residential permitting/development review process.

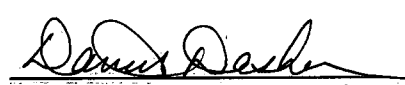
Councilmember Wagner requested a bi-annual review of the valuation for building permits a couple months prior to the budgeting process.

VIII. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:24 p.m.

APPROVED this 21st day of August, 2017


LARGO WALES, DEPUTY MAYOR


Danielle Daskam, City Clerk