

**City Council Meeting
February 2, 2015 - 7:00 PM
Auburn City Hall
AGENDA**

Watch the meeting LIVE!

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

I. CALL TO ORDER

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

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

III. APPOINTMENTS

A. **Arts Commission**

City Council confirm the appointment of Patricia Judd to the Arts Commission for a new three year, which will expire on December 31, 2017.

(RECOMMENDED ACTION: City Council confirm the appointment.)

B. **Museum Board**

City Council to confirm the reappointment of Bill Green, Joan Mason, and Ronnie Beyersdorf to a second term on the Museum Board, for a term to expire on December 31, 2017.

(RECOMMENDED ACTION: City Council confirm the reappointments.)

IV. AGENDA MODIFICATIONS

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. **Public Hearings**

1. **Amendment to the 2015-2020 Six Year Transportation Improvement Program (Snyder)**

City Council to conduct a public hearing to receive public comments and suggestions with regard to the proposed modifications to the 2015-2020 Transportation Improvement Program (TIP).

B. Audience Participation

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

C. Correspondence

There is no correspondence for Council review.

VI. COUNCIL AD HOC COMMITTEE REPORTS

Council Ad Hoc Committee Chairs may report on the status of their ad hoc Council Committees' progress on assigned tasks and may give their recommendation to the City Council, if any.

VII. CONSENT AGENDA

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

A. Minutes of the January 12, 2015 Study Session*

B. Minutes of the January 20, 2015 Regular Meeting*

C. Claims Vouchers (Coleman)

Claims voucher numbers 432183 through 432350 in the amount of \$2,284,707.09 and one wire transfer in the amount of \$3,016.43 and dated February 2, 2015.

D. Payroll Vouchers (Coleman)

Payroll check numbers 535312 through 535344 in the amount of \$291,676.07 and electronic deposit transmissions in the amount of \$1,377,825.33 for a grand total of \$1,669,501.40 for the period covering January 15, 2015 to January 28, 2015.

E. Public Works Project No. CP0915* (Snyder)

City Council award Contract No. 14-21 to McClure & Sons, Inc. on their low bid of \$1,909,660.00 plus Washington State sales tax of \$181,417.70 for a total contract price of \$2,091,077.70 for Project No. CP0915, Well 1 Onsite Improvements

F. Public Works Project No. CP1304* (Snyder)

City Council award Contract No. 14-12 to Transportation Systems, Inc. on their low bid of \$164,899.25 for project No. CP1304 – 37th Street NW and B Street NW Pre-Signal

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

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

A. SCORE Jail Statistics* (Mayor Backus)

X. ORDINANCES

A. **Ordinance No. 6554 (First Reading)* (Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, approving the Final Plat of Spencer Place

(RECOMMENDED ACTION: City Council suspend the rules and adopt Ordinance No. 6554 on first reading.)

B. **Ordinance No. 6550 (Second Reading)* (Coleman)**

An Ordinance of the City Council of the City of Auburn, Washington, establishing the Local Sales and Use Tax Rate for Local Revitalization Financing for 2015

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6550.)

C. **Ordinance No. 6551 (Second Reading)* (Coleman)**

An Ordinance of the City Council of the City of Auburn, Washington, amending Sections 13.06.280, 13.06.290, and 13.06.300 of the Auburn City Code relating to liening and noticing owners who have failed to pay their utility charges of water service termination

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6551.)

XI. **RESOLUTIONS**

A. **Resolution No. 5119* (Coleman)**

A Resolution of the City Council of the City of Auburn, Washington, authorizing the City of Auburn to impose a sales and use tax as authorized by RCW 82.14.415 as a credit against state sales and use tax, relating to annexations

(RECOMMENDED ACTION: City Council adopt Resolution No. 5119.)

B. **Resolution No. 5121* (Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, amending the 2015-2020 Six-Year Transportation Improvement Program of the City of Auburn pursuant to RCW Chapter 35.77

(RECOMMENDED ACTION: City Council adopt Resolution No. 5121.)

C. **Resolution No. 5126* (Hursh)**

A Resolution of the City Council of the City of Auburn, Washington, adopting the 2015 Community Development Block Grant Action Plan

(RECOMMENDED ACTION: City Council adopt Resolution No. 5126.)

XII. **MAYOR AND COUNCILMEMBER REPORTS**

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

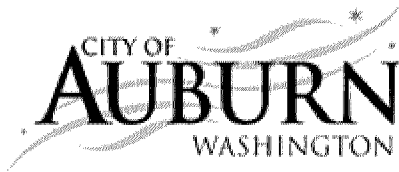
A. **From the Council**

B. **From the Mayor**

XIII. **ADJOURNMENT**

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

*Denotes attachments included in the agenda packet.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Amendment to the 2015-2020 Six Year Transportation Improvement Program

Date:

January 26, 2015

Department:

CD & PW

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council to hold the public hearing. See Resolution 5121 for further action on this item.

Background Summary:

See Resolution No. 5121, later on the agenda, for additional materials. The purpose of this Resolution is for the City Council to adopt modifications to the 2015-2020 Transportation Improvement Program. The proposed modifications are for two projects for which the City was awarded grant funding on 12/31/14. The projects are required to be adopted into the City's TIP in order to obligate the grant funds and proceed with the projects.

TIP#67 is a project number being vacated by a previous Federally funded safety grant projects that has been completed. The modification will reuse this TIP number for the newly awarded Federal Safety grant project. Total grant award for this project is \$412,575.00. City matching funds are programmed from existing authorized Traffic Signal Improvements budget.

TIP#68 is an existing programmed project being modified to reflect the actual federal grant award amount. Total grant award for this project is \$792,260.00.

Both project names and descriptions were revised to be consistent with the grant agency requirements.

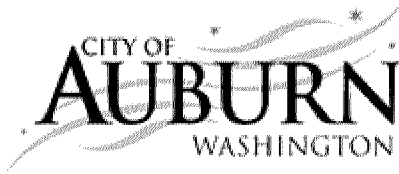
Reviewed by Council Committees:**Councilmember:****Staff:**

Snyder

Meeting Date:

February 2, 2015

Item Number: PH.1



AGENDA BILL APPROVAL FORM

Agenda Subject:

Minutes of the January 12, 2015 Study Session

Date:

January 26, 2015

Department:

Administration

Attachments:

Minutes

Budget Impact:

\$0

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

Meeting Date: February 2, 2015

Item Number: CA.A



**City Council Study Session
January 12, 2015 - 5:30 PM
Auburn City Hall
MINUTES**

I. CALL TO ORDER

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

A. Roll Call

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

City officials and staff members present included: Mayor Nancy Backus, City Attorney Daniel B. Heid, Community Development and Public Works Director Kevin Snyder, Utilities Engineering Manager Lisa Tobin, Water Utility Engineer Susan Fenhaus, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Transportation Manager Pablo Para, Finance Director Shelley Coleman, Chief of Police Bob Lee, Director of Administration Michael Hursh, Public Affairs and Marketing Liaison Dana Hinman, Assistant Director of Community Development Services Jeff Tate, IT Operations Manager Ashley Riggs, IT Customer Support Manager Reba Stowe, and City Clerk Danielle Daskam.

II. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Comprehensive Water Plan (30 minutes) (Fenhaus)

Water Utility Engineer Susan Fenhaus and Utilities Engineering Manager Lisa Tobin reviewed Chapters 7-9 of the draft Comprehensive Water Plan. In November 2014, the Public Works Committee reviewed Chapters 2-6. A complete copy of the draft Comprehensive Water Plan is available on the City's web site.

Chapter 7 relates to Water Quality and includes water quality regulations, monitoring practices, water quality evaluation, blending studies, deficiency findings, and compliance recommendations. Water Utility Engineer Fenhaus advised there have been no violations of water quality standards, and Auburn's water quality is very good.

In response to a question from Councilmember Osborne regarding some of the manganese levels in water from some of the City's wells, Engineer Fenhaus explained that manganese is a secondary standard and affects the aesthetic quality of the water.

Councilmember Wagner suggested the Plan include a glossary.

Councilmember Trout questioned the notification protocols for any water quality deficiencies or incidents of contamination. Engineer Fenhaus explained public notification is dependent on the type of incident. If coliform or e-coli is detected, the public would be notified immediately. If a chemical exceedance is detected, the public notification may take place in 30 to 60 days and may be limited to the affected area.

Engineer Fenhaus spoke briefly regarding the Consumer Confidence Report, which the City issues annually and is required by the Environmental Protection Agency.

Chapter 8 relates to Water Use Efficiency (discussed previously in Public Works Committee).

Councilmember Wagner noted the 2015-2020 Demand-Side Program Measures on pages 8-6 and 8-7. He questioned whether the City compiled any statistics on the effectiveness of the efficiencies.

Engineer Fenhaus reported that 27 toilet replacement rebates were issued to households last year, and a large number of low flow shower heads were distributed.

Chapter 9 relates to System Analysis and includes details on pump station analysis, the distribution system, hydraulic model, and storage analysis.

Engineer Fenhaus pointed out the City has two types of pump stations: open zones operated from a storage reservoir and closed zones (booster pumps) that do not have storage. The City's policy is that pump stations meet the required flow with the largest pump out of service and have emergency backup power.

The chapter also includes the sizing of improvement projects and the planning horizon for the required improvements. The planning window is currently six years, but the State will be changing the planning window to ten years. The Capital Improvements section of the Plan includes a 20-year planning period.

Councilmember Wagner referred to Figure 9-7, Fire Deficiencies by Planning Years. Councilmember Wagner suggested the Plan was too aggressive on implementing capital improvements related to fire flow.

Councilmember Osborne inquired regarding fire flow requirements and suppression storage required by the Valley Regional Fire Authority (VRFA). Utilities Engineering Manager Tobin responded that Utilities staff works with Community Development staff as new developments come in. Any fire flow deficiencies found at that time

would be addressed at the development stage. Councilmember Osborne expressed concern that the VRFA may be over estimating fire flow needs and thereby increasing capital costs for the City.

B. Auburn/Sumner Boundary Revision (10 minutes) (Para/Gaub)

Assistant Director of Engineering Services/City Engineer Ingrid Gaub and Transportation Manager Pablo Para presented information regarding a proposed boundary revision between the cities of Auburn and Sumner. Assistant Director Gaub distributed an aerial map with a depiction of the boundary revision.

The City of Sumner is planning a redevelopment of their former golf course site to construct a major warehousing site. Part of the plan includes proposed changes to the access at Stewart Road to improve the circulation and safety at the site.

Staff have been coordinating with Sumner staff and the site developer to review their proposal and make recommendations for a safe and efficient corridor, including the potential change to the jurisdictional boundary between Auburn and Sumner west of the Lake Tapps Parkway bridge over East Valley Highway. Benefits of the boundary adjustment include: creating a clear delineation of maintenance responsibility, Auburn would not be responsible or liable for any of the roadway infrastructure west of the Lake Tapps Parkway bridge or for the new traffic signal proposed to serve the new development, and Sumner would be required to provide access easements and an improved materials storage site to Auburn for Lake Tapps Parkway snow/ice response.

Assistant Director Gaub advised staff members are currently working with Sumner on an interlocal agreement outlining the responsibilities of each city.

Mike Dahlem, City Engineer for the City of Sumner, reported a traffic analysis of the corridor was conducted. With the development of the golf course property with warehouses, the corridor and intersection will not be a Level of Service F. Sumner is considering construction of a new bridge on 24th Street on the south side of the golf course property to relieve some of the impact on the intersection. Mr. Dahlem stated the majority of traffic will be traveling west on Stewart Road.

In response to questions from Council, Mr. Dahlem explained the storm drainage runoff from the development site will go to the outfall pipes and south of Auburn to the river.

C. City Value Statements (20 minutes) (Tate)

City Council to consider draft value statements that would be used as the foundation for development of the City's Comprehensive Plan

Assistant Director of Community Development Services Jeff Tate reviewed draft value statements, which were derived from the 2014

"Imagine Auburn" community visioning effort. The citywide value statements create a foundation for the Comprehensive Plan and future City decision making that implements the principles of the Plan. The draft Comprehensive Plan will be brought forward to the Planning Commission in March or April and then presented to the City Council mid-year for adoption.

Assistant Director Tate reviewed how the Council Vision Statement and value statements will lead to high level policy statements and narrow policy statements, which then lead to implementation actions.

Councilmember Pelosa suggested expanding the word heritage in the value statements to ensure the preservation of historic sites.

Councilmember Wagner suggested folding the effects of regionalism into the Plan. Councilmember Wales concurred.

Mayor Backus announced the City is taking a poll on the value statements on the City's web site.

Assistant Director Tate reviewed each of the value statements:

PLACE – We will create and maintain high quality neighborhoods, places and spaces.

The intent is to create a value of what the neighborhoods and the areas around town look and feel like.

Councilmember DaCorsi suggested including the word "destination" in the value statement.

WELLNESS - We will build and maintain an environment that promotes healthy and safe lifestyle options.

Councilmember Wales and Councilmember DaCorsi suggested rewording the statement "substandard housing, neighborhoods, and spaces will not be tolerated" to a positive statement.

Councilmember Wagner suggested including a reference to Auburn's health care systems and senior housing in the value statement.

Councilmember Wales suggested addressing public health and wellness programs offered by employers.

Councilmember Wagner suggested using the term "active transportation" in the Wellness section and other sections.

Councilmember Trout suggested making a connection to schools and student wellness.

SERVICE - We will be an efficient, approachable and responsive City government.

Councilmember Wales and Pelozo suggested emphasizing volunteer service.

Councilmember Wagner suggested reordering the first bullet statement in the "What It Means" section to emphasize the best interest of the tax and rate payers.

Councilmember Osborne suggested that the first statement under "How It Will Happen" include a statement that all infrastructure assets will be maintained at the highest quality.

Councilmembers Wales and Trout suggested highlighting the quality of City staff.

ECONOMY - We will provide a diverse and vibrant local economy with employment and spending opportunities for citizens and a growing marketplace for businesses.

Councilmember Wagner suggested incorporating regionalism and partnerships. Councilmember Wales agreed and pointed out regional centers, such as the airport, medical centers, and education centers.

Councilmember DaCorsi suggested adding "attraction of new businesses."

In response to questions from Council regarding the use of "targeted" in the statements, Director Snyder stated the reason for the use of the word "targeted" will be clearer as the Council works on the ten year economic development strategic plan. Targeting means that you can't be everything to everyone, the City will need to identify and understand our city's niches and those industries and/or business interests that can be most successful.

CELEBRATION - We will be diverse and creative and come together to teach, learn and have fun.

Councilmember Wagner recommended incorporating the word "inclusive".

Councilmember Wales suggested looking at ways to celebrate our schools' academic and athletic achievements.

ENVIRONMENT - We will take actions and make investments that protect the natural environment and preserve open space and create appropriate access.

Councilmember Wagner suggested including "energy" in either the

Environment or Sustainability statements.

SUSTAINABILITY - We will strongly commit to our values in order to build a long-lasting and thriving community.

Councilmember Wagner suggested recognizing the Muckleshoot Tribe in the value statement(s).

III. **OTHER DISCUSSION ITEMS**

Deputy Mayor Holman opened discussion for possible future topics for Council Study Sessions. The following topics were suggested by Councilmembers: early learning summit, the Auburn Avenue Theater, regional committee participation and assignments, Sound Cities Association Public Issues Committee topics, performance measures, capital project status report (Assistant Director Gaub advised a monthly written report will be distributed to Council), economic development periodic updates, affordable housing, homeless issues, human services block grants, taxes (tax fatigue and the overall tax load for taxpayers), and golf course.

Deputy Mayor Holman recommended the establishment of an ad hoc committee to review claims and payroll vouchers. Councilmembers Wales and Trout volunteered to serve as the initial members of the ad hoc committee to review claims and payroll vouchers.

Councilmember Wales suggested rotating membership of the ad hoc committee every quarter.

Mayor Backus reported on her intent to oppose King County's proposal for catch and release of non-violent property crimes offenders and bring the issue to the Regional Public Issues Committee for further discussion.

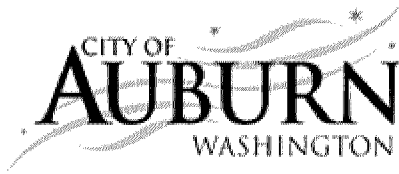
IV. **ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:13 p.m.

APPROVED this _____ day of _____, 2015.

JOHN HOLMAN, DEPUTY MAYOR

Danielle Daskam, City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:

Minutes of the January 20, 2015 Regular Meeting

Date:

January 28, 2015

Department:

Administration

Attachments:

01-20-2015 City Council Minutes

Budget Impact:

\$0

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

Meeting Date: February 2, 2015

Item Number: CA.B



**City Council Meeting
January 20, 2015 - 7:00 PM
Auburn City Hall
MINUTES**

I. CALL TO ORDER

A. Pledge of Allegiance

Deputy Mayor John Holman called the meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.

B. Roll Call

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

Department Directors and staff members present included: Parks, Arts and Recreation Director Daryl Faber, City Attorney Daniel B. Heid, Community Development and Public Works Director Kevin Snyder, Assistant Director of Engineering Services / City Engineer Ingrid Gaub, Police Commander Mark Caillier, Finance Director Shelley Coleman, Innovation and Technology Customer Support Manager Reba Stowe, Public Affairs and Marketing Liaison Dana Hinman, and Deputy City Clerk Shawn Campbell.

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

There were no announcements, proclamations or presentations.

III. APPOINTMENTS

There was no appointment.

IV. AGENDA MODIFICATIONS

A new budget status sheet for Public Works project No. CP1320 was provided to Council prior to the meeting.

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. Public Hearings

No public hearing was scheduled for this evening.

B. Audience Participation

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

No one from the audience addressed the Council.

C. Correspondence

There was no correspondence for Council review.

VI. COUNCIL AD HOC COMMITTEE REPORTS

Council Ad Hoc Committee Chairs may report on the status of their ad hoc Council Committees' progress on assigned tasks and may give their recommendations to the City Council, if any.

VII. CONSENT AGENDA

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

- A. Minutes of the January 5, 2015 Regular Meeting
- B. 2014 Claims Vouchers (Coleman)
Claims check numbers 431945 through 431946 and 431948 through 432104 in the amount of \$3,696,684.32 and dated January 20, 2015.
- C. 2015 Claims Vouchers (Coleman)
Claims voucher number 431944 , 431947 and voucher 432105 through voucher #432182 in the amount of \$2,366,648.78 and two wires in the amount of \$4,428.81 and dated January 20, 2015.
- D. Payroll Vouchers (Coleman)
Payroll check numbers 535266 through 535311 in the amount of \$948,081.14, electronic deposit transmissions in the amount of \$1,291,564.71 for a grand total of \$2,239,645.85 for the period covering January 1, 2015 to January 14, 2015.
- E. Public Works Project No. C207A (Snyder)
City Council to award Small Works Contract No. 14-17, to Native Green Landscape on their low bid of \$118,653.84 for Project No. C207A, A Street NW Extension Offsite Wetland Mitigation Project – Phase 2 Planting
- F. Public Works Project No. C524A (Snyder)
City Council to approve Final Pay Estimate No. 7 to Contract No. 14-05 in the amount of \$9,467.96 and accept construction of Project No. C524A SCADA – Utility Physical Site Improvements
- G. Public Works Project No. CP1207 (Snyder)
City Council to approve Final Pay Estimate No. 10 to Contract No. 13-10 in the amount of \$68,382.97 and accept construction of Project No. CP1207, 'D' Street Utility Improvements
- H. Public Works Project No. CP1320 (Snyder)
City Council to award Contract No. 14-11, to SCI Infrastructure, LLC on their low bid of \$1,578,823.00 plus Washington State sales tax of \$149,988.19 for a total contract price of \$1,728,811.19 for Project No. CP1320, Maintenance and Operations Storm Drainage Improvement project

Councilmember Osborne moved and Councilmember Wales seconded to adopt the Consent Agenda.

Councilmember Wales reported she and Councilmember Trout reviewed the Claims and Payroll Vouchers and recommend approval by full Council.

MOTION CARRIED UNANIMOUSLY. 7-0

VIII. UNFINISHED BUSINESS

There was no unfinished business.

IX. NEW BUSINESS

There was no new business.

X. ORDINANCES

- A. Ordinance No. 6548 (Second Reading) (Faber)
An Ordinance of the City Council of the City of Auburn, Washington,
repealing Chapter 2.96 of the Auburn City Code relating to the Auburn
International Farmers Market Advisory Board

City Attorney Heid introduced Ordinance No. 6548 for the second reading.
The first reading of the Ordinance was held on January 5, 2015.

MOTION CARRIED UNANIMOUSLY. 7-0

- B. Ordinance No. 6549 (Second Reading) (Hursh)
An Ordinance of the City Council of the City of Auburn, Washington,
amending Section 2.36.030 of the City Code relating to the appointments to
the City of Auburn Human Services Committee

City Attorney Heid introduced Ordinance No. 6549 for the second reading.
The first reading of the Ordinance was held on January 5, 2015.

Councilmember Pelosa stated this Ordinance will change the membership
from 11 to 7 members, making it easier to have a quorum attend the
meetings.

MOTION CARRIED UNANIMOUSLY. 7-0

- C. Ordinance No. 6552 (First Reading) (Snyder)
An Ordinance of the City Council of the City of Auburn, Washington,
approving the final plat of Mountain View South

Councilmember Osborne moved and Councilmember Wales seconded to
suspend the rules and adopt Ordinance No. 6552 on the first reading.

MOTION CARRIED UNANIMOUSLY. 7-0

Councilmember Osborne moved and Councilmember Wales seconded to
adopt Ordinance No. 6552.

Councilmember Pelosa asked what type of lighting is in the cul de sac and
if the on-street parking was adequate. Assistant Director Gaub explained
the on-street parking and the street lighting both meet City standards.
Councilmember Wales asked if the street lights were LED, if the City is
considering requiring developers to add LED lighting and who is
responsible to the electric costs for the development. Assistant Director
Gaub stated the lighting for this development is not LED, the City is looking

at changing lighting requirements in the future and once a development has 50% plus one occupancy they can request the City take over responsibility for the electric bills for the street lights. Councilmember Wagner explained a section in the oral reports is missing a word. The report reads "no safety with direct access to 328th". Councilmember Wagner requested clarification regarding whether a word such as concern or issues is missing from the sentence. Director Snyder stated the department can ask for clarification from the hearing examiner but cannot require they amend their report. City Attorney Heid stated the Council could conditionally approve the Ordinance pending clarification. Councilmember Pelozo asked if the City has considered the increased storm drainage. Assistant Director Gaub explained the area has a large storm water retention pond and the design meets City standards.

Councilmember Wagner moved and Councilmember Pelozo seconded to amended the motion to clarify the oral testimony.

MOTION CARRIED. 6 -1 Councilmember Osborne voted no.

MOTION CARRIED UNANIMOUSLY. 7-0

- D. Ordinance No. 6550 (First Reading) (Coleman)
An Ordinance of the City Council of the City of Auburn, Washington, establishing the Local Sales and Use Tax Rate for Local Revitalization Financing for 2015

Councilmember Wales moved and Councilmember Trout seconded to approve Ordinance No. 6550.

Councilmember Pelozo moved and Councilmember Wagner seconded to amend section 1 to say estimated to generate \$250,000.00 for local revitalization funding through June 2015.

City Attorney Heid suggested the verbiage could be added as a recital instead. He suggested the language could read Whereas Chapter 39.14 of the Auburn City Code is adjusted time to time so that it is set at a reasonable rate necessary to receive the state contributions over ten months in accordance with RCW 82.14.510 (3); and whereas adjusting the rate by .214% beginning July 2015 would bring in approximately \$250,000.

Councilmember Pelozo moved and Councilmember Wagner seconded to amend his amendment to be a recital paragraph as the City Attorney stated.

Councilmember DaCorsi asked if the City has tracked the amounts received in the past. Director Coleman stated the City receives the maximum amount allowed each year. The tax credit is capped at \$250,000.00.

MOTION CARRIED UNANIMOUSLY. 7-0

- E. Ordinance No. 6551 (First Reading) (Coleman)
An Ordinance of the City Council of the City of Auburn, Washington, amending Sections 13.06.280, 13.06.290, and 13.06.300 of the Auburn

City Code relating to liening and noticing owners who have failed to pay their utility charges of water service termination

Councilmember Pelozo moved and Councilmember DaCorsi seconded to approve Ordinance No. 6551.

Councilmember Wagner asked how the owner is notified if they are not the occupant. Director Coleman explained the notices go to both the owner and the occupant if they have separate addresses. The final responsibility for the bill is the owners.

Councilmember Wales asked if the City is increasing the time periods to allow for mail time. Director Coleman confirmed that and it is also state law. Councilmember Osborne suggested the City add the RCW or WAC that gives the City the authority to lien the property. City Attorney Heid said the City can add it as a code revisers note.

XI. RESOLUTIONS

A. Resolution No. 5101 (Heid)

A Resolution of the City Council of the City of Auburn, Washington, for the Annexation of a portion of property to the City of Auburn simultaneously to its deannexation from the City of Kent, pursuant to RCW 35.10.217(2), and authorizing City staff to file a Notice of Intent to Annex with the Washington State Boundary Review Board for King County

Councilmember Osborne moved and Councilmember Wales seconded to adopt Resolution No. 5101.

Councilmember Osborne stated the agreement has been in the works for quite a long time. It is part of the project on 277th so the City of Auburn can do all the roadway work needed for the project.

Councilmember Wales stated the citizens will be excited this change will make access easier to the Lea Hill area.

MOTION CARRIED UNANIMOUSLY. 7-0

B. Resolution No. 5116 (Coleman)

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute a services contract with the Seattle-King County Department of Public Health for reimbursement of funds related to 2015 Local Hazardous Waste Management Program activities

Councilmember Pelozo moved and Councilmember Trout seconded to adopt Resolution No. 5116.

Councilmember Pelozo stated this agreement is very beneficial to the City of Auburn.

Councilmember Wales stated this agreement allows for advertising funding and to work with children in schools.

MOTION CARRIED UNANIMOUSLY. 7-0

- C. Resolution No. 5117 (Coleman)
A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute an interagency agreement between the City of Auburn and King County to implement the 2015-2016 Waste Reduction and Recycling Grant Program and accept program grant funds in the amount of Seventy-Five Thousand, Seven Hundred and Twenty dollars (\$75,720.00)

Councilmember DaCorsi moved and Councilmember Osborne seconded to adopt Resolution No. 5117.

Councilmember Pelozo stated this is an annual grant from King County for waste management education.

MOTION CARRIED UNANIMOUSLY. 7-0

- D. Resolution No. 5120 (Snyder)
A Resolution of the City Council of the City of Auburn, Washington, setting a hearing date to consider amending the 2015-2020 Transportation Improvement Program of the City of Auburn pursuant to R.C.W. Chapter 35.77

Councilmember Osborne moved and Councilmember Pelozo seconded to adopt Resolution No. 5120.

Councilmember Osborne stated this resolution sets the public hearing.

MOTION CARRIED UNANIMOUSLY. 7-0

- E. Resolution No. 5113 (Snyder)
A Resolution of the City Council of the City of Auburn, Washington, approving the agreement between the cities of Auburn and Sumner for adjustment of the boundary between the cities of Auburn and Sumner with the movement of city boundary to the other side of the roadway of a portion of right-of-way of Stewart Road/Lake Tapps Parkway East currently within the City of Auburn, pursuant to RCW 35.13.310

Councilmember Osborne moved and Councilmember Trout seconded to adopt Resolution No. 5113.

Councilmember Osborne stated this agreement gives the City of Sumner the roadway so they can make any necessary upgrades for a development within their city limits.

MOTION CARRIED UNANIMOUSLY. 7-0

XII. MAYOR AND COUNCILMEMBER REPORTS

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

A. From the Council

Councilmember Trout stated she attended several breakfasts including the Senior Center breakfast.

Councilmember Pelozza stated he attended the King County Solid Waste Committee meeting, the Sound Cities Association meeting, the Sound City Association Policy Issues Committee meeting, the Economic Summit, the National League of Cities Board of Directors webinar, the Water Resource Inventory Area (WIRA) 9 management meeting, South County Area Transportation Board meeting, and the South County Chamber of Commerce Legislative Priorities meeting.

Councilmember Wagner reported he attended the Auburn Arts Commission meeting, Puget Sound Regional Council Transportation Legislative Policy Board meeting, and the Pierce County Regional Council.

Councilmember Wales reported she attended an Early Learning Summit, and the King County Public Health Board meeting. Councilmember Pelozza asked if the permit fees for farmers markets will be waved in 2015. Councilmember Wales explained permit fees for markets and temporary venues they will remain at the 2014 levels.

Deputy Mayor Holman reported he attended the Economic Forecast Conference.

B. From the Mayor

Deputy Mayor Holman stated Mayor Backus is in Washington DC at the National Conference for Mayors.

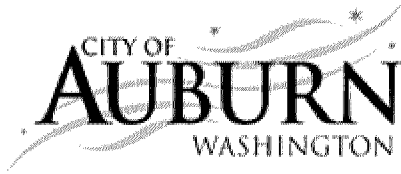
XIII. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 7:52 p.m.

APPROVED this _____ day of February, 2015.

NANCY BACKUS, MAYOR

Shawn Campbell, Deputy City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:

Claims Vouchers

Date:

January 28, 2015

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve the claims vouchers.

Background Summary:

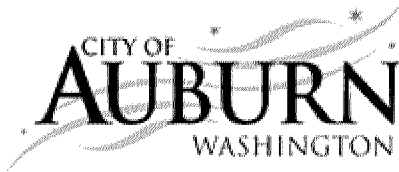
Claims voucher numbers 432183 through 432350 in the amount of \$2,284,707.09 and one wire transfer in the amount of \$3,016.43 and dated February 2, 2015.

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

Coleman

Meeting Date: February 2, 2015

Item Number: CA.C



AGENDA BILL APPROVAL FORM

Agenda Subject:

Payroll Vouchers

Date:

January 28, 2015

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve the payroll vouchers.

Background Summary:

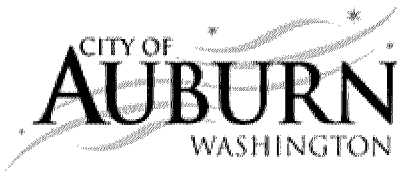
Payroll check numbers 535312 through 535344 in the amount of \$291,676.07 and electronic deposit transmissions in the amount of \$1,377,825.33 for a grand total of \$1,669,501.40 for the period covering January 15, 2015 to January 28, 2015.

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

Coleman

Meeting Date: February 2, 2015

Item Number: CA.D



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP0915

Date:

January 22, 2015

Department:

CD & PW

Attachments:

CP0915 Budget Status Sheet

Bid Tab Summary

Vicinity Map

Budget Impact:

\$0

Administrative Recommendation:

City Council award Contract No. 14-21 to McClure & Sons, Inc. on their low bid of \$1,909,660.00 plus Washington State sales tax of \$181,417.70 for a total contract price of \$2,091,077.70 for Project No. CP0915, Well 1 Onsite Improvements.

Background Summary:

The City received 5 responsive bids and the low bid was approximately 7% above the engineer's estimate. Staff has performed reference checks and other verifications to determine that McClure & Sons, Inc. meets the responsible bidding criteria and recommends award.

The purpose of the Well 1 Onsite Improvements project is to construct improvements to the Well 1 site to bring the facility to current City standards for source reliability, water quality, and system control/monitoring. The Well 1 Improvements project was split into 2 phases:

Phase 1: (Well 1 Transmission Line), which was completed in November 2013, constructed a water transmission main from the Well 1 facility located at 1106 M Street SE to the Howard Road Corrosion Control Facility (Howard Road CCTF) and constructed a replacement storm drainage main on M Street SE.

Phase 2: (Well 1 On-site Improvements), will demolish the existing Well 1 building, construct a new well house building, and install a new variable speed pump/motor system, permanent chlorination system, on-site emergency power, and upgrade the electrical/telemetry controls. Phase 2 will also install flow meters for the Howard Road CCTF and the Coal Creek Springs Facility. The purpose of Phase 2 is to restore lost production at the Well 1 site and integrate Well 1 flow with existing supplied water from the Coal Creek Springs at the Howard Road CCTF.

The Well 1 Onsite Improvements project is expected to begin in February 2015 and be completed by March 2016.

A project budget contingency of \$579,890.00 remains in the 430 Water Fund.

Reviewed by Council Committees:

Councilmember:

Staff: Snyder

Meeting Date: February 2, 2015

Item Number: CA.E

BUDGET STATUS SHEET

Project No: CP0915	Project Title: Well 1 On-Site Improvements
Project Manager: Ryan Vondrak	

Initiation Date: October 5, 2009
 Advertisement Date: December 30, 2015
 Award Date: _____

- ☐ Project Update

☐ Permission to Advertise

☒ Contract Award

☐ Change Order Approval

☐ Contract Final Acceptance

Date: January 22, 2015

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

Funds Budgeted (Funds Available)

Funding	Prior Years (Actual)	2014	2015	2016	Total
430 Fund - Water	260,042	1,530,513			1,790,555
430 Fund - Water (PWTFL)	1,568,047	1,756,953			3,325,000
432 Fund - Storm Utility	633,917				633,917
Total	2,462,006	3,287,466	0	0	5,749,472

Estimated Cost (Funds Needed)

Activity	Prior Years (Actual)	2014	2015	2016	Total
Phase 1: Transmission Line					
Design Engineering - City Costs	26,009				26,009
Design Engineering - Consultant Costs	202,144				202,144
Construction Contract - Water	1,068,092				1,068,092
Construction Contract - Storm	611,686				611,686
Construction Eng/Pmt/Other - Water	85,358				85,358
Construction Eng/Pmt/Other - Storm	22,231				22,231
Subtotal	2,015,520	0	0	0	2,015,520
Phase 2: On-Site Improvements					
Design Engineering - City Costs	72,867	17,691	5,000		95,558
Design Engineering - Consultant Costs	373,619	89,232			462,851
Construction Contract Bid			2,091,078		2,091,078
Authorized Contingency (10%)			209,108		209,108
Construction Engineering - City Costs		660	125,000		125,660
Construction Engineering - Consultant Costs			169,807		169,807
Subtotal	446,486	107,584	2,599,992	0	3,154,062
Total	2,462,006	107,584	2,599,992	0	5,169,582

430 Water Budget Status

	Prior Years (Actual)	2014	2015	2016	Total
*430 Funds Budgeted ()	(1,828,089)	(3,287,466)	0	0	(5,115,555)
430 Funds Needed	1,828,089	107,584	2,599,992	0	4,535,665
*430 Fund Project Contingency ()	0	(3,179,882)	0	0	(579,890)
430 Funds Required	0	0	2,599,992	0	0

432 Storm Budget Status

	Prior Years (Actual)	2014	2015	2016	Total
*432 Funds Budgeted ()	(633,917)	0	0	0	(633,917)
432 Funds Needed	633,917	0	0	0	633,917
*432 Fund Project Contingency ()	0	0	0	0	0
432 Funds Required	0	0	0	0	0

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

Project Name: CP0915, Well 1 On-Site Improvements, Contract 14-21

Prepared by: City of Auburn

Bid Date: 1/20/15

ENGINEER'S ESTIMATE: \$ 1,773,148.00

AVERAGE BASIC BID AMOUNT: \$ 2,039,144.81

BASIC BID SPREAD AMOUNT: \$ 254,059.67

Basic BID Amount

Spread \$

Spread %

LOW BIDDER: Mc Clure & Sons, Inc.

\$ 1,909,660.00

\$136,512.00

7.70%

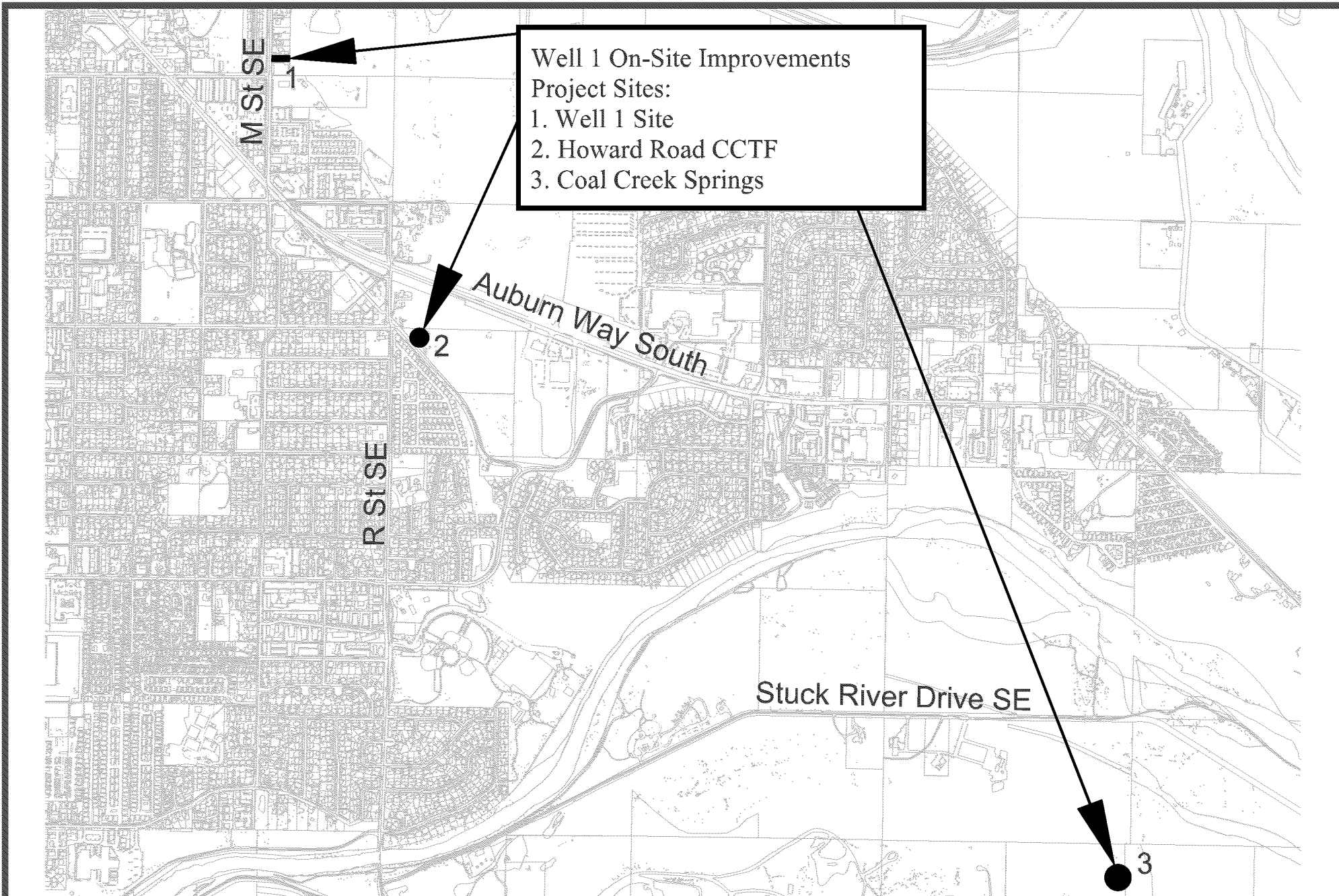
Second Bidder: Pacific Crest Constuction

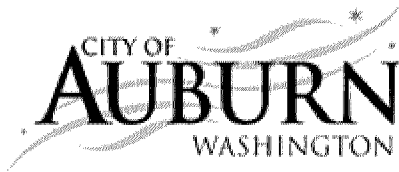
\$ 1,921,467.25

\$148,319.25

8.36%

	Basic BID (Tax not Included)	Total BID (Tax Included)
Mc Clure & Sons, Inc.	\$ 1,909,660.00	\$ 2,091,077.70
Pacific Crest Constuction	\$ 1,921,467.25	\$ 2,104,006.64
2KG Contractors	\$ 2,096,765.15	\$ 2,295,957.84
Award Construction, Inc.	\$ 2,104,112.00	\$ 2,304,002.64
Nordic Construction	\$ 2,163,719.67	\$ 2,369,273.04





AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1304

Date:

January 26, 2015

Department:

CD & PW

Attachments:

Budget Status Sheet

Bid Tab Summary

Vicinity Map

Budget Impact:

\$0

Administrative Recommendation:

City Council award Contract No. 14-12 to Transportation Systems, Inc. on their low bid of \$164,899.25 for project No. CP1304 37th Street NW and B Street NW Pre-Signal.

Background Summary:

The 37th Street and B Street NW Pre-Signal project will construct a new pre-signal, make modifications to the existing traffic signal, and install advanced railroad pre-emption for the at-grade Burlington Northern Santa Fe (BNSF) rail crossing intersection of 37th Street NW and B Street NW. This work will also mitigate the impacts from the proposed BNSF third mainline rail anticipated to be constructed in 2015.

The City received 3 responsive bids and the low bid was approximately \$2,750.00 (less than 2%) above the engineer's estimate. Staff has performed reference checks and other verifications to determine that Transportation Systems, Inc. meets the responsible bidding criteria and recommends award.

A project budget contingency of \$1,071.00 remains in the 102 – Arterial Street Fund. This project is funded, in part, by a Federal Railroad Safety Grant.

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

Snyder

Meeting Date: February 2, 2015

Item Number: CA.F

BUDGET STATUS SHEET

Project No: CP1304	Project Title: 37th and B Street NW Pre-Signal
Project Manager: Jacob Sweeting	

Initiation Date: 2/19/2013

Advertisement Date: 12/30/2014

Award Date: _____

- ☐ 2013 Carryforward

☐ Permission to Advertise

☒ Contract Award

☐ Change Order Approval

☐ Contract Final Acceptance

Date: 1/26/2015

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

Funds Budgeted (Funds Available)

Funding	Prior Years	2013 (Actual)	2014/2015	Total
102 Fund - FHWA Grant		22,112	285,438	307,550
102 Fund - Arterial Safety Improvements		12,310	64,590	76,900
Total	0	34,422	350,028	384,450

Estimated Cost (Funds Needed)

Activity	Prior Years	2013 (Actual)	2014/2015	Total
Design Engineering - City Costs		17,819	12,181	30,000
Design Engineering - Consultant Costs		16,603	38,397	55,000
Construction Contract			164,899	164,899
Authorized Contingency (20%)			32,980	32,980
BNSF Improvements			59,500	59,500
ROW/Permits			4,500	4,500
Construction Engineering - Consultant Costs			8,000	8,000
Construction Engineering - City Costs			25,000	25,000
State Review			3,500	3,500
Total	0	34,422	348,957	383,379

102 Arterial Street Budget Status

	Prior Years	2013 (Actual)	2014/2015	Total
*102 Funds Budgeted ()	0	(34,422)	(350,028)	(384,450)
102 Funds Needed	0	34,422	348,957	383,379
*102 Fund Project Contingency ()	0	0	(1,071)	(1,071)
102 Funds Required	0	0	0	0

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

**BID TABULATION
BID TOTALS SUMMARY**

Project Name: CP1304, 37th Street NW & B Street NW Pre-Signal, Contract 14-12

Prepared by: City of Auburn

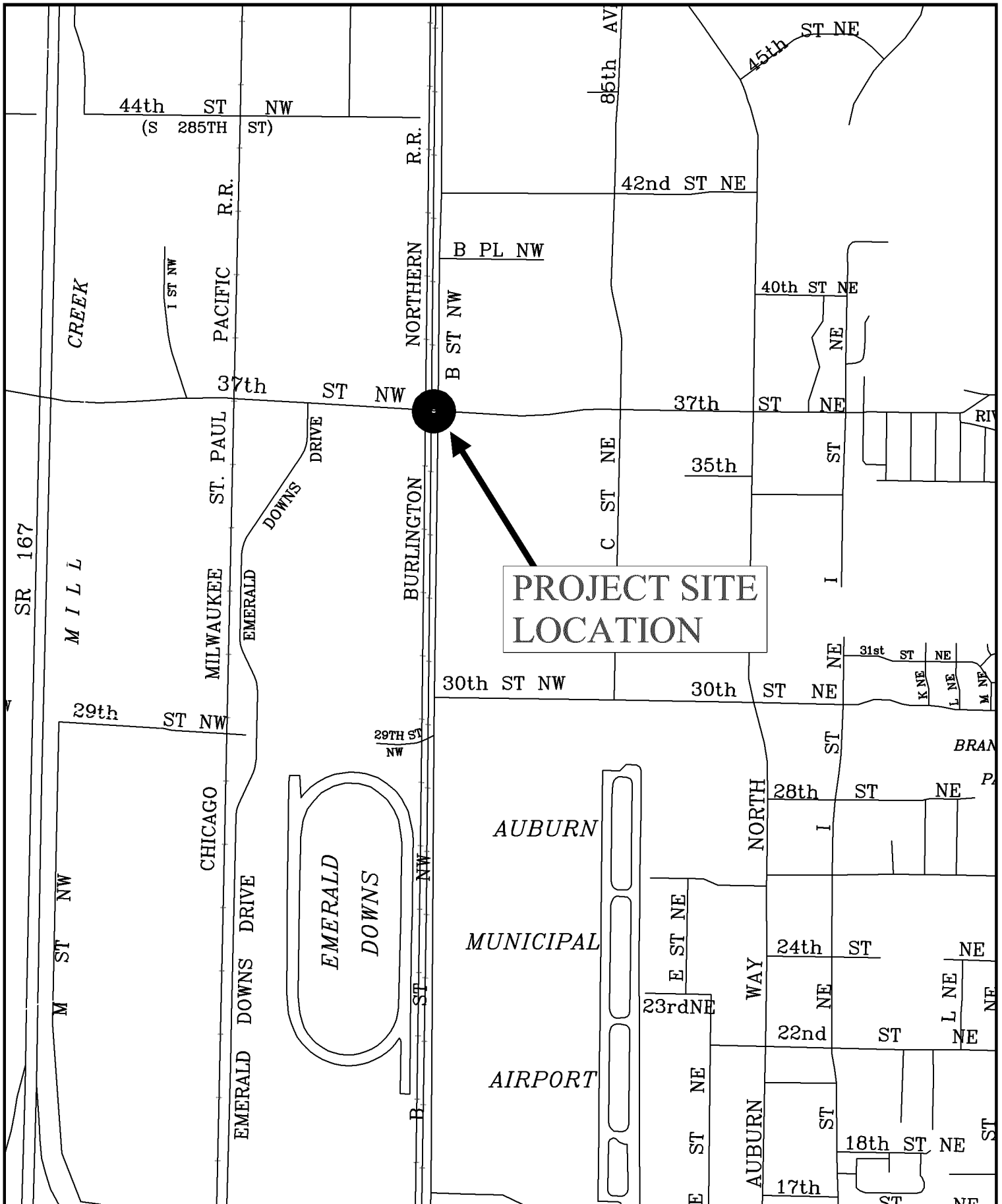
Bid Date: 1/22/15

ENGINEER'S ESTIMATE:	\$	162,148.50			
AVERAGE BASIC BID AMOUNT:	\$	176,909.59			
BASIC BID SPREAD AMOUNT:	\$	25,298.27	Basic BID Amount	Spread \$	Spread %

LOW BIDDER:	Transportation Systems, Inc.	\$	164,899.25	\$2,750.75	1.70%
Second Bidder:	Prime Electric	\$	175,632.00	\$13,483.50	8.32%

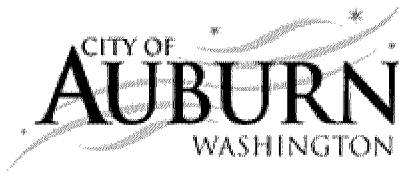
TOTAL BID (No Tax Applicable)

Transportation Systems, Inc.	\$	164,899.25
Prime Electric	\$	175,632.00
Totem Electric of Tacoma	\$	190,197.52



PROJECT SITE
LOCATION





AGENDA BILL APPROVAL FORM

Agenda Subject:
SCORE Jail Statistics

Date:
January 28, 2015

Department:
Administration

Attachments:
SCORE Jail Statistics

Budget Impact:
\$0

Administrative Recommendation:
Informational only.

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff: Mayor Backus

Meeting Date: February 2, 2015

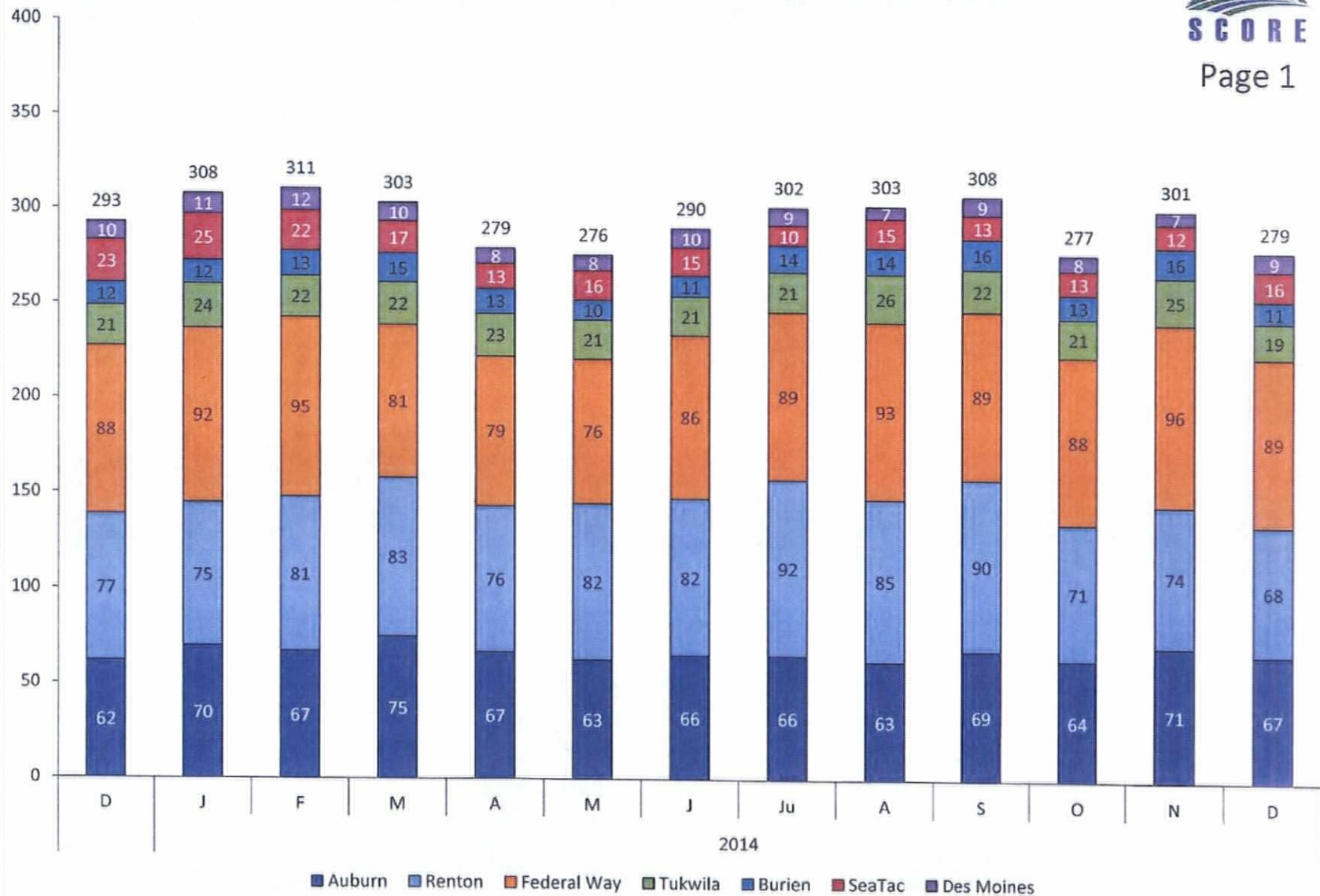
Item Number: NB.A

DECEMBER 2014 JAIL STATISTICS



Page 1

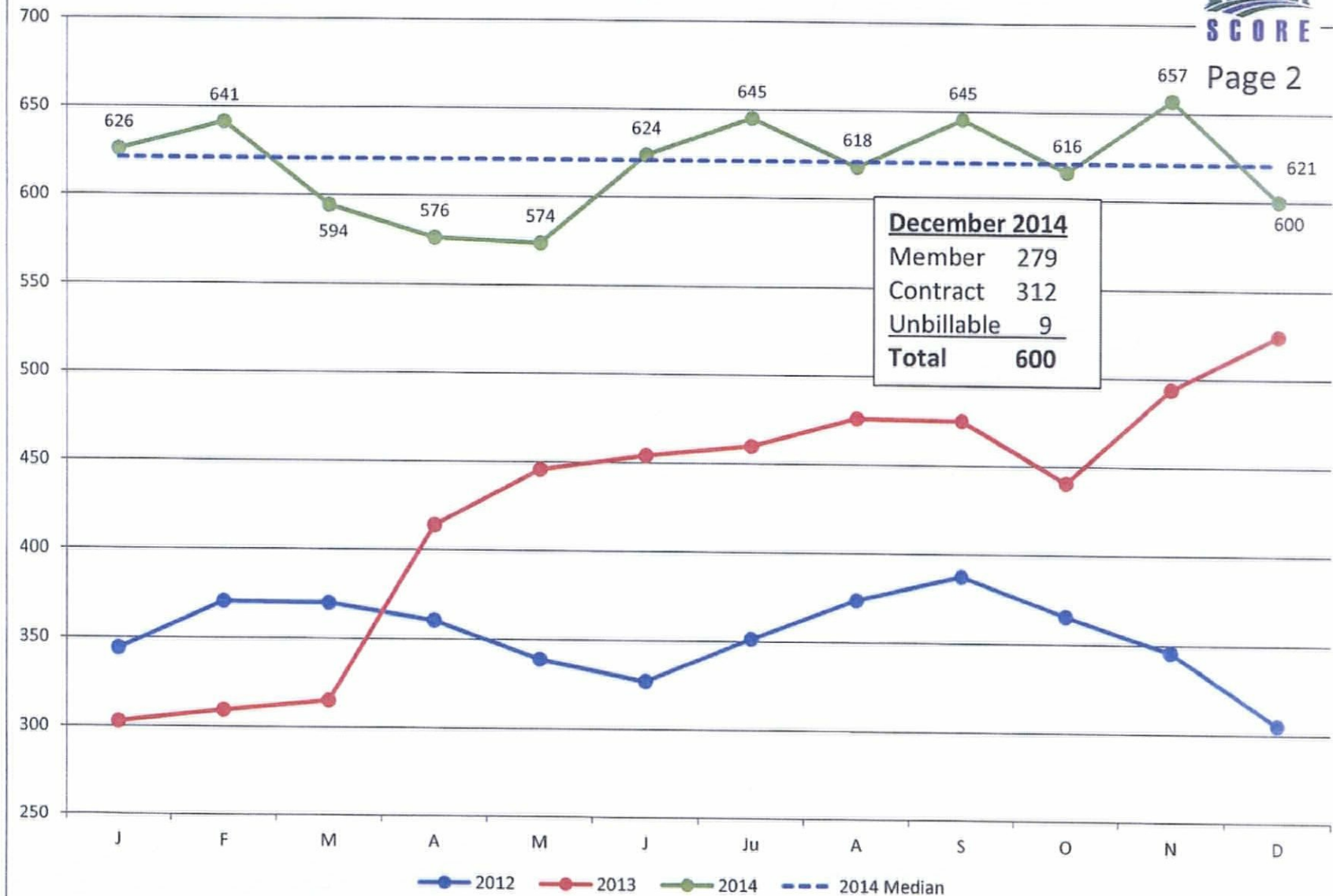
SCORE Member City Billable Average Daily Population



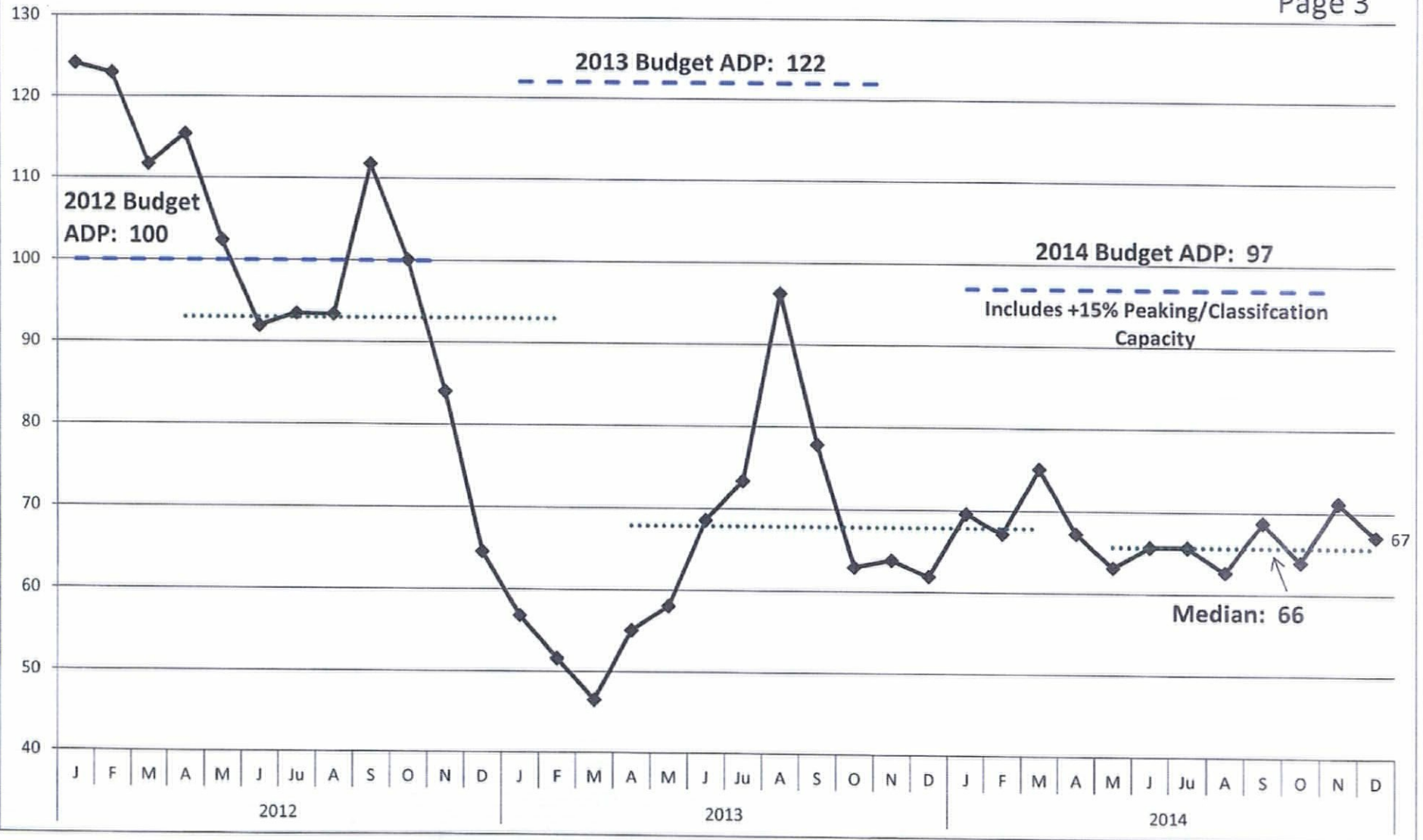
Total ADP by Month and Year



Page 2



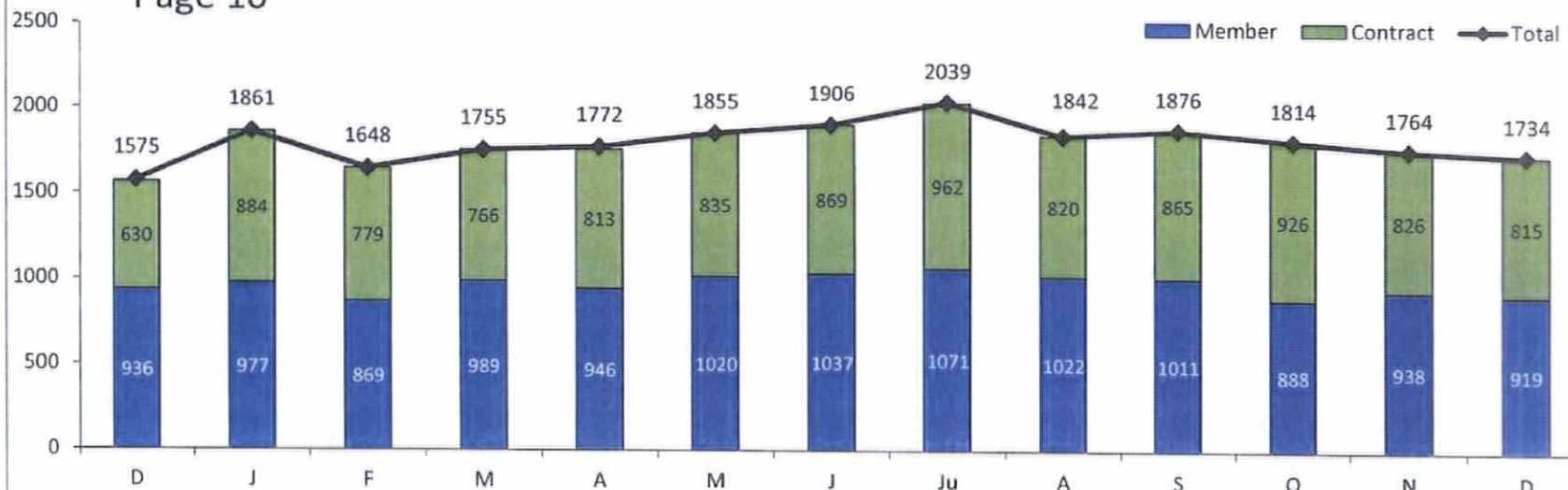
Auburn Billable Average Daily Population 2012 - 2014



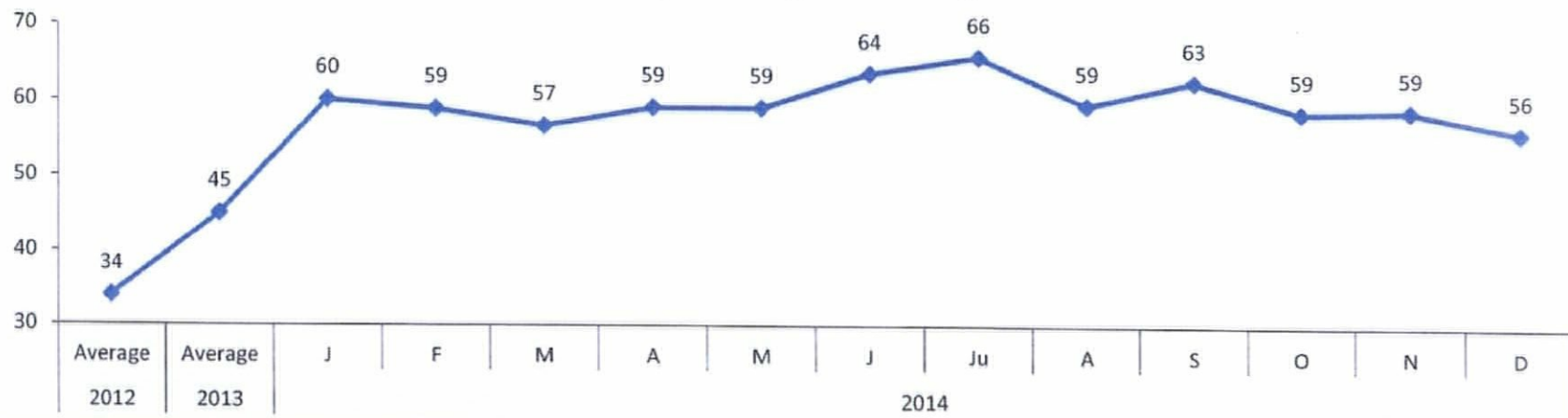


Page 10

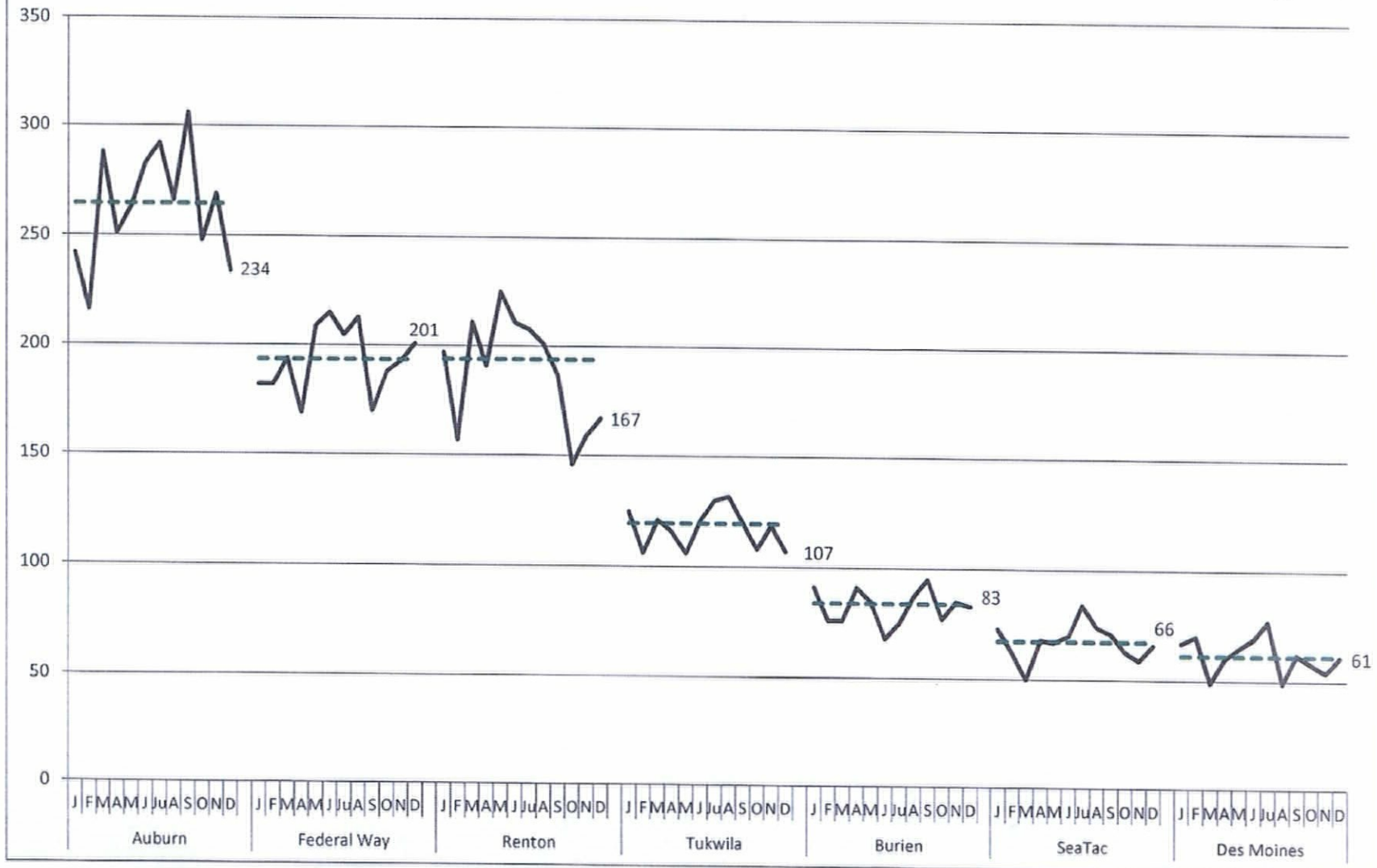
Total Bookings for Member and Contract Agencies December 2013 - December 2014



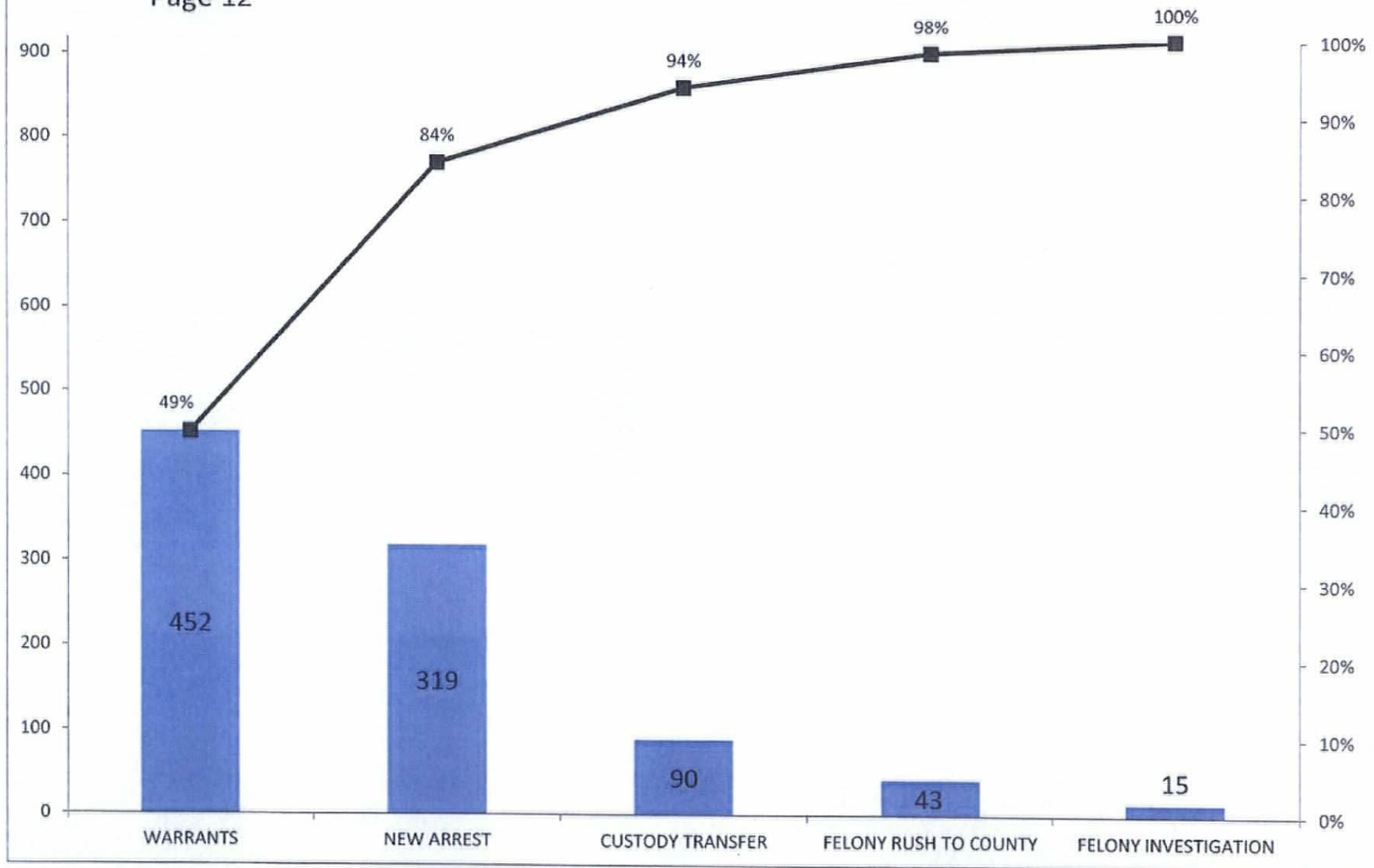
Daily Average Bookings



Member Bookings by Agency January 2014 to December 2014



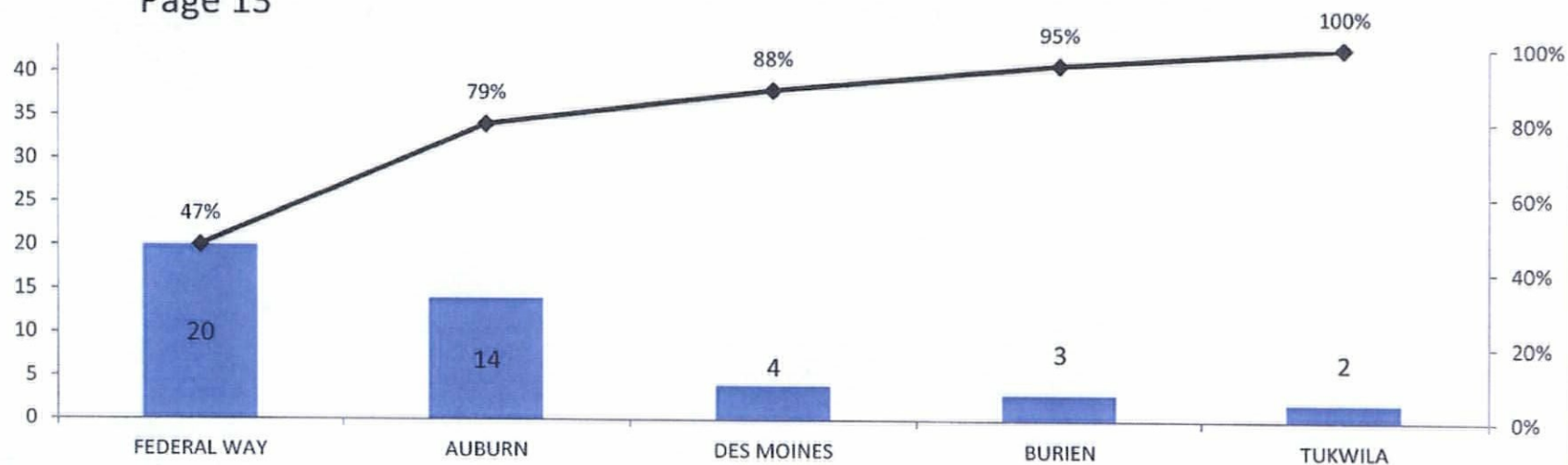
Member Agency Bookings by Type December 2014



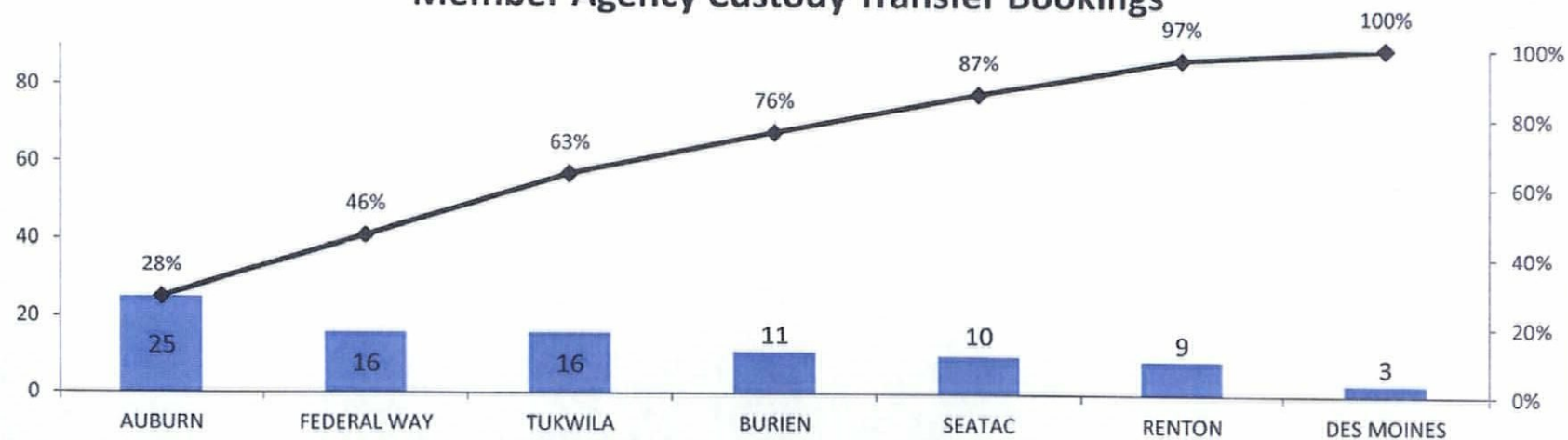


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Member Agency Felony Rush Bookings to County December 2014



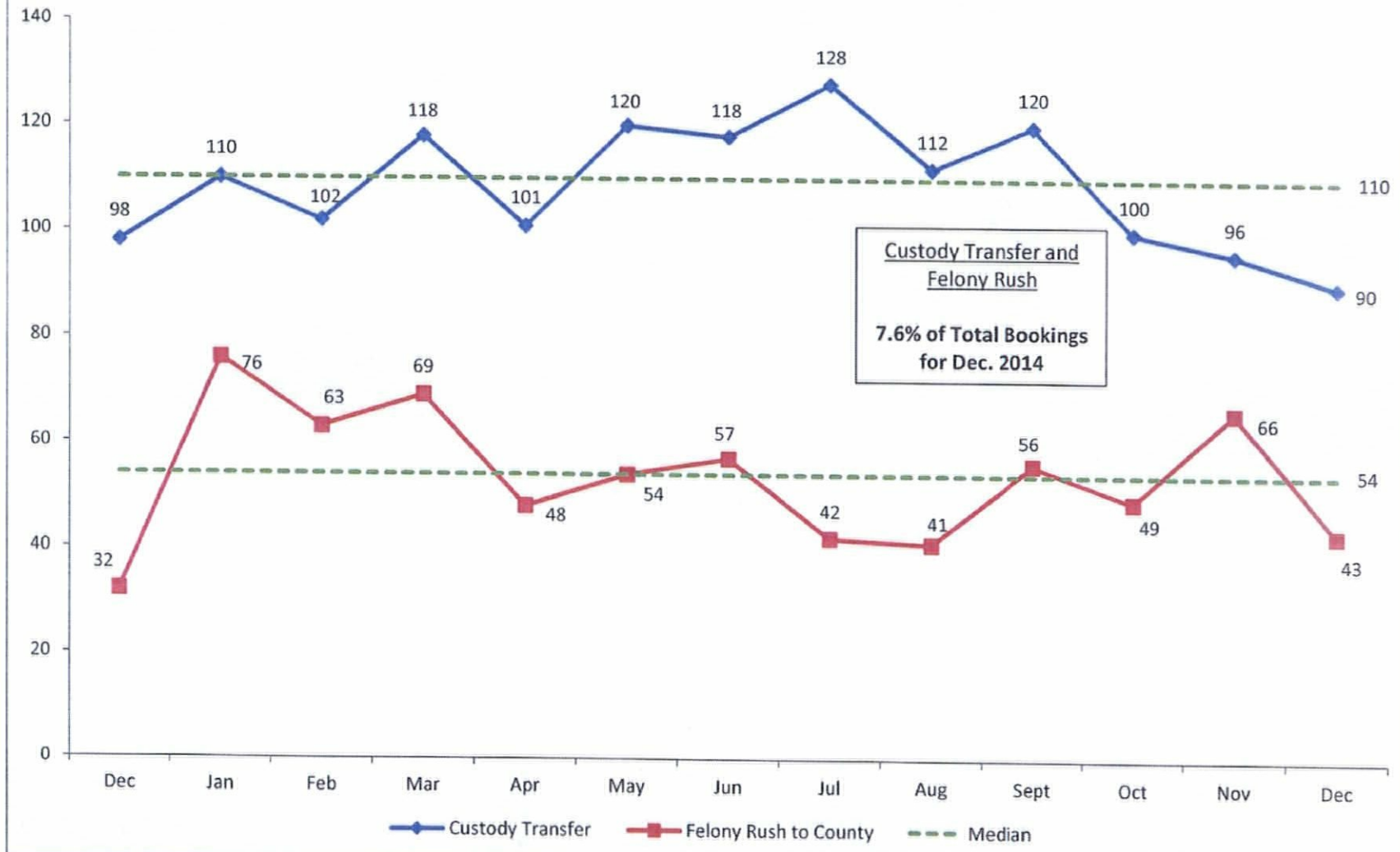
Member Agency Custody Transfer Bookings





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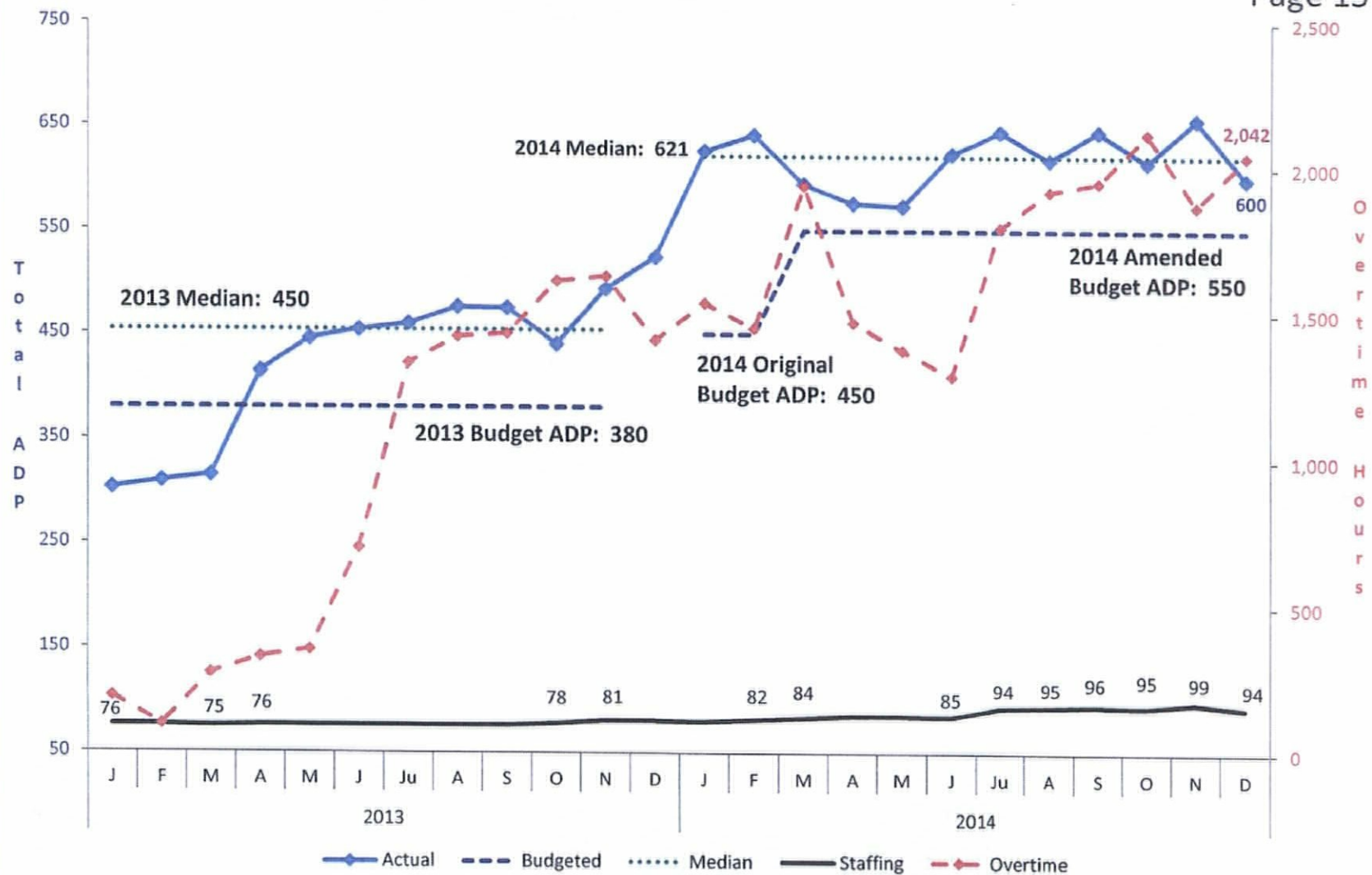
SCORE Unbillable Bookings December 2013 to December 2014



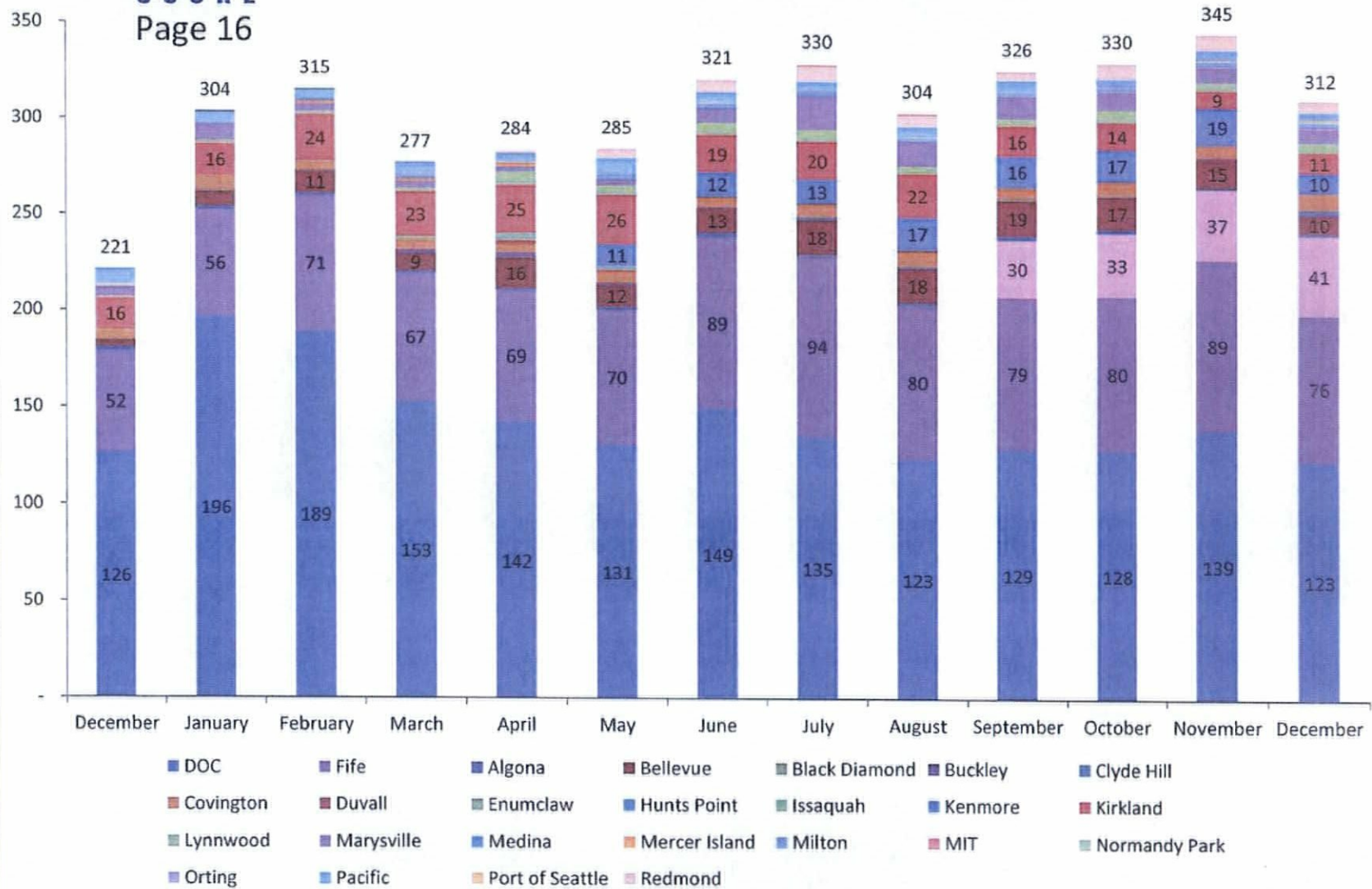
Actual vs Budgeted ADP with Staffing Levels and Overtime Hours 2013 to Present



Page 15



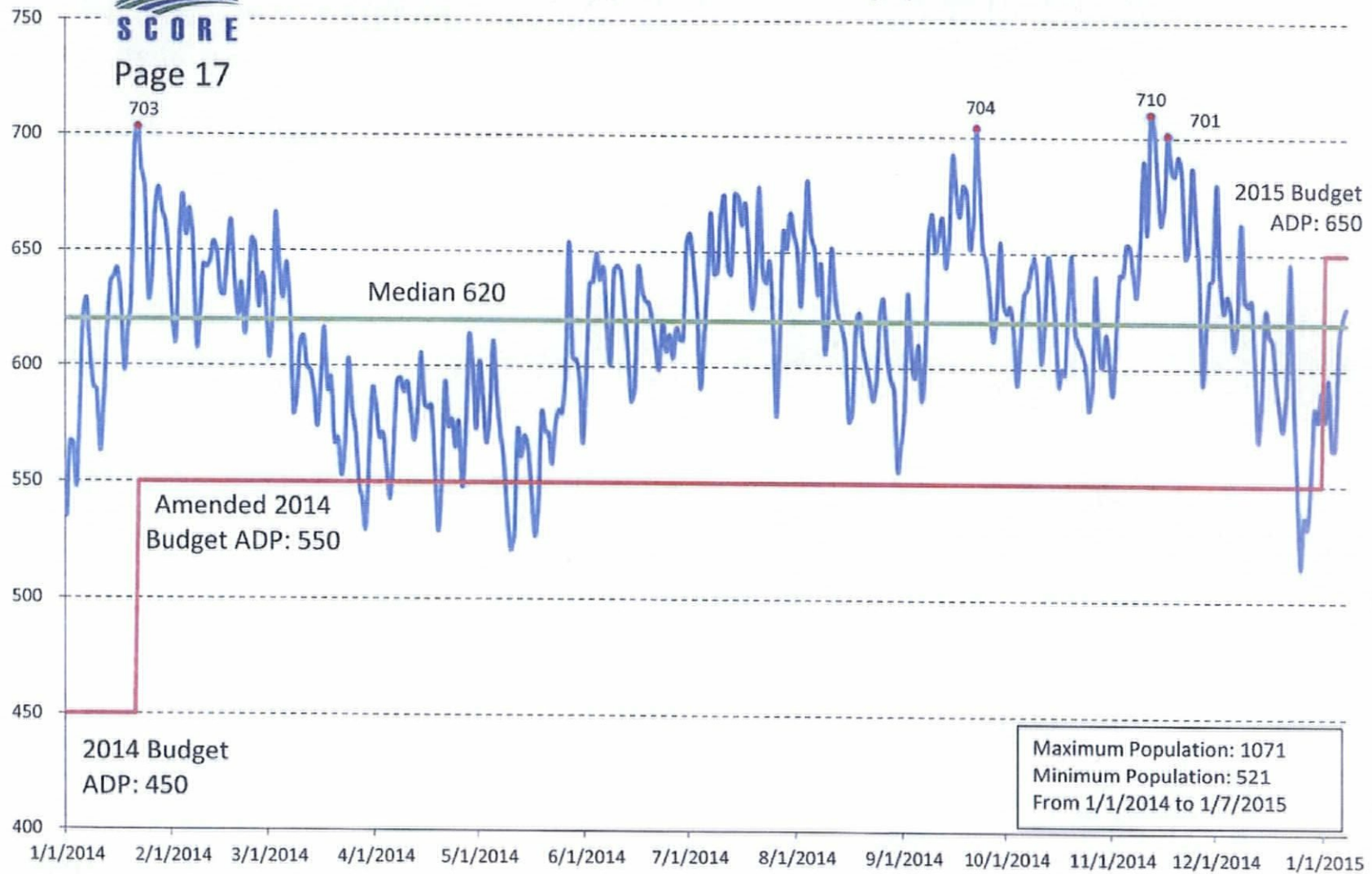
SCORE Contract Billable Average Daily Population 2013-2014



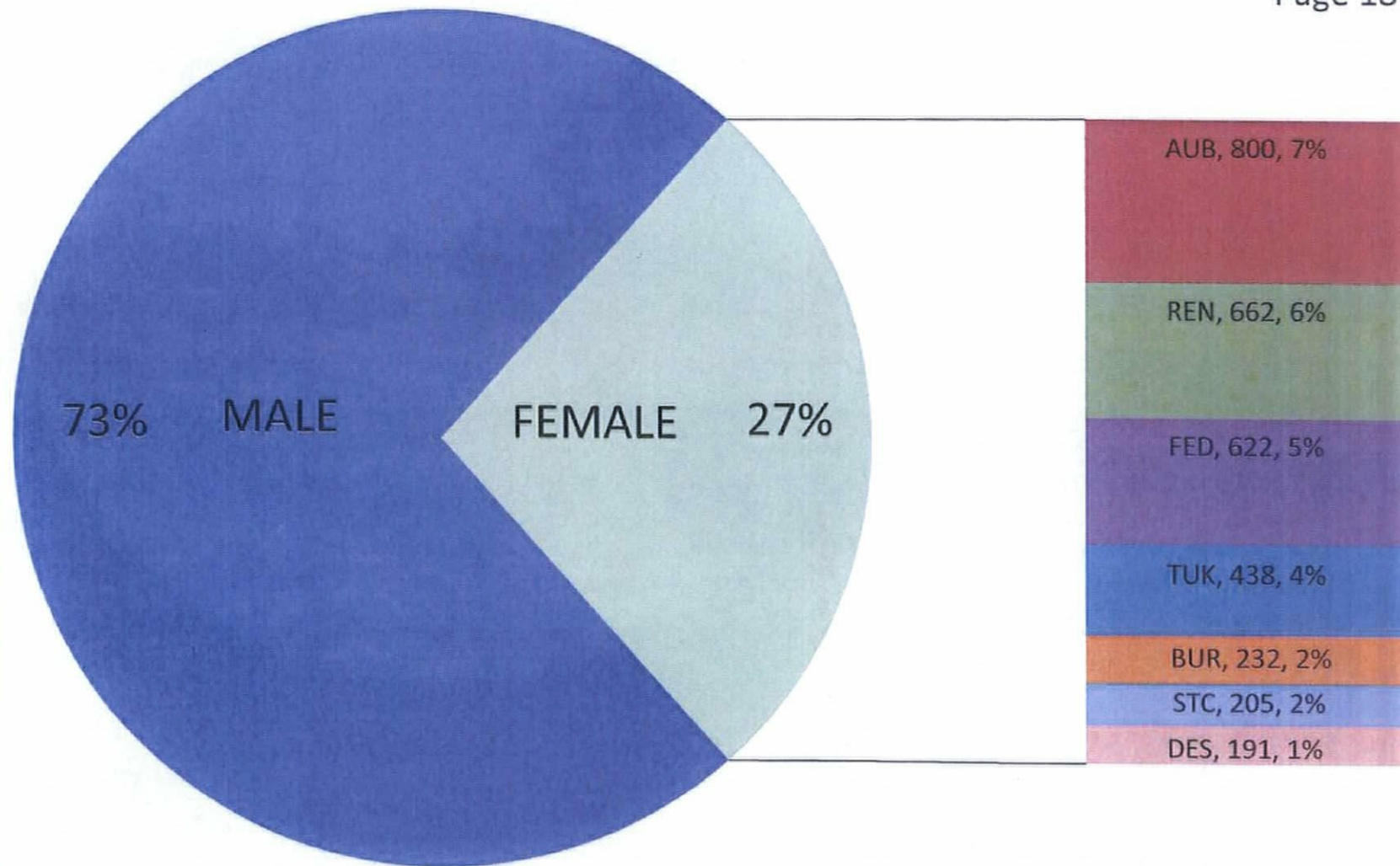


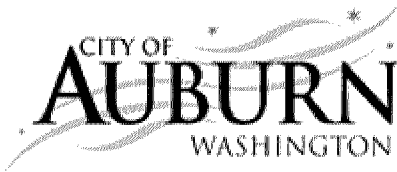
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Daily Billable Population - Since 1/1/2014



Male vs Female Member Agency Bookings from
1/1/2014 to 12/31/2014





AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6554 (First Reading)

Date:

January 26, 2015

Department:

Community Development
and Public Works

Attachments:

Ordinance No. 6554
Exhibit 2 - Final Plat of Spencer Place
Exhibit 3 - Certificate of Improvements
Exhibit 4 - Certificate of Improvement

Budget Impact:

\$0

Administrative Recommendation:

City Council to suspend the rules and adopt Ordinance No. 6554 on first reading.

Background Summary:

Cary Lang, representing Spencer Place LLC, has made application for the Final Plat of "Spencer Place"; located on the east side of 116th Avenue SE approximately 45' north of the intersection with SE 319th Street, in the "Lea Hill" area of the City. This Final Plat subdivides the 3.47-acre site (King County Tax Parcel No. 0921059065) into 13 single-family residential lots, one tract dedicated to the City of Auburn for stormwater purposes (Tract A), one tract dedicated to the owners of Lot 8, 9, 10, and 11 for equal and undivided ownership of private access and utilities purposes (Tract B), one tract dedicated to the City of Auburn for a critical area buffer (Tract C), and dedication of public right-of-way; see Exhibit 2.

The Preliminary Plat was approved as a single phase by the City of Auburn City Council by Resolution No. 4110 on November 28, 2006 (PLT06-0005) with 17 conditions; see Exhibit 4. The plat has been developed in accordance with the LHR2 Lea Hill R2 Residential zoning district as defined by Chapter 18.45 ACC – "Lea Hill District" (this was subsequently amended to R7, Residential Seven Dwelling Units per Acre, ACC 18.07 by Ordinance No. 6245 in 2009; see Exhibit 4), Title 17 ACC – "Land Adjustments and Division" (subsequently amended by Ordinance No. 6239 in 2009), Chapters WAC 58.17 and RCW 35A.58, and the 17 conditions of the Preliminary Plat.

A "Certificate of Improvements" has been issued by the City Engineer, accepting completion of all required plat improvements (see Exhibit 3). No financial security is required since all improvements are completed, inspected, and accepted as meeting the city standards in effect at the time of preliminary plat approval..

The Final Plat has been reviewed by the various divisions of the Community Development and Public Works Department and the Valley Regional Fire Authority (VRFA) and find that all requirements have been met.

The role of the City Council in review of a Final Plat is ministerial in that it is limited to determining whether or not the Final Plat meets the requirements of the Preliminary Plat.

The City Council, in its Final Plat approval, cannot add, subtract or modify Preliminary Plat requirements. Its decision is to either (1) approve the final plat if all Preliminary Plat requirements have been met; or (2) deny approval of the Final Plat if any Preliminary Plat requirements have not been met. If a Final Plat is being denied, it is also appropriate for the City Council to identify any/all Preliminary Plat requirements that have not been met.

Exhibit 1: Proposed Ordinance No. 6554, approving the Final Plat of Spencer Place

Exhibit 2: Final Plat Map of Spencer Place (Map, 5 pages)

Exhibit 3: City Engineer's "Certificate of Improvements"

Exhibit 4: City of Auburn City Council Resolution 4110, approving the Preliminary Plat of Spencer Place

Reviewed by Council Committees:

Planning And Community Development, Public Works Other: Building, Fire, Legal, & Surveying

Councilmember:

Staff: Snyder

Meeting Date: February 2, 2015

Item Number: ORD.A

ORDINANCE NO. 6 5 5 4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, APPROVING THE FINAL PLAT OF SPENCER PLACE

WHEREAS, the City of Auburn received a final plat application for the Plat of Spencer Place, Application No. PLT14-0007, the final approval of which is appropriate for City Council Action; and

WHEREAS, based on the review given this Plat by the City, the City Council hereby makes and enters the following:

FINDINGS OF FACT

1. Spencer Place, LLC has made application for the Final Plat of "Spencer Place".
2. The Preliminary Plat of "Spencer Place" (PLT06-0005) was approved by the City Council on November 28, 2006, as a single phase.
3. The Plat of "Spencer Place" has been developed in accordance with all applicable conditions of the Preliminary Plat.
4. A Certificate of Improvements has been issued by the City Engineer.
5. The final plat includes two publicly dedicated tracts, Tract A, for the storm drainage facility, and Tract C, for a critical area buffer.

CONCLUSIONS OF LAW

1. The Final Plat is in compliance and in conformity with applicable Zoning and Land Division Ordinances and other applicable land use controls.
2. The Final Plat of "Spencer Place" is consistent with the Comprehensive Plan.
3. The Plat meets the requirements of Chapter 58.17 RCW.

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

Section 1. Approval. Mountain View South, a subdivision involving property located within the City of Auburn, Washington, which plat is legally described on Sheet 1 of 4 of the Final Plat and set forth below:

PARCEL A, LOT LINE ADJUSTMENT NO. LLA 06-0004,
RECORDED JUNE 15, 2007, UNDER RECORDING NO.
20070615900011, RECORDS OF KING COUNTY, WASHINGTON.

[King County Tax Parcel No. 0921059065]

is hereby approved, and deemed to conform to the requirements for Plat approval pursuant to State and local law and Chapter 58.17 of the Revised Code of Washington and Section 58.17.140 thereof.

Section 2. Constitutionality or Invalidity. If any section, subsection clause or phrase 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: _____

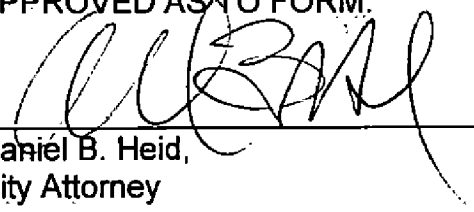
CITY OF AUBURN

NANCY BACKUS,
MAYOR

ATTEST:

Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

Published: _____

SPENCER PLACE

A FINAL PLAT

A PORTION OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON

VOL./PG.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE CITY OF AUBURN FOR THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, SUBJECT TO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING GRANTED AND CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY GRANT AND CONVEY SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED HEREIN.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND SUBDIVIDED HEREBY WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF AUBURN.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION.

PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING THE CITY OF AUBURN, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF AUBURN, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND.

SPENCER PLACE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: CARY LANG CONSTRUCTION INC., A WASHINGTON CORPORATION
ITS: MEMBER

Jennifer Lang
BY: JENNIFER LANG
ITS: SECRETARY/TREASURER

HOMESTREET BANK (AS BENEFICIARY ONLY)

BY: *James Owens* TITLE: Vice President
PRINTED NAME: JAMES OWENS

ACKNOWLEDGMENTS

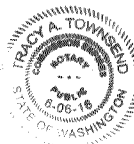
STATE OF WASHINGTON)

) SS

COUNTY OF KING)

BY: I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JENNIFER LANG IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SECRETARY/TREASURER OF CARY LANG CONSTRUCTION INC., A WASHINGTON CORPORATION, MEMBER OF SPENCER PLACE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 18 DAY OF December, 2014.



SIGNATURE OF NOTARY PUBLIC: *Tracy A. Townsend*
PRINTED NAME OF NOTARY PUBLIC: Tracy A. Townsend

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT: Auburn

MY APPOINTMENT EXPIRES: 6/6/16

STATE OF WASHINGTON)

) SS

COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Owens IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President of HOMESTREET BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 19th DAY OF December, 2014.

SIGNATURE OF NOTARY PUBLIC: *Melissa Diane Reddy*
PRINTED NAME OF NOTARY PUBLIC: Melissa Diane Reddy

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT: Puyallup, WA.

MY APPOINTMENT EXPIRES: June 17th 2018



CITY OF AUBURN APPLICATION NUMBER PLT14-0007

DWG NAME: \\ESM\ENGR\ESM-JOB\1274\002\006\PLT\FP-01.DWG

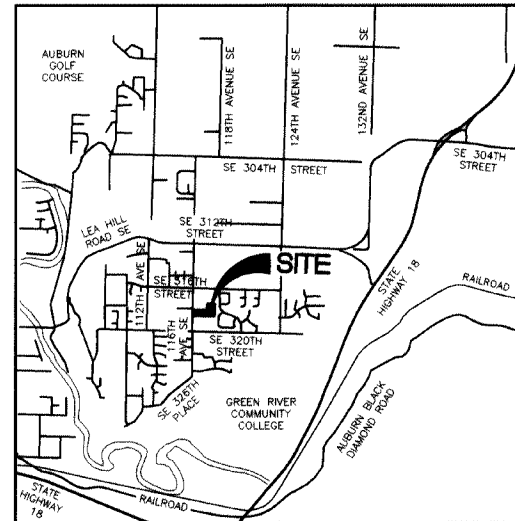
Page 52 of 111

LEGAL DESCRIPTION

PARCEL A, LOT LINE ADJUSTMENT NO. LLA 06-0004, RECORDED JUNE 15, 2007, UNDER RECORDING NO. 20070615900011, RECORDS OF KING COUNTY, WASHINGTON.

VICINITY MAP

NOT TO SCALE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SPENCER PLACE IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE CITY OF AUBURN AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF AUBURN THIS
DAY OF 2014 A.D., AT MINUTES PAST M.
AND RECORDED IN VOLUME OF PLATS, PAGES RECORDS
OF KING COUNTY, WASHINGTON.

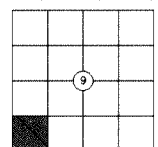
DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

RECORDING NO.

A PORTION OF
THE SW 1/4 OF THE SW 1/4 OF
SECTION 9, T. 21 N., R. 5 E., W.M.



ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE: 2014-11-18 JOB NO. 1274-007-014-0006

DRAWN BY: CAF/RFG SHEET 1 OF 5

FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900

SPENCER PLACE

A FINAL PLAT

A PORTION OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

1) AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE SPENCER PLACE HOMEOWNERS ASSOCIATION, CITY OF AUBURN, PUGET SOUND ENERGY INC., GAS AND ELECTRIC COMPANY, ANY TELEPHONE COMPANY, ANY CABLE COMPANY, U.S. POSTAL SERVICE, AND OTHER PUBLIC AND PRIVATE UTILITY PROVIDERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR PUBLIC AND PRIVATE UTILITIES, LANDSCAPING, WALKWAYS AND MAILBOXES UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS, TRACTS AND SPACES, AND FIVE (5) FEET PARALLEL WITH AND ADJOINING ALLEYS AND PRIVATE DRIVES, IF ANY.

THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPE CONDUITS, MAINS, CABLES AND WIRES, VAULTS, PEDESTALS, WATER SYSTEM FACILITIES, SEWER SYSTEM FACILITIES, STORM SEWER FACILITIES AND ROAD AND SIDEWALK IMPROVEMENTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSIONS, STREET LIGHTS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY GRANTEE AT ITS SOLE COST.

NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, OR CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION, TV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR BE PERMITTED TO BE PLACED WITHIN THIS EASEMENT UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

UPON THE DEDICATION OF ANY PORTION OF THIS EASEMENT AREA AS PUBLIC RIGHT OF WAY, SAID PORTION OF THIS EASEMENT SHALL AUTOMATICALLY TERMINATE AND SELF-EXTINGUISH. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PRIOR PERMISSION FROM THE UTILITY PROVIDERS.

THE 10 FOOT WIDE EASEMENT ADJOINING STREETS MAY CONTAIN PRIVATE STORM DRAINAGE SYSTEMS AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS FOR SPENCER PLACE FAC-06-0044 ON FILE AT THE CITY OF AUBURN.

2) THE MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITIES LOCATED WITHIN SAID EASEMENTS DEFINED IN 1 ABOVE AND IN 6 BELOW AND DEPICTED HEREIN SHALL BE THE RESPONSIBILITY OF SPENCER PLACE HOMEOWNERS ASSOCIATION. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THOSE PRIVATE STORM FACILITIES LYING BETWEEN THE CONNECTION TO THE PUBLIC STORM PIPE AND THE MOST UPSTREAM CLEANOUT OF THAT RUN OF PIPE PER THE AS-BUILT PLANS FOR SPENCER PLACE FAC-06-0044 ON FILE WITH THE CITY OF AUBURN. THE MAINTENANCE, REPAIRS OR RECONSTRUCTION OF ALL OTHER PRIVATE STORM DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHICH SAID PRIVATE STORM DRAINAGE IS SITUATED.

3) THE ENTIRETY OF TRACT B IS SUBJECT TO AN ACCESS EASEMENT AND A PUBLIC UTILITY EASEMENT.

4) WITH REGARD TO ALL PUBLIC UTILITY EASEMENTS AS SHOWN HEREIN, SAID EASEMENTS ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF AUBURN, A MUNICIPAL CORPORATION OF KING COUNTY, WASHINGTON, ITS SUCCESSORS AND ASSIGNS, AS A PERPETUAL NONEXCLUSIVE EASEMENT UNDER, OVER, THROUGH AND ACROSS THE REAL PROPERTY AS DESCRIBED HEREIN FOR THE PURPOSE OF LAYING, MAINTAINING, INSTALLING, AND CONVEYING SEWER AND WATER FACILITIES AND APPURTENANCES THEREOF, AND FOR THE PURPOSE OF LAYING, MAINTAINING, INSTALLING, CONVEYING, STORING, MANAGING, AND/OR FACILITATING STORM AND SURFACE WATER FACILITIES AND APPURTENANCES THEREOF, PER THE ENGINEERING PLANS APPROVED BY THE CITY OF AUBURN FOR THIS PLAT, TOGETHER WITH THE ABSOLUTE RIGHT, AT TIMES AS NECESSARY FOR IMMEDIATE ACCESS (INGRESS AND EGRESS), TO ENTER SAID EASEMENT AREAS FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING, AND IMPROVING THE WATER, SEWER AND STORM DRAINAGE FACILITIES CONTAINED THEREIN WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR.

THE CITY OF AUBURN SHALL HAVE THE ABSOLUTE RIGHT TO PLACE ANY TYPE OF DRYING SURFACE WITHIN SAID EASEMENT AREAS DEEMED NECESSARY BY THE CITY OF AUBURN.

THE OWNERS OF SAID PRIVATE PROPERTY SHALL NOT IN ANY WAY BLOCK, RESTRICT OR IMPEDE ACCESS AND EGRESS TO OR FROM SAID EASEMENT AREAS, AND/OR IN ANY WAY BLOCK, RESTRICT OR IMPEDE FULL USE OF THE REAL PROPERTY WITHIN THE ABOVE DESCRIBED EASEMENT AREAS BY THE CITY OF AUBURN FOR THE ABOVE-DESCRIBED PURPOSES. NO BUILDING, WALL, ROCKERY, FENCE, TREES, OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OR PLANTED, NOR SHALL ANY FILL MATERIAL BE PLACED WITHIN THE BOUNDARIES OF SAID EASEMENT AREAS, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF AUBURN. WITH CITY OF AUBURN PERMISSION, THE OWNERS OF SAID PRIVATE PROPERTY MAY FENCE ACROSS SAID EASEMENT AREAS AND/OR ALONG THE BOUNDARIES OF SAID EASEMENT AREAS, PROVIDED THAT A GATE IS CONSTRUCTED IN SAID FENCE. SAID GATE SHALL BE OF SUFFICIENT LENGTH AND LOCATION TO ALLOW THE GRANTEE FULL USE OF, AND ACCESS AND EGRESS TO AND FROM REAL PROPERTY WITHIN THE EASEMENT AREAS. IF SAID GATE IS TO BE LOCKED, KEYS SHALL BE PROVIDED TO THE CITY OF AUBURN.

NO EXCAVATION SHALL BE MADE WITHIN THREE (3) FEET OF SAID SEWER SERVICE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATION AS CURRENTLY EXISTING.

THE OWNER OF SAID PRIVATE PROPERTY GRANTS TO THE CITY OF AUBURN THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENT AREAS OVER AND ACROSS ALL PAVED, GRAVELED, OR OTHERWISE IMPROVED DRIVEWAYS OR PARKING LOTS WITHIN THE PARENT PARCEL. IF DIRECT ACCESS TO THE EASEMENT AREAS IS NOT AVAILABLE FROM SUCH DRIVEWAYS OR PARKING LOTS, THE CITY OF AUBURN'S RIGHT OF INGRESS AND EGRESS SHALL INCLUDE SUCH OTHER AREAS WITHIN THE PARENT PARCEL AS THE CITY OF AUBURN DETERMINES ARE NECESSARY TO ACCESS THE EASEMENT AREAS FROM SUCH DRIVEWAYS AND PARKING LOTS OR FROM THE PARENT PARCEL'S BOUNDARIES. IN THE CASE OF ANY DAMAGE OR DISRUPTION OF THE PARENT PARCEL, THE CITY OF AUBURN SHALL RETURN THE PROPERTY TO A CONDITION REASONABLY COMPARABLE TO ITS CONDITION AS IT EXISTED IMMEDIATELY BEFORE ENTRY AND/OR WORK WAS MADE THEREON BY THE CITY OF AUBURN OR ITS AGENTS.

THE OWNER OF SAID PRIVATE PROPERTY ADDITIONALLY GRANTS TO THE CITY OF AUBURN THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AREAS AS SHALL BE REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID SEWER AND STORM DRAINAGE FACILITIES. THE USE OF SUCH ADDITIONAL AREA SHALL BE HELD TO A REASONABLE MINIMUM AND IN THE CASE OF ANY DAMAGE OR DISRUPTION OF THE PARENT PARCEL, THE CITY OF AUBURN SHALL RETURN THE PROPERTY TO A CONDITION REASONABLY COMPARABLE TO ITS CONDITION AS IT EXISTED IMMEDIATELY BEFORE ENTRY AND/OR WORK WAS MADE THEREON BY THE CITY OF AUBURN OR ITS AGENTS. IN ADDITION TO THE OTHER RESTRICTIONS HEREIN, THE OWNER OF SAID PRIVATE PROPERTY SHALL NOT CONVEY TO A THIRD PARTY ANY EASEMENT OR OTHER RIGHT OF USAGE IN THE PARENT PARCEL THAT WOULD IMPAIR OR LIMIT THE CITY OF AUBURN'S USE OF THE EASEMENT AREA.

THIS EASEMENT AND COVENANT SHALL RUN WITH THE PARENT PARCEL AND IS BINDING ON THE OWNER OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

5) A 10 FOOT WIDE EASEMENT ALONG THE WESTERLY LINE OF LOT 7 IS HEREBY GRANTED AND CONVEYED TO THE CITY OF AUBURN, A MUNICIPAL CORPORATION OF KING COUNTY, WASHINGTON, ITS SUCCESSORS AND ASSIGNS, AS A PERPETUAL NONEXCLUSIVE EASEMENT UNDER, OVER, THROUGH AND ACROSS THE REAL PROPERTY AS DESCRIBED HEREIN FOR THE PURPOSE OF ACCESS TO TRACT C ONCE A YEAR TO INSPECT AND ENSURE THAT THE LONG-TERM PRESERVATION AND PROTECTION OF THE BUFFER AREA LOCATED WITHIN TRACT C IS BEING MAINTAINED.

6) A 10 FOOT WIDE EASEMENT ALONG THE WESTERLY LINE OF LOT 7 AND A 10 FOOT WIDE EASEMENT ALONG THE EASTERLY LINE OF LOT 7 IS HEREBY GRANTED TO THOSE LOT OWNERS BENEFITING FROM EACH PRIVATE STORM DRAINAGE SYSTEM, THE SPENCER PLACE PROPERTY HOMEOWNERS ASSOCIATION AND THE CITY OF AUBURN. FOR NO STRUCTURES OTHER THAN FENCES OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. FOR MAINTENANCE RESPONSIBILITIES, SEE EASEMENT PROVISION 2 ABOVE.

7) THE EASEMENTS GRANTED HEREIN MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER OF THE PROPERTY BUREAUED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OR ALTERATION OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.

RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS AND BUFFERS

DEDICATION OF A SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER PURPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPERS OF THE LAND SUBJECT TO THE TRACT/SENSITIVE AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF AUBURN, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THE VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF AUBURN, UNLESS OTHERWISE PROVIDED BY LAW.

THE COMMON BOUNDARY BETWEEN THE TRACT/SENSITIVE AREA AND BUFFER AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF AUBURN PRIOR TO ANY BUILDING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.

NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED 15-FOOT BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

GENERAL NOTES

1) UPON THE RECORDING OF THIS PLAT, TRACT A IS DEDICATED AND CONVEYED TO THE CITY OF AUBURN FOR STORM DRAINAGE PURPOSES. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IMPROVEMENTS CONTAINED WITHIN SAID TRACT, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS LISTED IN NOTE 1 OF THE EASEMENT PROVISIONS HEREON. THE SPENCER PLACE HOMEOWNERS ASSOCIATION WILL MAINTAIN THOSE PORTIONS OF THE STORMWATER TRACT LOCATED OUTSIDE THE FENCED POND BOUNDARY ON TRACT A, OR IF NO FENCE IS PROVIDED, OUTSIDE THE 10-YEAR STORM WATER SURFACE ELEVATION, AS DETERMINED BY THE CITY ENGINEER.

2) UPON THE RECORDING OF THIS PLAT, TRACT B, WHICH PROVIDES ACCESS TO LOTS 8, 9, 10 AND 11, IS GRANTED AND CONVEYED TO SAID LOT OWNERS AS EQUAL AND UNDIVIDED OWNERSHIP FOR JOINT USE DRIVEWAY AND UTILITIES PURPOSES. SAID OWNERS SHALL EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, AND THE MAINTENANCE, REPAIR AND REPLACEMENT OF ANY IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS LISTED IN NOTE 1 OF THE EASEMENT PROVISIONS HEREON. THE ENTIRETY OF SAID TRACT IS SUBJECT TO A PUBLIC UTILITY EASEMENT AS FURTHER DESCRIBED IN EASEMENT PROVISIONS 3 AND 4 HEREON.

3) UPON THE RECORDING OF THIS PLAT, TRACT C IS DEDICATED AND CONVEYED TO THE CITY OF AUBURN FOR SENSITIVE AREA BUFFER PURPOSES. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. SEE RESTRICTIONS ABOVE.

4) THE RIGHT OF WAY FOR S.E. 318TH COURT AND 118TH AVENUE S.E. AS DEPICTED HEREIN IS DEDICATED AND CONVEYED TO THE CITY OF AUBURN FOR PUBLIC ROAD PURPOSES UPON THE RECORDING OF THIS PLAT.

5) PRIOR TO BUILDING CONSTRUCTION ON ALL LOTS, TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES, PER THE CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP) WILL BE CONSTRUCTED AND MAINTAINED THROUGH FINAL LOT STABILIZATION.

6) PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURE(S) ON ALL LOTS, ROOF DRAIN DOWNSPOUTS FOOTING DRAINS, AND ALL LANDSCAPED AREAS NOT ALLOWED TO BE TREATED ON SITE, SHALL BE TIGHT LINED TO THE PUBLIC ROADWAY DRAINAGE SYSTEM OR APPROVED ALTERNATIVE AND SHALL BE INSPECTED BY CITY OF AUBURN FOR COMPLIANCE WITH THE CSWPPP PRIOR TO FINAL APPROVAL.

THE FOLLOWING HAS BEEN APPROVED BY THE CITY OF AUBURN:

A) INDIVIDUAL YARD AND ROOF DRAINAGE FOR LOT 10 WILL BE PROVIDED FOR VIA A LOT INFILTRATION SYSTEM PER CITY OF AUBURN STANDARD. DETAILS AND WILL BE ADDRESSED AT THE TIME OF BUILDING PERMIT.

B) INDIVIDUAL YARD AND ROOF DRAINAGE FOR LOTS 11, 12 AND 13 MAY REQUIRE INDIVIDUAL LOT INFILTRATION SYSTEMS IF CONNECTION TO PROVIDED STORM DRAIN DOWNSPOUTS IS NOT FEASIBLE. ALL INDIVIDUAL LOT INFILTRATION SYSTEMS WILL BE ADDRESSED ON A LOT BY LOT BASIS AT THE TIME OF BUILDING PERMIT.

C) INDIVIDUAL YARD AND ROOF DRAINAGE FOR LOTS 6, 7 AND 9 WILL BE DIRECTED TO THE ON SITE WETLAND BUFFER AND SERVE TO RECHARGE THE WETLAND SYSTEM.

D) ROOF DRAINS AND FOOTING DRAINS FOR LOTS 1 THROUGH 5 AND LOT 8 WILL BE TIGHT LINED TO THE PUBLIC STORM DRAINAGE SYSTEM PER CITY OF AUBURN STANDARDS.

7) ALL LOTS WITHIN THIS PLAT ARE SERVED BY A PUBLIC SANITARY SEWER SYSTEM WHICH IS CONNECTED TO CITY OF AUBURN SANITARY SEWER.

8) A REBAR AND PLASTIC CAP MARKED "ESM, LLC 35142 44925" SHALL BE SET AT ALL REAR LOT CORNERS AND LOT ANGLE POINTS, EXCEPT AS NOTED. WHERE REBAR AND PLASTIC CAP MARKED "LS 35142 44925" ARE SET AT REAR CORNERS OF LOT ANGLE POINTS WHEN AN OBSTACLE PREVENTS SETTING A REBAR AND CAP, THE FRONTS OF LOTS SHALL BE SET AT THE INTERSECTION OF LOT LINES WITH STREET IMPROVEMENTS AND REFERENCED BY A PK NAIL AND A BRASS TAG MARKED "LS 35142 44925" SET IN THE TOP OF CURB OR THICKENED EDGE OF ASPHALT ON THE EXTENSION OF THE LOT LINE.

IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, THE CORNER WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED ON AN ACCOMPANYING WHITE LOT STAKE. LOT CORNERS OR STREET MONUMENTS NOT SET AT THE TIME OF PLAT RECORDING SHALL BE BONDED FOR AND SHALL BE SET AS CONSTRUCTION IS COMPLETED.

9) THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON CITY OF AUBURN LOT LINE ADJUSTMENT NO. LLA 06-0004 AS RECORDED UNDER RECORDING NO. 20070615900011.

10) LOT 1 SHALL RECEIVE CREDIT FOR EXISTING STRUCTURE THAT HAD BEEN ON THE SITE AND THEREFORE BE EXEMPT FROM SCHOOL, TRAFFIC, FIRE AND PARK MITIGATION FEES.

11) STREET TREES ARE OWNED AND MAINTAINED BY THE SPENCER PLACE HOMEOWNERS ASSOCIATION. ANY LANDSCAPING IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE SPENCER PLACE HOMEOWNERS ASSOCIATION.

12) PRIOR TO BUILDING CONSTRUCTION ON ALL LOTS, TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES, PER THE CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP) WILL BE CONSTRUCTED AND MAINTAINED THROUGH FINAL LOT STABILIZATION. PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURE(S) ON ALL LOTS, ROOF DRAIN DOWNSPOUTS, FOOTING DRAINS, AND ALL LANDSCAPED AREAS NOT DESIGNATED FOR SHEET FLOW TO THE ADJACENT SENSITIVE AREAS, OR ALLOWED TO BE TREATED ON SITE, SHALL BE TIGHTLINED TO THE PUBLIC ROADWAY DRAINAGE SYSTEM AND SHALL BE INSPECTED BY CITY OF AUBURN FOR COMPLIANCE WITH THE CSWPPP PRIOR TO FINAL APPROVAL. PRIVATE STORM DRAINAGE SYSTEMS CONSTRUCTED ON THE INDIVIDUAL LOTS MUST BE MAINTAINED BY THE PROPERTY OWNER FOR THAT LOT. AN EXCEPTION TO THIS REQUIREMENT IS WHERE THE PRIVATE STORM COLLECTION SYSTEM CROSSES LOT LINES. IN THIS CASE, THE MAINTENANCE OF THE PORTION OF THE PRIVATE STORM SYSTEM LYING BETWEEN THE CONNECTION TO THE PUBLIC STORM PIPE AND THE MOST UPSTREAM CLEANOUT PER THE AS-BUILT PLANS FOR SPENCER PLACE FAC-06-0044 ON FILE WITH THE CITY OF AUBURN WILL BE THE RESPONSIBILITY OF THE SPENCER PLACE HOMEOWNERS ASSOCIATION.



ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

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EVERETT (425) 297-9900

www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2014-12-18	JOB NO. 1274-007-014-0006	
DRAWN BY: CAF/RFK	SHEET 2 OF 5	

CITY OF AUBURN APPLICATION NUMBER PLT14-0007

DWG NAME: \\ESM\ENGR\ESM-JOB\1274\002\006\PLOTS\FP-02.DWG

SPENCER PLACE

A FINAL PLAT

A PORTION OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON

VOL./PG.

RECORD MATTERS PER TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE INSURANCE COMPANY FOURTH GUARANTEE NO. 70006566 DATED NOVEMBER 12, 2014. IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE PLAT'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

- 1) SUBJECT TO GENERAL PROPERTY TAXES AND ASSESSMENTS FOR TAX ACCOUNT NUMBER 092105-9065.
- 2) NOT REPORTED HEREIN.
- 3) SUBJECT TO RESERVATIONS AND EXCEPTIONS REGARDING MINERAL RIGHTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 149748. EXCEPTION CANNOT BE PLOTTED.
- 4) SUBJECT TO THAT SANITARY SEWER PAYBACK AGREEMENT DEVELOPER'S FACILITY EXTENSION - FAC0023-96 AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 19991015001297. EXCEPTION CANNOT BE PLOTTED.
- 5) SUBJECT TO CITY OF AUBURN ORDINANCE NO. 6027 REGARDING REZONING AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 20060928002406. EXCEPTION CANNOT BE PLOTTED.
- 6) SUBJECT TO THAT LICENSE FOR CONSTRUCTION AND GRADING AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 20070515000520. THE AREA SUBJECT TO SAID LICENSE IS DEPICTED HEREIN.
- 7) SUBJECT TO EASEMENTS FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND ENERGY, INC. AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 20071025005050. THE LOCATION OF SAID EASEMENTS ARE DEPICTED HEREIN.
- 8) SUBJECT TO ANY COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS AS SHOWN OR DISCLOSED BY CITY OF AUBURN LOT LINE ADJUSTMENT NO. LLA 06-0004 AS RECORDED UNDER RECORDING NO. 20070615900011. EXCEPTION CANNOT BE PLOTTED.
- 9) SUBJECT TO THE RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DISCLOSED IN THE PLAT.

CITY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY SUBJECT TO THIS SUBDIVISION MAY BE LIABLE TO THE CITY, AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED, THIS _____ DAY OF _____, 2014.

AUBURN DIRECTOR OF FINANCE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO ACC 17.14.015, AND IS CONSISTENT WITH ALL APPLICABLE CITY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY PLAT APPROVAL, THIS _____ DAY OF _____, 2014.

AUBURN CITY ENGINEER

CITY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2014, THAT THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH PRELIMINARY PLAT WAS APPROVED BY THE DECISION OF THE HEARING EXAMINER FOR KING COUNTY DATED OCTOBER 23, 2006.

AUBURN PLANNING AND DEVELOPMENT DIRECTOR

CITY APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2014, PURSUANT TO CITY ORDINANCE NUMBER _____, ADOPTED BY THE AUBURN CITY COUNCIL ON THE _____ DAY OF _____, 2014.

MAYOR

ATTEST: AUBURN CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2014, A.D.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 092105-9065

KING COUNTY TREASURY DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF _____, 2014.

TREASURY DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

ADDRESS TABLE

ALL ADDRESSES ARE AUBURN, WA 98092

LOT	ADDRESS
1	11613 S.E. 318TH COURT
2	11621 S.E. 318TH COURT
3	11629 S.E. 318TH COURT
4	11637 S.E. 318TH COURT
5	11645 S.E. 318TH COURT
6	11653 S.E. 318TH COURT
7	11661 S.E. 318TH COURT
8	11669 S.E. 318TH COURT
9	11677 S.E. 318TH COURT
10	11672 S.E. 318TH COURT
11	11664 S.E. 318TH COURT
12	11648 S.E. 318TH COURT
13	11656 S.E. 318TH COURT
TRACT A	NO ADDRESS
TRACT B	NO ADDRESS
TRACT C	NO ADDRESS



ESM CONSULTING ENGINEERS, LLC	
33400 8th Ave S, Suite 205 Federal Way, WA 98003	
www.esmcivil.com	
Civil Engineering Public Works	Land Surveying Project Management
Land Planning Landscape Architecture	
DATE: 2014-11-20	JOB NO. 1274-007-014-0006
DRAWN BY: CAF/RFG	SHEET 3 OF 5

FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900

A FINAL PLAT

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FOUND CONCRETE MONUMENT WITH 1" BRASS DISK WITH PUNCH, IN CASE (APRIL, 2011)

SE 312TH STREET

116TH AVENUE SE

SE 316TH STREET

SE 302ND STREET

124TH AVENUE SE

SCALE: 1" = 200'

FOUND CONCRETE MONUMENT WITH 1/4" BRASS PLUG, IN CASE (APRIL, 2011)

FOUND 4" X 4" CONCRETE MONUMENT WITH LEAD AND TACK, IN CASE (APRIL, 2011)

FOUND 4" X 4" CONCRETE MONUMENT WITH 3/8" BRASS PLUG, IN CASE (APRIL, 2011)

FOUND CONCRETE MONUMENT WITH 3" ALUMINUM CAP, IN CASE (APRIL, 2011)

CITY OF AUBURN LOT LINE ADJUSTMENT NO. LLA 06-0004 RECORDING NO. 20070615900011

LINE TABLE

LINE	(R4) = (ESM)	(R4)	(ESM)
B1	N 88°55'16" W	639.65'	639.64'
B2	N 01°18'49" E	169.79'	169.79'
B3	N 88°41'36" W	423.48'	423.46'
B4	N 88°41'36" W	215.06'	215.06'
B5	N 01°16'38" E	167.25'	167.25'
B6	N 01°18'24" E	201.00'	201.00'
B7	N 88°41'36" W	215.96'	215.96'
B8	N 01°16'38" E	201.00'	201.00'

PARCEL B

PARCEL A

6 ACRES OF SW 1/4 SW 1/4 SW 1/4

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SURVEYING PERFORMED IN CONJUNCTION WITH THIS FINAL PLAT
UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS
AS REQUIRED BY WAC-332-130-100

THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID
STATIC AND POST PROCESSING TECHNIQUES

PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MEETING
OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090



ESM CONSULTING ENGINEERS LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003

www.esmcivil.com

FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900

Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture

CITY OF AUBURN APPLICATION NUMBER PLT14-0007

DWG_NAME: \\ESM8\ENGR\ESM-JOBS\1274\002\006\PLOTS\FP-04.DWG

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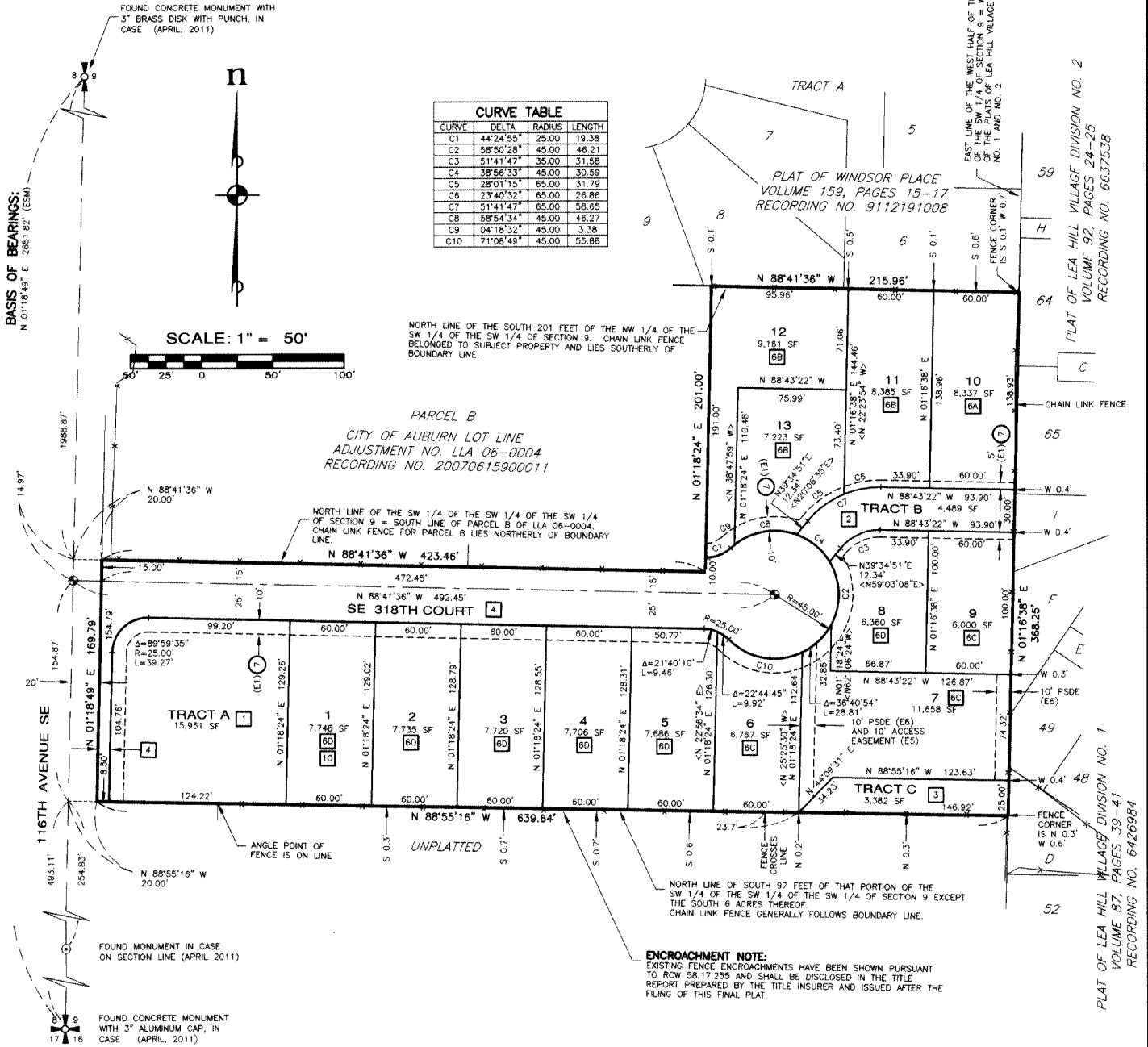
DATE :	2014-11-14	JOB NO. 1274-007-014-0006
DRAWN BY:	CAF/RFG	SHEET 4 OF 5

SPENCER PLACE

A FINAL PLAT

A PORTION OF SECTION 9, T. 21 N., R. 5 E., W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON

VOL./PG.



LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND CORNER AS DESCRIBED
- ⊙ SET SURFACE BRASS CAP WITH PUNCH, IN CONCRETE, STAMPED "L.S. 44925"
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- < > RADIAL BEARING AT FRONT LOT CORNER
- (E1) INDICATES EASEMENT PROVISION NUMBER ON SHEET 2
- BSBL BUILDING SETBACK LINE
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- INDICATES GENERAL NOTE NUMBER ON SHEET 2
- INDICATES TITLE RECORD MATTER NUMBER ON SHEET 3



ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

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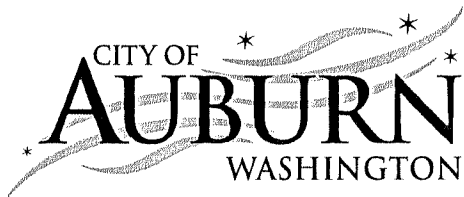
FEDERAL WAY (253) 836-6113
EVERETT (425) 297-9900

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE: 2014-12-18 JOB NO. 1274-007-014-0006
DRAWN BY: CAF/RFG SHEET 5 OF 5



COPY

CERTIFICATE OF IMPROVEMENTS

**FINAL PLAT APPLICATION
FAC06-0044**

COMPLETION OF IMPROVEMENTS

The required improvements for the Final Plat of **SPENCER PLACE** have been completed in accordance with the Land Division Ordinance and the City of Auburn's standards and specifications.



City Engineer

1/23/2015

Date

SECURITY IN LIEU OF COMPLETION

In lieu of the required public improvements for the Final Plat of _____, an approved security _____ (type of security) for \$ _____ (150% of the estimated costs of improvements) has been submitted and approved by the City Engineer.

City Engineer

Date

1. The developer has provided references and demonstrated a minimum of 3 years successful, non-defaulted plat development experience in the Puget Sound region.

2. The bond/security is based on the following costs:

Water \$ _____

Sewer \$ _____

Storm \$ _____

Traffic Signal \$ _____

Street \$ _____

Street Trees / Sod \$ _____

cc: File: FAC06-0044
Gary Yao, Planner
Spencer Place, LLC (Attn: Cary/Jennifer Lang)

RESOLUTION NO. 4110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, APPROVING A PRELIMINARY PLAT APPLICATION TO SUBDIVIDE 3.47 ACRES INTO THIRTEEN LOTS AND THREE TRACTS, WITHIN THE CITY OF AUBURN, WASHINGTON

WHEREAS, Application No. PLT06-0005, dated June 16, 2006, has been submitted to the City of Auburn, Washington, by ESM Consulting Engineers LLC, requesting approval of a preliminary plat application to subdivide 3.47 acres into 13 lots for future residential development known as "Spencer Place" and three tracts for utilities, access, and a sensitive area, within the City of Auburn, Washington; and

WHEREAS, said request above was referred to the Hearing Examiner for study and public hearing thereon; and

WHEREAS, following staff review, the Hearing Examiner conducted a public hearing to consider said petition in the Council Chambers of the Auburn City Hall on September 19, 2006, after which, on October 2, 2006, the Hearing Examiner made Findings of Fact, Conclusions of Law and Recommendations in which the Hearing Examiner recommended approval of the preliminary plat subject to conditions; and

WHEREAS, requests for reconsideration of the Hearing Examiner's recommendation were filed by the City on October 9, 2006, and ESM Consulting Engineers LLC on October 11, 2006. The Hearing Examiner issued a response to the requests for reconsideration and revised Findings of Fact, Conclusions of Law and Recommendations on October 23, 2006; and

Resolution 4110
December 4, 2006
Page 1 of 4

WHEREAS, the City Council, at its meeting of November 28, 2006, considered and affirmed the Hearing Examiner's recommendation for preliminary plat based upon said Findings, Conclusions and Recommendations.

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

Section 1. The Hearing Examiner's Revised Findings, Conclusions and Recommendations attached hereto as Exhibit "A" incorporated in this Resolution by this reference, are hereby approved and adopted.

Section 2. The request for preliminary plat approval to subdivide 3.47 acres into 13 lots for future residential development and three tracts for utilities, access, and a sensitive area, within the City of Auburn, legally described in Exhibit "B" attached hereto and incorporated herein by this reference, is hereby approved subject to the following conditions:

1. Prior to commencement of grading activities, the buffer for wetland A (Tract C) shall be staked, flagged, silt fencing installed, and signage placed on-site by the applicant. Wetland sign content and location shall be approved by the City of Auburn Director of Planning, Building, and Community. The Applicant shall dedicate to the City a ten foot wide access easement on lot 7 to Tract C. The easement shall allow the City access to Tract C to inspect and ensure that the long-term preservation and protection of the buffer area is maintained.
2. Proposed Conditions, Covenants and Restrictions (CC&Rs) for a future Homeowners' Association (if one is to be created) shall be submitted for review and approval by the City prior to final plat approval.
3. The developer shall construct on-site gravity sanitary sewer lines and off site gravity sanitary sewer lines. All lines shall be per Auburn Design Standards.
4. If the water service is connected to the east, it shall be contained within a paved access tract meeting city standards of ACC 18.48.130, with a 26

foot wide utility easement dedicated to the City as part of the plat and lots 9 – 12 may have reconfigured access.

5. Prior to final plat approval, the developer shall abandon the existing well per Washington State and King County Health Department regulations and transfer the water right for said well over to the City of Auburn.
6. Public storm drainage facilities shall be constructed to adequately manage the storm water quantity and quality impacts from the proposed public street improvements associated with the project. Storm drainage from the public street improvements shall not drain onto private properties.
7. A Dust Control Plan shall be submitted to the City Engineer for approval prior to issuance of construction permits.
8. Prior to final plat approval, the developer shall dedicate right of way and construct all roads within the plat to City of Auburn Standards. In addition, the developer shall dedicate right-of-way and construct the required half street improvement along the property frontage of 116th Avenue Southeast including necessary transitions to the existing roadway beyond the property frontage.
9. Sight distance triangles shall be dedicated as public right of way within the plat or as easement outside the plat.
10. A Haul Route Plan shall be submitted to the City Engineer for approval prior to issuance of construction permits. The plan shall identify the proposed haul route, type of hauling vehicles and their associated axel loadings, number of loaded and unloaded trips, daily hauling hours, and schedule for completion. Based on the nature of the plan, the City Engineer shall require mitigation for hauling impacts to existing roads along the haul route. Mitigation may include pavement repair or roadway re-surfacing, and/or weight limit, haul hour, and seasonal restrictions. The City Engineer may require the applicant to provide a financial security commensurate with the potential pavement impacts from hauling activities.
11. Street trees shall be subject to approval by the City Engineer. A separate approval block shall be shown on the landscape plans for that purpose.
12. The final plat drawing shall include addresses for each lot as assigned by the City.
13. Tracts A and C shall be dedicated to the City.
14. The Applicant/developer shall obtain approval and record the Boundary Line Adjustment (No. LLA06-0004) depicted on the ESM Consulting

Engineers LLC, existing conditions drawing (Sheet 3 of 3) dated June 9, 2006.

15. Utility and street design issues shall be addressed during the facilities extension process with the City to the satisfaction of the City Engineer.

16. The Developer shall provide in the platting process a restrictive covenant applying to lots 9, 10, 11, 12, and 13 that shall obligate the owners of those lots to maintain the paved surface of Tract B and the enforcement rights for such obligation shall be a right granted to the City. It is provided, however, that if the Developer includes on the face of the plat or in the restrictive covenants a statement that there shall be no access to or utilities serving lots 9 and/or 13, from Tract B, then such lot(s) would not need to be included in the above restrictive covenant.

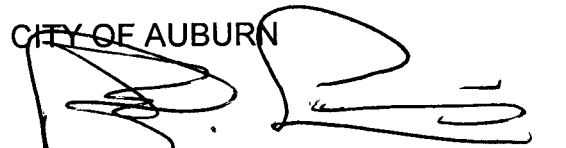
17. The easement to Tract C across Lot 7 shall be included in the plat and shall not expire unless it is replaced by an alternate easement acceptable to the City.

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

Section 4. This Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this 28th day of November, 2006.

CITY OF AUBURN


PETER B. LEWIS,
MAYOR

ATTEST:


Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:


Daniel B. Heid,
City Attorney

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF AUBURN
REVISED**

In the Matter of the Application of	)	NO. PLT06-0005
	)	
	)	
ESM Consulting Engineers, LLC	)	
on behalf of Cary Lang	)	FINDINGS, CONCLUSIONS
	)	AND RECOMMENDATION
	)	(Revised 10/20/06)
	)	
<u>For Approval of a Preliminary Plat</u>	)	SPENCER PLACE

SUMMARY OF RECOMMENDATION

The Hearing Examiner for the City of Auburn recommends to the Auburn City Council that the Spencer Place preliminary plat with a public internal street and tracts dedicated to the City be APPROVED, subject to conditions as revised in this recommendation issued following reconsideration.

SUMMARY OF RECORD

Request:

Cary Lang, through its agent ESM Consulting Engineers LLC, requests approval of a preliminary plat application to subdivide approximately 3.47 acres into a 13 lot residential subdivision known as "Spencer Place." The subject property is located at 31808 116th Avenue Southeast in Auburn.

Hearing Date:

The Hearing Examiner for the City of Auburn held an open record hearing on the request on September 19, 2006.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

Stacey Borland, Planner, City of Auburn
 Steve Pilcher, Planner, City of Auburn
 Joe Walsh, Transportation Engineer, City of Auburn
 Matt Cyr, ESM Consulting Engineers, Applicant's representative
 Eric LaBrie, ESM Consulting Engineers, Applicant's representative

*Findings, Conclusions, and Recommendation
 Hearing Examiner for the City of Auburn
 Spencer Place Preliminary Plat PLT06-0005*

Exhibits:

The following exhibits were admitted into the record:

- Exhibit 1. Notice of Application and Vicinity Map, dated 7-31-06
- Exhibit 2. Notice of Public Hearing
- Exhibit 3. Affidavit of Posting, dated September 8, 2006
- Exhibit 4. Affidavit of Mailing, dated September 7, 2006
- Exhibit 5. E-mail confirmation of Publication of Legal Notice, dated September 6, 2006
- Exhibit 6. Aerial Photograph
- Exhibit 7. Final Determination of Non-Significance, dated August 23, 2006
- Exhibit 8. Master Land Use Application, dated June 16, 2006
- Exhibit 9. Spencer Place Preliminary Plat Map (Sheet 1 of 3), received August 3, 2006
Spencer Place Preliminary Grading and Utility Plan (Sheet 2 of 3)
Spencer Place Existing Conditions (Sheet 3 of 3), ESM Consulting Engineers LLC
- Exhibit 10. Topographical Site Survey, Cascade Land Surveying, dated June 13, 2006
- Exhibit 11. Critical Areas Assessment and Delineation, Chad Armour, LLC, dated June 13, 2006
- Exhibit 12. Spencer Place Preliminary Plat Preliminary Level One Downstream Analysis, ESM Consulting Engineers LLC, dated June 16, 2006
- Exhibit 13. Agenda Bill Approval Form (staff report), dated September 13, 2006
- Exhibit 14. Proposed revised condition #5, submitted by Applicant's representative, September 19, 2006

The Hearing Examiner enters the following Findings and Conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

1. ESM Consulting Engineers LLC requested approval of a preliminary plat application to subdivide approximately 3.47 acres into a 13 lot residential subdivision for single family detached homes. The subject property, known as "Spencer Place," is located at 31808 116th Avenue Southeast in Auburn.¹ The City determined that the application was complete on July 31, 2006. *Exhibit 1; Exhibit 8; Exhibit 13, Staff Report, page 2.*
2. The City annexed the property on January 17, 2006² and initially zoned it LHR1, Single Family Residential. The City rezoned the property to LHR2, Single Family Residential³

¹ The site parcel numbers are 0921059065 and 0921059095. A legal description is part of Exhibit 10 (topographical site survey). *Exhibit 10; Exhibit 13, Staff Report, page 1.*

² Property annexation per Ordinance 5986.

³ The purpose of the R-2 single family residential zone is as follows:

*Findings, Conclusions, and Recommendation
Hearing Examiner for the City of Auburn
Spencer Place Preliminary Plat PLT06-0005*

on May 11, 2006.⁴ The Comprehensive Plan designations for the surrounding properties are all single family residential. The property to the west, within the City of Auburn, is a single family residential development zoned LHR2, Single Family Residential. The properties to the north, south, and east are part of unincorporated King County. The properties to the south are single family homes zoned R-6, Residential 6 du/ac. The property to the east is a single family residential development zoned R-6, Residential 6 du/ac. The properties to the north include a single family residential development and a church, zoned R-4, Residential 4 du/ac and LHR2, Single Family Residential. *Exhibit 9, Preliminary Plat Map; Exhibit 13, Staff Report, page 2.*

3. The property is located in the City's Lea Hill zoning district, which is governed in part by the following provision in the zoning code:

The purpose of the Lea Hill (LH) zoning districts is to provide for zoning requirements to the Lea Hill area that are effective upon annexation. The LH zoning districts will be similar to if not the same as the other zoning districts of the city of Auburn. Some variations are needed to recognize King County zoning and the developments permitted using the county zoning.

ACC 18.45.010. Under ACC 18.45.040(B), any further subdivisions and uses must conform to the permitted uses and standards referenced in ACC 18.45.020 and 18.45.030 which are the same as Chapter 18.14 ACC. *Exhibit 13, Staff Report, page 3; ACC 18.45.010.*

4. The proposed development is compatible with the surrounding area. The proposed lot size will average 8,230 square feet with the smallest lot size 6,600 square feet. The density for the 13 single family lots on the 3.47 acres would be 3.75 du/ac and is consistent with the Comprehensive Plan housing goals of maintaining and enhancing the City's character as a family-oriented community, and emphasizing housing development at single family densities. Policy LU-14 states that residential densities in areas designated for single family residential use should be no greater than 6 units per acre. *2005 Auburn Comprehensive Plan, Land Use Policy LU-14, page 3-14; Housing Goals 4 and 7, pages 4-8 and 4-10; Exhibit 13, page 7.*

The R-2 single-family residential zones are intended to create a living environment of optimum standards for single-family dwellings. It is further intended to limit development to relatively low degrees of density. This district will provide for the development of single-family detached dwellings, not more than one such dwelling on each lot, and for such accessory uses as are related, incidental and not detrimental to the residential environment.

ACC 18.14.010.

⁴ Rezone of property took place per Ordinance 6027.

5. The Applicant made a boundary line adjustment (BLA) application to the City for the subject property at 31808 116th Avenue Southeast (parcel 0921059065) and the lot to the north at 31720 116th Avenue Southeast (parcel 091059095).⁵ Matt Cyr, the Applicant's consultant, testified that the BLA had been approved by the City and that the BLA would be recorded as soon as signatures are obtained. *Exhibit 9; Exhibit 13, Staff Report, page 2. Testimony of Mr. Cyr.*
6. The proposed project site is relatively flat, with a 10% south-facing slope, and contains forested vegetation over much of the site, dominated by Douglas-fir and western red cedar trees. The Applicant/déveloper would remove an existing older single family residence and detached garage, and an existing well would be abandoned and the water right transferred to the City. The proposal does not include dedication of park land. *Exhibit 9, Existing Conditions Map; Exhibit 11, page 3; Exhibit 13, Staff Report, pages 3, 4, and 6.*
7. The applicant's consultant, Chad Armour, LLC, prepared a critical areas assessment and delineation for the Spencer property in 2006. No critical areas were identified on site. However, the consultant identified an area of less than 500 square feet, with soil saturated to the surface in May 2005 that may have once been part of a larger wet area, plot ID SP-1. The consultant's wetland data form sheet did not identify any hydrophytic vegetation present at this site.⁶ Therefore, this area was not identified as a wetland. This area would be filled and paved as part of the proposed Southeast 318th Court internal street. The consultant also identified an area, plot ID SP-2, just to the north of the southeastern boundary with soil saturated to the surface in April 2006. The consultant's wetland data form sheet identified 50% presence of hydrophytic vegetation; which is less than the greater than 50% standard required for a wetland determination. The consultant identified an off-site category IV wetland (Wetland A) adjacent to the southeastern boundary of the site.⁷ Under ACC 16.10.090 (E) (1), the minimum buffer for a category IV wetland is 25 feet. The preliminary plat shows a 25 foot wide sensitive area buffer identified as Tract C. *Exhibit 9, Preliminary Plat; Exhibit 11, pages 1, 2, 3, and 4, and data forms; ACC 16.10.0990 (E) (1).*
8. Pursuant to the City's critical area chapter, long-term protection of a regulated wetland and its associated buffer shall be provided by one of the following methods:

⁵ Boundary Line Adjustment file No. LLA06-0004.

⁶ The Hearing Examiner takes notice that under the WA State Wetland Delineation Manual or the 1987 Corps Wetland Delineation Manual, wetlands are determined by the presence of hydrophytic vegetation, hydric soils, and wetland hydrology. Under the 1997 WA State Wetland Delineation Manual (page 16), hydrophytic vegetation is indicated where more than 50 percent of the dominant species are obligate, facultative wetland or facultative.

⁷ Category IV wetlands" are those wetlands that meet the following criterion: a) Provide low levels of functions, scoring less than 30 out of 100 points (DOE Wetlands Rating System, 2004). *ACC16.10.080 (C) (4).*

It shall be placed in a separate tract on which development is prohibited, protected by execution of an easement dedicated to the city, a conservation organization or land trust, or similarly preserved through a permanent protective mechanism acceptable to the city. The location and limitations associated with the wetland and its buffer shall be shown on the face of the deed or plat applicable to the property and shall be recorded with the King or Pierce County recording department.

ACC 16.10.090 (E) (1) f.

Mr. Cyr and Eric LaBrie, consultant for the Applicant, testified and requested that a 25 foot wide native growth protection easement be used to protect the wetland buffer. Steve Pilcher, City Planner, testified for the City that the City preferred that a separate tract be dedicated to the City with a ten foot wide access easement, rather than a native growth protection easement. Mr. LaBrie testified that a dedication of Tracts A, B and C would be acceptable, but that a ten foot wide access easement to Tract C across lot 7 could create problems for the future property owner who would have to keep an easement free from obstructions. *Testimony of Mr. Cyr; Testimony of Mr. LaBrie; Testimony of Mr. Pilcher; ACC 16.10.090 (E) (1) f.*

9. Joe Walsh, City Transportation Engineer,⁸ testified that City stormwater standards would need to be met, and that they may impact the wetland area. Mr. LaBrie testified for the Applicant that proposed lots 7 and 8 would drain toward Wetland A and provide a water source for the wetland. *Exhibit 12, page 1-2; Testimony of Mr. Walsh; Testimony of Mr. LaBrie.*
10. Vehicular access to the site would be from 116th Avenue Southeast. The proposed internal street, Southeast 318th Court, would be developed to City standards (including emergency access) and dedicated as a public street. According to the City, the site would generate 13 PM peak hour trips. No city traffic impact analysis is required. The Applicant would provide half street improvements for a residential collector on 116th Avenue Southeast which would include adequate right of way dedication. The Applicant would dedicate Tract B to the City as an access tract for lots 9 through 13. The City's comprehensive transportation plan identifies Lea Hill as an area in need of sidewalks. To the extent that sidewalks would be provided, the proposed project is consistent with the Non-Motorized Transportation portion of the comprehensive transportation plan. The site is located within the Auburn School District. No comments were received from the school district on this proposal. Sidewalks along the frontage of the site and within the plat on the south side of proposed Southeast 318th Court would allow children within the development to meet school buses on 116th Avenue Southeast. The Applicant would pay school, fire, and traffic impact fees at the time of building permit applications. *Exhibit 9,*

⁸ Mr. Walsh testified on behalf of the City Public Works at this hearing.

Preliminary Grading and Utility Plan; Exhibit 13, Staff report, pages 3, 4, and 5; 2005 City Comprehensive Transportation Plan, page 3-1; ACC Title 19.

11. The Applicant proposes to connect to the City sanitary and water services. The Applicant/developer would extend the public sanitary sewer along 116th Avenue Southeast through the frontage of the site and then on-site to service all proposed lots. The Applicant/developer would provide side sewers to any adjacent parcels not currently serviced. *Exhibit 9, Preliminary Grading and Utility Plan; Exhibit 13, page 3; Testimony of Mr. LaBrie.*
12. ESM Consulting Engineers, LLC, prepared a preliminary level one downstream analysis for the Applicant. The analysis did not identify any existing or potential problems with the site. According to the analysis, the proposed project makes sufficient provision for stormwater detention and treatment in Tract A. The Applicant would dedicate Tracts A, the storm pond, B, the access tract, and C, the wetland buffer, to the City. The storm pond would be designed and landscaped to city standards. *Exhibit 9, Preliminary Grading and Utility Plan; Exhibit 12, page 1-3; Exhibit 13, Staff Report, page 4; Testimony of Mr. LaBrie.*
13. The preliminary plat currently depicts a 15 foot wide water easement extending east and west along the north side of proposed lot 8. Mr. Walsh testified for the City that proposed staff condition 5 (now condition 4 of the Hearing Examiner's recommendation) would require a looped water system with a 20 foot wide paved tract which would be deeded over to the City's water utility.⁹ Mr. LaBrie testified that the Applicant would tie into the 116th Avenue Southeast water supply, but expressed concern that easements over adjacent properties to the east may not be available. He testified that the Applicant may reconfigure lots 9, 10, 11, 12 and access Tract B if the water easement area to the east is paved. The City and the Applicant agreed to a modified condition. *Exhibit 9 Preliminary Plat; Exhibit 14; Testimony of Mr. Walsh; Testimony of Mr. LaBrie.*
14. The City issued a determination of nonsignificance (DNS) on August 23, 2006.¹⁰ No comments on the DNS were received and no appeals were filed. *Exhibit 7; Exhibit 13, Staff Report, page 3.*

⁹ The City of Auburn requires looping of water supplies for fire fighting wherever feasible to avoid dead-ends.

Provisions shall be made wherever appropriate in any project for looping all dead-end or temporarily dead-end mains. Construction plans must be approved by the appropriate water authority prior to the commencement of construction. Where it is not feasible at the time of approval and installation to loop a water system, in the opinion of the fire department, the loop requirement may be relaxed if the intent of the code is met and a stub is provided on the main for future expansion.

ACC 13.16.090.

¹⁰ The City reviewed a completed environmental checklist and other information on file with the lead agency. However, the environmental checklist was not submitted as an exhibit. *Exhibit 7.*

*Findings, Conclusions, and Recommendation
Hearing Examiner for the City of Auburn
Spencer Place Preliminary Plat PLT06-0005*

15. The City provided reasonable notice of the September 19, 2006 public hearing. Notice of the open record hearing was posted on site on September 8, 2006, mailed to all property owners located within 300 feet of the affected site on September 7, 2006, and published in the September 9, 2006 edition of the King County Journal. *Exhibit 2; Exhibit 3; Exhibit 4; Exhibit 5.*

CONCLUSIONS

Jurisdiction

Pursuant to Auburn City Code (ACC) 18.66, the Hearing Examiner is granted jurisdiction to hear and make recommendations to the City Council. Jurisdiction for the Hearing Examiner to make recommendations for approval of a preliminary plat is pursuant to ACC 14.03.040(A) and 17.06.050.

Criteria for Review

Pursuant to ACC 17.06.070, preliminary plats shall only be approved if findings of fact are drawn to support the following:

- A. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds and sites for schools and school grounds;
- B. Conformance of the proposed subdivision to the general purposes of the comprehensive plan;
- C. Conformance of the proposed subdivision to the general purposes of any other applicable policies or plans which have been adopted by the city council;
- D. Conformance of the proposed subdivision to the general purposes of this title, as enumerated in ACC 17.02.030;
- E. Conformance of the proposed subdivision to the Auburn zoning ordinance and any other applicable planning or engineering standards and specifications as adopted by the city, or as modified and approved as part of a PUD pursuant to Chapter 18.69 ACC;
- F. The potential environmental impacts of the proposed subdivision are mitigated such that the preliminary plat will not have an unacceptable adverse effect upon the quality of the environment;
- G. Adequate provisions are made so the preliminary plat will prevent or abate public nuisances.

*Findings, Conclusions, and Recommendation
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In addition, Chapter 18.45 (Lea Hill District) of ACC requires conformance with the permitted uses and standards referenced in ACC 18.45.020 and .030.

Conclusions Based on Findings

1. **With conditions, adequate provisions have been made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, and sites for schools and school grounds.** The street within the proposed plat will be public and will provide adequate transportation routes for residents and will include sidewalks for pedestrian safety and school access. The provisions for emergency access to the area are also sufficient. Schools will be provided for through impact fees at the time of building permit application. Stormwater from the proposed plat will be detained and treated in an on-site stormwater facility. Conditions of approval are necessary, including those to ensure that public storm drainage facilities adequately manage storm water quantity and quality and that stormwater, lot access, and wetland buffer tracts are dedicated to the City. The plat will be connected to public utilities for water and sanitary wastes. *Findings 1, 2, 6, 10, 11, 12, and 13.*
2. **The proposed project conforms to the general purposes of the City of Auburn's Comprehensive Plan, Title 17.02 (Subdivisions), and to the general purposes of any other applicable policies or plan which have been adopted by the City Council.** The subdivision would provide single family residential housing and would be consistent with the purposes and regulations of the subdivision title, substantially consistent with the City's design and construction standards, consistent with Chapter 18.45 ACC concerning development within the Lea Hill area, and would be consistent with the goals, objectives, and policies of the City's Comprehensive Plan, including the City's comprehensive transportation plan. *Findings 1 – 15.*
3. **With conditions, the plat conforms to the City of Auburn's zoning ordinance, Title 18, and any other applicable planning or engineering standard and specifications.** The Applicant's proposal substantially complies with all related City codes and standards including development standards for the LHR2 single family residential zoning district, and with Chapter 18.45 ACC concerning development within the Lea Hill area. Conditions of approval are necessary to ensure compliance with sanitary sewer, water supply, stormwater facilities and right of way and frontage standards. *Findings 1 – 14.*
4. **With conditions, potential environmental impacts of the proposal have been mitigated such that the proposal will not have an unacceptable adverse effect upon the quality of the environment.** Acting as the lead agency, the City determined that the proposed plat will not have a probable significant adverse impact on the environment and issued a determination of nonsignificance. The applicant would protect an off-site wetland with a 25 foot wide buffer. The stormwater system will protect water quality and

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prevent runoff from damaging nearby land. Conditions of approval are necessary to ensure compliance with sanitary sewer, water supply and stormwater facilities standards. Conditions of approval are necessary to protect the off-site wetland with an associated wetland buffer on lot 7. Here, a dedicated tract for a wetland buffer is appropriate for lot 7 with a limited access easement. A limited access easement would allow for City inspect and maintain of the wetland buffer area without undue restrictions on the use of the property by the burdened property owner. *Findings 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, and 14.*

5. **Adequate provisions have been made so that the preliminary plat will prevent or abate public nuisances.** Public Nuisances are addressed generally throughout the ACC and are addressed directly in Chapter 8.12 ACC. A public nuisance affects public health and property values by creating visual blight, harboring rodents and/or beasts, or creating unsafe pedestrian and traffic situations. The proposed plat will not result in any public nuisances. Connections to public sewer and water will limit potential negative impacts on public health. *Findings 1 – 14.*

RECOMMENDATION

Based upon the preceding Findings and Conclusions, the Hearing Examiner for the City of Auburn recommends to the Auburn City Council that the request for approval of a preliminary plat to subdivide approximately 3.47 acres into a 13 lot subdivision with a public internal street and tracts dedicated to the City be **APPROVED**, subject to the following conditions:¹¹

- 1 Prior to commencement of grading activities, the buffer for wetland A (Tract C) shall be staked, flagged, silt fencing installed, and signage placed on-site by the applicant. Wetland sign content and location shall be approved by the City of Auburn Director of Planning, Building, and Community. The Applicant shall dedicate to the City a ten foot wide access easement on lot 7 to Tract C. The easement shall allow the City access to Tract C once a year to inspect and ensure that the long-term preservation and protection of the buffer area is maintained. The City may petition the Hearing Examiner for access to Tract C if additional maintenance or repair is required and shall be permitted if good cause is shown.
2. Proposed Conditions, Covenants and Restrictions (CC&Rs) for a future Homeowners' Association (if one is to be created) shall be submitted for review and approval by the City prior to final plat approval.
3. The developer shall construct on-site gravity sanitary sewer lines and off site gravity sanitary sewer lines. All lines shall be per Auburn Design Standards.

¹¹ Conditions include both legal requirements applicable to all developments and conditions to mitigate the specific impacts of this development.

4. If the water service is connected to the east, it shall be contained within a paved access tract meeting city standards of ACC 18.48.130, with a 26 foot wide utility easement dedicated to the City as part of the plat and lots 9 – 12 may have reconfigured access.
5. Prior to final plat approval, the developer shall abandon the existing well per Washington State and King County Health Department regulations and transfer the water right for said well over to the City of Auburn.
6. Public storm drainage facilities shall be constructed to adequately manage the storm water quantity and quality impacts from the proposed public street improvements associated with the project. Storm drainage from the public street improvements shall not drain onto private properties.
7. A Dust Control Plan shall be submitted to the City Engineer for approval prior to issuance of construction permits.
8. Prior to final plat approval, the developer shall dedicate right of way and construct all roads within the plat to City of Auburn Standards. In addition, the developer shall dedicate right-of-way and construct the required half street improvement along the property frontage of 116th Avenue Southeast including necessary transitions to the existing roadway beyond the property frontage.
9. Sight distance triangles shall be dedicated as public right of way within the plat or as easement outside the plat.
10. A Haul Route Plan shall be submitted to the City Engineer for approval prior to issuance of construction permits. The plan shall identify the proposed haul route, type of hauling vehicles and their associated axel loadings, number of loaded and unloaded trips, daily hauling hours, and schedule for completion. Based on the nature of the plan, the City Engineer shall require mitigation for hauling impacts to existing roads along the haul route. Mitigation may include pavement repair or roadway re-surfacing, and/or weight limit, haul hour, and seasonal restrictions. The City Engineer may require the applicant to provide a financial security commensurate with the potential pavement impacts from hauling activities.
11. Street trees shall be subject to approval by the City Engineer. A separate approval block shall be shown on the landscape plans for that purpose.
12. The final plat drawing shall include addresses for each lot as assigned by the City.
13. Tracts A, and C shall be dedicated to the City.

*Findings, Conclusions, and Recommendation
Hearing Examiner for the City of Auburn
Spencer Place Preliminary Plat PLT06-0005*

14. The Applicant/developer shall obtain approval and record the Boundary Line Adjustment (No. LLA06-0004) depicted on the ESM Consulting Engineers LLC, existing conditions drawing (Sheet 3 of 3) dated June 9, 2006.
15. Utility and street design issues shall be addressed during the facilities extension process with the City to the satisfaction of the City Engineer.

Decided this 23rd day of October 2006


THEODORE PAUL HUNTER
Hearing Examiner

*Findings, Conclusions, and Recommendation
Hearing Examiner for the City of Auburn
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EXHIBIT B

THE SOUTHWEST QUARTER OF THE SOUTHWEST OF THE SOUTHWEST
QUARTER OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M.,
IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 6 ACRES THEREOF; AND
EXCEPT THE SOUTH 97 FEET OF THE REMAINDER THEREOF;

TOGETHER WITH THAT PORTION OF THE SOUTHERLY 200 FEET OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID
SECTION;

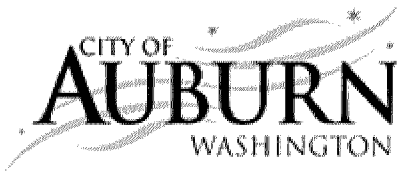
THENCE NORTH $88^{\circ}41'36''$ WEST ALONG THE SOUTH LINE THEREOF A
DISTANCE OF 216.06 FEET;

THENCE NORTH $01^{\circ}18'24''$ EAST A DISTANCE OF 200.00 FEET TO THE
NORTH LINE OF SAID SOUTHERLY 200 FEET;

THENCE SOUTH $88^{\circ}41'36''$ EAST ALONG SAID LINE A DISTANCE OF
215.96 FEET TO THE NORTHEAST CORNER OF SAID SOUTHERLY 200.00 FEET;

THENCE SOUTH $01^{\circ}16'38''$ WEST ALONG THE EAST LINE THEREOF A
DISTANCE OF 200.00 FEET TO THE BEGINNING.

EXCEPT COUNTY ROAD.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6550 (Second Reading)

Date:

January 26, 2015

Department:

Finance

Attachments:

Ordinance No. 6550

Budget Impact:

\$250,000.00 per year

Administrative Recommendation:

City Council adopt Ordinance No. 6550.

Background Summary:

Ordinance No. 6550 levies a .0214% sales tax credit against the state sales tax for local revitalization financing. SB 5045 authorizing the tax credit was passed by the state legislature during the 2009 regular session. The intent of the legislation was to provide financial assistance to Cities to assist with financing public improvements in an identified revitalization area to promote community and economic development.

The City first applied for the use of local revitalization financing on August 11, 2009 and the Department of Revenue approved the City's application on September 16, 2009, authorizing up to \$250,000.00/yr for the local revitalization program (Promenade capital improvements).

In 2010, the City issued \$7.24 million in 2010 C/D Bonds for the purpose of funding capital improvements for the Promenade. Annual debt service payments for these bonds continue through the year 2035. Funds from the sales tax credit, combined with REET2 funds are used to pay for the annual debt service costs of the local revitalization project. As of the end of 2013, the remaining principal balance is \$6.36 million.

The tax credit is available to the City for up to 25 years. 2015 will be the sixth year that the City has asked the State for the tax credit. As provided by the state, in order for the City to continue receiving the tax credit, the City must request the tax credit each year by Ordinance.

Based upon historical taxable retail sales, the above rate of .0214% is estimated to generate \$250,000 for local revitalization funding during the State's fiscal year July 1, 2015 – June 30, 2016.

Ordinance No. 6550 was introduced on first reading on January 20, 2015.

Reviewed by Council Committees:

Councilmember:

Staff: Coleman

Meeting Date: February 2, 2015

Item Number: ORD.B

ORDINANCE NO. 6 5 5 0

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF AUBURN, WASHINGTON, ESTABLISHING
THE LOCAL SALES AND USE TAX RATE FOR
LOCAL REVITALIZATION FINANCING FOR 2015**

WHEREAS, The City of Auburn ("City") enacted Ordinance 6301 on April 19, 2010, which established a local sales and use tax as provided for in Section 39.14.510 of the Revised Code of Washington ("RCW"); and,

WHEREAS, this tax is imposed in order to pay the debt service on Local Revitalization Financing bonds in accordance with Chapter 39.14 RCW; and,

WHEREAS, Chapter 39.14 RCW provides that the City shall, from time to time, adjust the tax rate so that it is set at the rate reasonably necessary to receive the state contribution over 10 months, in accordance with RCW 82.14.510(3); and

WHEREAS, the Local Sales and Use Tax Rate is set at a rate to generate approximately \$250,000.00 between July 1, 2015 through June 30, 2016, for Local Revitalization Financing.

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

Section 1. The sales and use tax rate initially established in Section 3.2 of Ordinance 6301, and most recently amended by Ordinance No. 6494, is hereby amended to .0214%, effective July 1, 2015.

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 from and after its passage, approval and publication as provided by law.

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

NANCY BACKUS, MAYOR

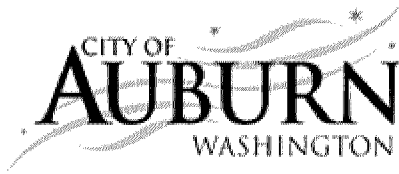
ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:


Daniel B. Heid, City Attorney

Published: _____



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6551 (Second Reading)

Date:

January 26, 2015

Department:

Finance

Attachments:

Ordinance No. 6551

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Ordinance No. 6551.

Background Summary:

Ordinance No. 6551 provides for revision to Auburn City Code Chapter 13. Section 13.06.280 is amended to reflect a change in the due date of Utility Bill payments from 15 days to 20. Section 13.06.290 is amended to include the lien statute. Section 13.06.300 is amended to extend the grace period for delinquent payments from 20 to 25 days. Section 13.06.300 is also amended to change the placement of physical door tags to mailed notification the time from billing to shut off from 43 to 49 days.

The Finance Department in conjunction with Public Works, recommends replacing the door tag notices with a shut off notice that will be mailed to the customer at least seven days prior to a service interruption. Commercial and Multi-family service class accounts will continue to receive at least a two-hour warning prior to service interruption.

Ordinance No. 6551 was introduced on first reading on January 20, 2015.

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

Coleman

Meeting Date: February 2, 2015

Item Number: ORD.C

ORDINANCE NO. 6 5 5 1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING SECTIONS 13.06.280, 13.06.290, AND 13.06.300 OF THE AUBURN CITY CODE RELATING TO LIENING AND NOTICING OWNERS WHO HAVE FAILED TO PAY THEIR UTILITY CHARGES OF WATER SERVICE TERMINATION

WHEREAS, the City's current practice of physically placing notices of impending water service termination on residents' doors requires an excessive amount of City time and labor; and

WHEREAS, mailing notices to residents who have not paid their utility charges on time is much less costly than hanging notices on the residents' doors; and

WHEREAS, substituting mailed disconnection notices for ones placed on doors will not change the City's current practice of providing multi-family and commercial customers with at least a 2-hour notice of disconnection in addition to other notices; and

WHEREAS, state law requires seven-day written notice of disconnection to residence of multi-family rental units; and

WHEREAS, adopting a process for mailing disconnection notices seven days prior to water service termination is in the public's interest.

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

Section 1. Amendment to City Code. Section 13.06.280 of the City of Auburn City Code is amended to read as follows:

13.06.280 Service charges – Payment dates.

A. Payment for water service charges shall be due and payable to the finance department office ~~45~~ twenty (20) days after the billing date appearing on the bill.

B. Water will be billed according to the rates in effect at time of service for those properties inside the city limits, and increased rates may be in effect for customers served outside the city limits. (Ord. 6098 § 1, 2007; Ord. 5849 § 1, 2004; Ord. 5216 § 1, 1999; Ord. 4878 § 3, 1996.)

Section 2. Amendment to City Code. Section 13.06.290 of the City of Auburn City Code is amended to read as follows:

13.06.290 Service charges – Liability – Nonpayment action.

All water rates will be charged against the premises for which the service was installed. All charges for water, when the same become delinquent and unpaid, shall be a lien against the premises to which the same has been furnished. The lien shall be, to the fullest extent permitted by law, superior to all other liens or encumbrances. When any charges for water become delinquent against any premises, the water shall be shut off until such charges are paid. (Ord. 5849 § 1, 2004; Ord. 5216 § 1, 1999; Ord. 4878 § 3, 1996.)

CODE REVISER'S NOTE:

See RCW 35.21.217, 35.21.290, 35.21.300, 60.80.010-020, and Union Enterprise, Inc. v. Seattle, 77 Wn.2d 190 (1969). See also RCW 35.67.200 and 36.94.150.

Section 3. Amendment to City Code. Section 13.06.300 of the City of Auburn City Code is amended to read as follows:

13.06.300 Service charges – Payment delinquency.

A. ~~Twenty-five (25) days after the billing date a late fee will be added to the billing as listed in ACC 13.06.511. Twenty-Forty-two (42) days after late fees have been assessed the billing date, accounts with outstanding balances will have a doorhanger delivered to property the city will mail a shut-off notice to both a premises' address and to the owner's address that is on file with the city. Three~~ Forty-nine (49) days after the notices are delivered billing date, water service to accounts with outstanding balances will be turned off. Service shall not be restored until full payment of the delinquent amount together with fees, charges, fines or penalties pursuant to ACC 13.06.511 is received. If delinquency payment is not made by 2:00 p.m., water service may not be turned on until the next normal working day. In lieu of a mailed notice, the city may cause a shut-off notice to be served upon the premises or upon an owner.

B. Failure to receive mail will not be recognized as a valid excuse for failure to pay charges when due or for lack of notice. It is the responsibility of the property owner to provide to the city notification of changes in ownership or tenancy of property and changes in mailing addresses ~~must be provided to the city~~. (Ord. 6098 § 2, 2007; Ord. 5849 § 1, 2004; Ord. 5216 § 1, 1999; Ord. 4878 § 3, 1996.)

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, 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 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.

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

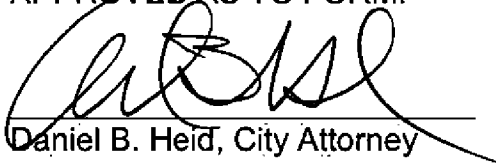
NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

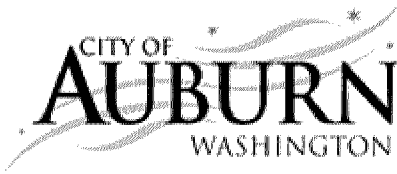
Ordinance No. 6551
January 21, 2015
Page 3 of 4

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5119

Date:

December 31, 2014

Department:

Finance

Attachments:

Resolution No. 5119

Annexation Summary

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5119.

Background Summary:

Resolution No. 5119 levies the .1% sales tax credit against the state sales tax for annexation of the Lea Hill Area. Washington State Senate Bill 6686 authorizing the tax credit was passed by the state legislature during the 2006 regular session. The intent of the legislation was to provide financial assistance to Cities with Planned Annexation Area (PAA's) that did not produce revenues sufficient to cover the costs of urban levels of services. The tax credit will provide sufficient funding, along with the other revenues of the area, to provide those services.

The City moved forward with the annexation of Lea Hill based upon the availability of this tax credit. Cities wishing to take advantage of this tax credit incentive had to commence annexation prior to January 1, 2010. The tax credit is available to the city for up to 10 years and is limited to the maximum of .1% credit against the State tax or the difference between the City's cost to provide, maintain, and operate municipal services for the annexation areas and the general revenues that the City receives from the annexation area during a given year. 2014 will be the eighth year that the City of Auburn has asked the State for the sales tax credit. The last year of this tax credit will be 2018.

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

Coleman

Meeting Date: February 2, 2015

Item Number: RES.A

RESOLUTION NO. 5 1 1 9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
AUBURN, WASHINGTON, AUTHORIZING THE CITY OF AUBURN
TO IMPOSE A SALES AND USE TAX AS AUTHORIZED BY RCW
82.14.415 AS A CREDIT AGAINST STATE SALES AND USE TAX,
RELATING TO ANNEXATIONS

WHEREAS, this is not a new tax but a reallocation of the sales tax already collected by the state which will then be remitted to the City to assist with funding the costs of the newly annexed area; and

WHEREAS, in accordance with Chapter 35A.14 RCW, on the 16th day of January, 2007 and on the 16th day of April, 2007, the City Council of the City of Auburn, Washington, passed its Resolution Numbers 4138 and 4176 respectively, calling for special elections to be held in connection with the primary election on August 21, 2007, at which election the question of annexation was presented to the voters of the Lea Hill Annexation Area; and

WHEREAS, the notice of intention to annex was filed with the King County Boundary Review Board and subsequently approved; and

WHEREAS, in accordance with Chapter 35A.14 RCW the annexation was put to a vote of the people in the annexation area on August 21, 2007; and

WHEREAS, the King County Records, Elections and Licensing Services Division, on September 5, 2007, certified that the referendum had been approved by the voters; and

WHEREAS, following a favorable vote on the annexation proposition, the City Council of the City of Auburn, Washington, adopted its Ordinance No. 6121, on September 17, 2007, annexing said Lea Hill Annexation Area, an annexation area that has a population of at least ten thousand people; and

WHEREAS, the City Council of the City of Auburn, Washington, finds and determines that the projected cost of at least \$6,214,221.00 to provide municipal services to the annexation area exceeds the projected general revenue estimated to be \$5,849,427.00 that the City would otherwise receive from the annexation area on an annual basis; and

WHEREAS, pursuant to RCW 82.14.415, the City is authorized, under the circumstances of this annexation, to impose a sales and use tax as authorized with that tax being a credit against the state tax.

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

Section 1. **Purpose.** The Auburn City Council does hereby authorize the City's Finance Director to set the threshold for imposing the sales and use tax credit at two million three hundred fifty thousand dollars (\$2,350,000.00) for the Lea Hill annexation area.

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

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

DATED and SIGNED THIS _____ DAY OF _____, 2015.

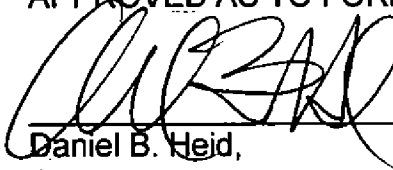
CITY OF AUBURN

ATTEST:

NANCY BACKUS, MAYOR

Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:

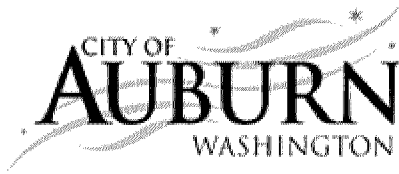


Daniel B. Heid,
City Attorney

Annexation Area Tax Reporting
Summary

Lea Hill Annexation Summary

	2014 Budget	July 2014 - June 2015 Projected	July 2013 - June 2014 Actual
General Fund Operating Revenues:			
Property Tax	1,970,844	1,921,727	1,954,491
Sales Tax (.1% State Sales Tax Credit)	1,950,124	1,986,297	1,780,781
Utility Tax / Franchise Fee	1,319,310	1,305,980	1,309,195
Other (State Shared)	409,149	635,646	403,070
Total estimated increase in Operating Revenue	5,649,427	5,849,649	5,447,536
General Fund Operating Expenditures:			
General Fund:			
(1) Administrative:	553,951	558,606	505,037
(2) Legal/Court/Clerk:	197,342	198,328	182,212
(3) Planning:	282,758	280,131	249,430
(2) Police:	2,479,867	2,523,203	2,262,026
(4) Parks:	1,411,372	1,483,530	1,431,223
(5) Engineering:	399,970	398,785	429,231
(6) Street:	519,017	523,644	487,510
(7) Local Street	244,855	247,994	315,857
Total estimated Increase to Operating Expenditures	6,089,132	6,214,221	5,862,526
Ongoing Annual Operating Loss:	-439,705	-364,572	-414,990
Requested Threshold Amount	2,389,829	2,350,869	2,195,771



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5121

Date:

January 26, 2015

Department:

CD & PW

Attachments:

Resolution No. 5121

Existing TIP #67

Existing TIP #68

Exhibit A - Proposed Modified TIP

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5121.

Background Summary:

The purpose of this Resolution is for the City Council to adopt modifications to the 2015-2020 Transportation Improvement Program. The proposed modifications are for two projects for which the City was awarded grant funding on 12/31/14. The projects are required to be adopted into the City's TIP in order to obligate the grant funds and proceed with the projects.

TIP#67 is a project number being vacated by a previous Federally funded safety grant projects that has been completed. The modification will reuse this TIP number for the newly awarded Federal Safety grant project. Total grant award for this project is \$412,575.00. City matching funds are programmed from existing authorized Traffic Signal Improvements budget.

TIP#68 is an existing programmed project being modified to reflect the actual federal grant award amount. Total grant award for this project is \$792,260.00.

Both project names and descriptions were revised to be consistent with the grant agency requirements.

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

Snyder

Meeting Date:

February 2, 2015

Item Number:

RES.B

RESOLUTION NO. 5 1 2 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
AUBURN, WASHINGTON, AMENDING THE 2015-2020
SIX-YEAR TRANSPORTATION IMPROVEMENT
PROGRAM OF THE CITY OF AUBURN PURSUANT TO
RCW CHAPTER 35.77

WHEREAS, the City of Auburn is required to include projects on the Transportation Improvement Program (TIP) in order to be eligible to apply for grant funds from the Washington State Transportation Improvement Board; and

WHEREAS, pursuant to Section 35.77.010 of the Revised Code of Washington (RCW), a public hearing to consider amending the 2015-2020 Transportation Improvement Program for the City of Auburn was scheduled to be held on February 2, 2015, at the hour of 7:00 p.m. in the Council Chambers of the Auburn City Hall, pursuant to notice published in the legal newspaper of the City of Auburn on January 22, 2015; and

WHEREAS, in connection therewith, an amendment to the 2015-2020 six year Transportation Improvement Program for the City of Auburn was proposed.

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

Section 1. The amendment to the 2015-2020 Transportation Improvement Program of the City of Auburn, as proposed, is approved, consistent with the plan attached hereto and denominated as Exhibit "A," incorporated herewith by reference, designating the streets within the corporate limits of the City of Auburn to be improved in the manner therein set forth during the years set for the improvement of such street or streets.

Section 2. That the City Engineer of the City of Auburn is hereby directed to forward a certified copy of this Resolution to the Washington State Department of Transportation for filing not more than thirty (30) days after the adoption of this Resolution.

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

Section 4. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

DATED this _____ day of _____, 2015

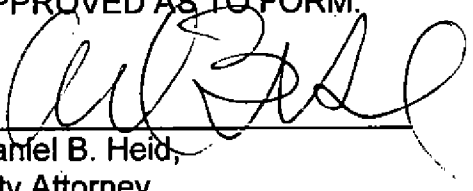
CITY OF AUBURN

NANCY BACKUS
MAYOR

ATTEST:

Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

Six Year Transportation Improvement Plan

TIP# 67

ARTERIAL STREET FUND (102), CAPITAL IMPROVEMENT FUND (328)

Project Title: Citywide Traffic Signal Safety Improvements
 Project No: cp1222
 Project Type: Non-Capacity (Safety)
 Project Manager: Matt Larson

STIP# AUB-45

LOS Corridor ID# N/A

Description:

This project will convert nine signals to Flashing Yellow Arrow operation, improve traffic signal phasing and timing, and improve visibility of traffic signal heads.

Progress Summary:

Federal Grant funding was awarded June 2012. Project was designed in 2013 and constructed in 2014.

Future Impact on Operating Budget:

There is no impact to the street maintenance budget.

Activity:	Funding Sources:	2014 YE Prior to 2014 Estimate	Budget			Forecast Project Cost				Total Project Cost
			2015	2016	2017	2018	2019	2020	Beyond 2020	
	Unrestricted Street Revenue	6,916	55,000	5,000	-	-	-	-	-	66,916
	Secure Federal Grant	31,624	368,376	-	-	-	-	-	-	400,000
	Traffic Impact Fees	-	-	-	-	-	-	-	-	-
	REET2 (328)	4,316	20,684	-	-	-	-	-	-	25,000
	Other	-	-	-	-	-	-	-	-	-
	Total Funding Sources:	42,856	444,060	5,000	-	-	-	-	-	491,916
	Capital Expenditures:									
	Design	41,075	-	-	-	-	-	-	-	41,075
	Right of Way	-	-	-	-	-	-	-	-	-
	Construction	1,781	444,060	5,000	-	-	-	-	-	450,841
	Total Expenditures:	42,856	444,060	5,000	-	-	-	-	-	491,916

Six Year Transportation Improvement Plan

TIP# 68

ARTERIAL STREET FUND (102), ARTERIAL PRESERVATION FUND (105)

Project Title: **37th Street SE and A Street SE Traffic Signal Safety Improvement**
 Project No: **cpxxxx**
 Project Type: **Non-Capacity, Safety**
 Project Manager: **TBD**

STIP# AUB-N/A

LOS Corridor ID# 10

Description:

This project includes the design, right-of-way acquisition, and construction of a new traffic signal at the 37th Street SE intersection with A Street SE. This project will be designed to accommodate and support future access management safety improvements along the A St SE Corridor.

Progress Summary:

Grant Application will be submitted in July 2014.

Future Impact on Operating Budget:

The annual maintenance cost for this project is estimated to be \$2,500.

Activity:	2014 YE Estimate	Budget			Forecast Project Cost					Total Project Cost
		Prior to 2014	2015	2016	2017	2018	2019	2020	Beyond 2020	
Funding Sources:										
Unrestricted Street Revenue	-	-	55,000	45,000	-	-	-	-	-	100,000
Unsecured Grant	-	-	121,400	440,000	-	-	-	-	-	561,400
Traffic Impact Fees	-	-	-	-	-	-	-	-	-	-
Arterial Preserv. Funds (105)	-	-	-	152,500	-	-	-	-	-	152,500
Total Funding Sources:	-	-	176,400	637,500	-	-	-	-	-	813,900
Capital Expenditures:										
Design	-	-	110,000	-	-	-	-	-	-	110,000
Right of Way	-	-	66,400	-	-	-	-	-	-	66,400
Construction	-	-	-	637,500	-	-	-	-	-	637,500
Total Expenditures:	-	-	176,400	637,500	-	-	-	-	-	813,900

City of Auburn Transportation Improvement Program

Six Year Transportation Improvement Plan

TIP# 67

ARTERIAL STREET FUND (102)

Project Title: Traffic Signal Safety Improvements
 Project No: CP1501
 Project Type: Non-Capacity (Safety)
 Project Manager: Ryan Vondrak

STIP# AUB-XX

LOS Corridor ID# N/A

Description:

Improve traffic signal phasing and timing, and improve visibility of traffic signal heads.

Progress Summary:

Federal Grant was awarded in 2014.

Future Impact on Operating Budget:

There is no impact to the street maintenance budget.

Activity:	Prior to 2014	2014 YE Estimate	Budget			Forecast Project Cost				Total Project Cost
			2015	2016	2017	2018	2019	2020	Beyond 2020	
Funding Sources:										
Unrestricted Street Revenue	-	-	5,000	-	-	-	-	-	-	5,000
Secured Federal Grant	-	-	-	412,575	-	-	-	-	-	412,575
Traffic Impact Fees	-	-	-	-	-	-	-	-	-	-
REET2 (328)	-	-	27,600	-	-	-	-	-	-	27,600
Other	-	-	-	-	-	-	-	-	-	-
Total Funding Sources:	-	-	32,600	412,575	-	-	-	-	-	445,175
Capital Expenditures:										
Design	-	-	32,600	-	-	-	-	-	-	32,600
Right of Way	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	412,575	-	-	-	-	-	412,575
Total Expenditures:	-	-	32,600	412,575	-	-	-	-	-	445,175

City of Auburn Transportation Improvement Program

Six Year Transportation Improvement Plan**TIP# 68**

ARTERIAL STREET FUND (102), ARTERIAL PRESERVATION FUND (105)

Project Title: **A Street SE and 37th St SE**
 Project No: **CP1502**
 Project Type: **Non-Capacity, Safety**
 Project Manager: **Ryan Vondrak**

STIP# AUB-XX**LOS Corridor ID# 10****Description:**

Widen the intersection for a u-turn, install an interconnected traffic signal, overlay the intersection, and upgrade curb ramps.

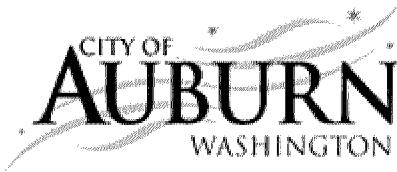
Progress Summary:

Federal Grant was awarded in 2014.

Future Impact on Operating Budget:

The annual maintenance cost for this project is estimated to be \$2,500.

Activity:		2014 YE	Budget			Forecast Project Cost				
Funding Sources:	Prior to 2014	Estimate	2015	2016	2017	2018	2019	2020	Beyond 2020	Total Project Cost
Unrestricted Street Revenue	-	-	55,000	-	-	-	-	-	-	55,000
Secured Federal Grant	-	-	156,900	635,360	-	-	-	-	-	792,260
Traffic Impact Fees	-	-	-	-	-	-	-	-	-	-
Arterial Preserv. Funds (105)	-	-	-	87,240	-	-	-	-	-	87,240
Total Funding Sources:	-	-	211,900	722,600	-	-	-	-	-	934,500
Capital Expenditures:										
Pre-Design	-	-	10,500	-	-	-	-	-	-	135,000
Design	-	-	135,000	-	-	-	-	-	-	66,400
Right of Way	-	-	66,400	-	-	-	-	-	-	722,600
Construction	-	-	-	722,600	-	-	-	-	-	-



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5126

Date:

January 29, 2015

Department:

Administration

Attachments:

Resolution No. 5126

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5126.

Background Summary:

The preparation of an annual action plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funds under the Community Development Block Grant (CDBG) program.

The 2015 Action Plan outlines proposed expenditures to implement the City's Consolidated Plan. It identifies federal and local funds expected to be available, indicates the activities on which they will be spent, and sets goals for the number and type of services expected to be provided.

The City of Auburn anticipates that in 2015 approximately \$500,000 of CDBG funds will be available for projects that are consistent with federal regulations and the objectives and policies of Auburn's Consolidated Housing and Community Development Plan. In 2014 the CDBG funds will be combined with approximately \$500,000 of General Funds to create a total human services budget of approximately \$1,000,000.

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

Hursh

Meeting Date: February 2, 2015

Item Number: RES.C

RESOLUTION NO. 5126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
AUBURN, WASHINGTON, ADOPTING THE 2015
COMMUNITY DEVELOPMENT BLOCK GRANT ACTION
PLAN

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

WHEREAS, the primary objective of the Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-income and moderate-income; and

WHEREAS, to be eligible for funding, the City of Auburn must annually update the action plan for its Consolidated Plan that serves as a federally required planning document to guide the City of Auburn's human service and community development efforts; and

WHEREAS, the planning process to develop the Consolidated Plan involved citizen participation and guidance from non-profit and governmental agencies serving low income residents in the community;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DOES HEREBY RESOLVE TO:

Section 1. Pursuant to provisions of 24 CFR 91, the City hereby adopts the 2015 Action Plan for the Consolidated Plan.

Resolution No. 5126
January 29, 2015

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

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

DATED and SIGNED this _____ day of _____, 2015.

Nancy Backus
Mayor

ATTEST:

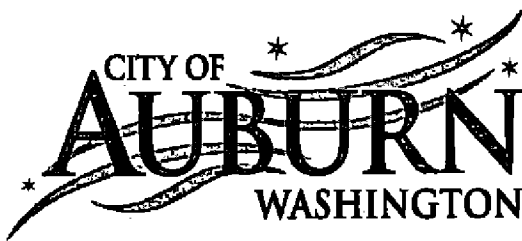
Danielle Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Resolution No. 5126
January 29, 2015



2015 Annual Action Plan

**Update to the City of Auburn's Consolidated Plan for
Housing and Community Development
Fiscal Years 2010 – 2015**

February 2, 2015

**(IMPORTANT NOTE: Program description and dollar amounts represented in
this plan may change subject to the availability of funds and final approval by
the Department of Housing and Urban Development.)**



**Department of Administration & Community Services
25 West Main Street
Auburn, Washington 98001
(253) 931-3041**

2015 Annual Action Plan

EXECUTIVE SUMMARY

Each year the City of Auburn executes specific actions to implement the goals and strategies of the Consolidated Plan for Years 2010 to 2015. Actions that will be undertaken in 2015 are outlined in this "Annual Action Plan".

The City of Auburn anticipates the receipt of approximately \$500,000 in Community Development Block Grant (CDBG) funds in 2015. Auburn's CDBG funds will be combined with approximately \$500,000 of General Funds to create a total Human Services budget exceeding \$1,000,000 in 2015. Human Services oversees and is responsible for providing and managing financial resources to more than 30 non-profit agencies that serve the Auburn community, administering the local housing repair program, and developing collaborations among community partners to strengthen the response to residents in need.

The 2015 Action Plan proposes to allocate \$74,500 of CDBG funds to public services. Most of those funds (\$60,000) will be used to provide dental and medical care to uninsured, low income Auburn residents and \$14,500 for employment training.

Approximately \$100,000 of the CDBG funds will be allocated to program administration, which includes planning. The remaining \$317,500 will be allocated to housing repair (\$200,000), economic development (\$37,500), and support of enhancing youth outreach and gang prevention.

The City of Auburn is committed to focusing more on achieving solutions to recurring social problems and achieve a greater collaboration among service providers. The Department of Housing and Urban Development has worked to standardize the performance measurements listed in the Consolidated Plan. The 2015 Action Plan combines the changes that both the City of Auburn and HUD have implemented.

Overall the implementation of the 2014 Action Plan is progressing as planned and most of the activities listed are underway. A more detailed report of 2014 activities has been summarized in the Consolidated Annual Performance and Evaluation Report (CAPER) that will be submitted at the end of the first quarter of 2015.

GITIZEN PARTICIPATION AND CONSULTATION

The development of the Annual Action Plan involves both citizen participation and consultation with local service providers. Citizen participation in the planning process began at a joint meeting between the Auburn City Council and Human Services Committee. At this meeting, Council and Committee members identified a series of community results that they would like to achieve through the appropriation of City funds.

The City consults with local service providers primarily through the solicitation of applications for Human Services grants. Grant applications prepared by service providers furnishes the City information regarding the goals of the agency, target populations, proposed services, gaps in the delivery of services, linkages to poverty reduction strategies and collaboration with other service providers. This information is reviewed by City staff and the Human Services Committee.

HOUSING AND COMMUNITY DEVELOPMENT RESOURCES

2015 CDBG ESTIMATED RESOURCES

CDBG ESTIMATED RESOURCES

<u>\$500,000</u>	<u>CDBG 2015 Entitlement (estimated)</u>
\$500,000	Total Estimated CDBG Funds Available in 2015

OTHER RESOURCES

General Funds

The City of Auburn allocates up to one percent (1%) of its prior year's general fund expenditures to provide human services for Auburn residents through contracts with non-profit agencies.

TOTAL RESOURCES

Funding Source	2015
-- CDBG Funds	\$ 500,000
-- General Funds	\$ 500,000
Total Estimated Funds Available	\$ 1,000,000

CITY OF AUBURN FUNDING PRIORITIES

The expressed goal of the City's Consolidated Plan is to reduce the number of people living in poverty within the City of Auburn. Toward this end, the City will give funding priority to programs that - in addition to complying with federal regulations and addressing a priority outlined in the Consolidated Plan - are consistent with the following anti-poverty strategy for resource allocation.

1. Each project must satisfy one of the three following overriding goals:
 - Help people move out of poverty;
 - Prevent people from entering poverty;
 - Address the basic needs of people living in poverty.
2. In making funding decisions, the City will give priority to programs that:
 - Support, complement or are consistent with other current City plans;
 - Are sustainable over time;
 - Have demonstrated cooperation and collaboration among government, private nonprofit agencies and the private sector to maximize impacts and reduce administrative costs;
 - Do not have a more appropriate source of funds.
3. The City will give priority to programs that provide services addressing the basic needs of Auburn's most at-risk populations. A priority population for CDBG-funded services is individuals who are denied, by poverty and historical institutional practices, the opportunity to develop their full potential and to enjoy the benefits of community participation.
4. CDBG funded services must be, to the fullest extent possible, appropriate and accessible to people who may face special barriers in accessing services.
5. The CDBG program was built on a premise of citizen participation in the formation of policies, including funding decisions, which address neighborhood and community needs.

- The City will give priority to programs that promote community initiatives to identify priority needs and to address those needs.
6. The City will give priority to programs that build and support the capacity of local organizations to address the needs of Auburn residents.
 7. The City will give priority to programs that support economic development and promote access to quality jobs - positions that pay well enough to support an adequate standard of living, allow the purchase of housing and other basic necessities, offer stability and decent working conditions, and provide opportunities for advancement.
 8. Funding priority will be given to agencies that provide direct services to Auburn residents at locations within the city limits of Auburn.

COMMUNITY RESULTS DESIRED BY THE CITY OF AUBURN

The City of Auburn solicited proposals from local service providers to achieve the following community results within the areas listed below. Population performance indicators will be applied to assess the overall success of the effort and the value of ongoing support; these indicators will be utilized to determine the effectiveness of individual programs.

Overall Result: One-Stop Center

The City of Auburn will fund human service providers who participate in the design, development and operation of a One-Stop Center in Auburn and the efficient, collaborative and integrated delivery of services it offers. Agencies who agree to participate in the design and development of a One-Stop Center in Auburn may apply for funding to accomplish one or more of the following community results:

- **Abused and Neglected Children:** The City of Auburn will fund human service providers that increase supportive services to children who are neglected and abused, specifically the number of children who are victims of on-going and repeated neglect and abuse, within the city of Auburn by 15% over the next three (3) years.
- **Victims of Domestic and Sexual Assault:** The City of Auburn will fund human service providers that increase the number of Auburn residents, who are victims of domestic violence, that make the transition to a safe environment and self-determining lifestyle by 15% within the next three (3) years.
- **Poverty Reduction:** The City of Auburn will fund human service providers who increase the number of Auburn residents no longer living in poverty by 15% within the next three (3) years.
- **Substance Abuse:** The City of Auburn will fund human service providers to develop strategies that increase the successful completion of treatment programs by Auburn residents who have serious behavioral and health problems due to substance abuse and chemical dependency by 15% within a three (3) year period.
- **Physically and Mentally Fit:** The City of Auburn will fund human service providers that increase the availability, accessibility and use of health care to its low income residents by 15% within a three (3) year period.

2015 PROPOSED ACTIVITIES TO ACHIEVE RESULTS

The City of Auburn requested proposals to achieve the following national objectives and community results.

Create a Suitable Living Environment:

- **One-Stop Center:**
 - Create a suitable living environment for Auburn's low income residents and people with special needs by using its CDBG funds to make available float loans and Section 108 Loan Guarantees to leverage the funds necessary to develop a Community Center and future campus for the One-Stop Center which will provide for the collocation and integrated delivery of human services.
- **Abused and Neglected Children:**
 - The City of Auburn proposes to allocate approximately \$180,000 of its General Funds, to generate approximately 7,700 hours of services and 160 home visits that will benefit 1,657 Auburn adults and children, for the purpose of reducing chronic abuse and neglect of children.
- **Victims of Domestic and Sexual Assault:**
 - The City of Auburn proposes to allocate \$89,000 of its General Funds to provide 1,500 referrals for assistance, 160 shelter bednights, 700 hours of case management and 550 hours of therapy to approximately 600 victims of domestic violence and sexual assault.
- **Physically and Mentally Fit:**
 - Create a suitable living environment by making health care available to 78 or more low-income, uninsured Auburn residents by allocating \$40,000 of CDBG funds to HealthPoint of King County for the operation of its clinic in Auburn.
 - Create a suitable living environment by making dental care available to 70 or more low-income, uninsured Auburn residents by allocating \$23,000 of CDBG funds to HealthPoint of King County for the operation of its clinic in Auburn.
 - The City proposes to allocate an additional \$45,000 of its General Funds for the purpose of creating access to health care to over 1,000 low-income Auburn residents and enabling over 3,200 visits to qualified health care providers.
- **Poverty Reduction:**
 - The City of Auburn proposes to allocate \$80,500 of its General Funds to provide nearly 12,000 Auburn residents emergency assistance such as food, financial assistance, and clothing.
 - The City of Auburn proposes to allocate \$14,500 of its General Funds to provide over 60 Auburn senior citizens congregate meals and home-delivered meals and over 1,200 Auburn residents a weekly meal.
 - The City of Auburn proposes to allocate \$51,000 of its General Funds to provide over 100 Auburn residents more than 3,900 bednights of emergency shelter and/or transitional housing.

- **Substance Abuse:**

- The City of Auburn proposes to allocate \$10,000 of its General Funds to support a program that provides integrated care to non-Medicaid clients who require both substance abuse treatment and mental health counseling.

- **Provide Decent Housing:**

- Maintain the affordability of decent housing for very low-income Auburn residents by allocating \$200,000 of CDBG funds to the City of Auburn's Housing Repair Program for the purpose of providing repairs necessary to maintain suitable housing for 40 Auburn homeowners, including 20 homeowners who are senior citizens and 5 homeowners who lack safe access in or out of their homes due to physical disabilities or impairment.

- **Expand Economic Opportunities:**

- Create economic opportunities by providing the availability and access to counseling and training for approximately 25 Auburn residents who are either trying to sustain or create a small business and, collectively generate 25 or more jobs by allocating \$37,500 of CDBG funds to the Green River Community College's Small Business Assistance Center.
- Create economic opportunities by providing the availability and access to train approximately 15 very-low income Auburn residents so that at least half of them can find and sustain a job by allocating \$15,000 of CDBG funds to the Multi-Service Center Employment Program.

DISTRIBUTION OF FUNDS**CDBG Funds**

Proposed CDBG Disbursements	2015
<i>Public Services</i>	
-- HealthPoint: Dental & Medical Care	\$60,000
-- Multi-Service Center Employment Program	\$14,500
subtotal: Public Services	\$74,500
<i>Capital Funds</i>	
-- Affordable Housing	
..... City of Auburn Housing Repair Program	\$200,000
-- Suitable Living Environment	
..... Youth Outreach Center	\$89,000
-- Economic Development	
..... GRCC Small Business Assistance Center	\$37,500
subtotal: Capital Funds	\$326,500
<i>Administration</i>	
-- Program Management	
..... City of Auburn Community Services	\$99,000
subtotal: Administration	\$99,000
Total CDBG Funds:	\$500,000

Source of CDBG Funds:	2015
-- 2015 Estimated Entitlement:	\$500,000
Total Estimated CDBG Funds	\$500,000

Human Services Funding 2015/16

Auburn Human Service Agencies:	2015/16
Abused & Neglected Children	
... AYR: ACAP Childcare Subsidies	20,000
... AYR: Youth Sheltering/Residential	35,000
... AYR: Drop-in Activity Center	30,000
... AYR: At-Risk Youth Counseling	20,000
... Birth to Three Development Center	10,000
... CHS: Family Resource Center	20,000
... CHS: Strengthening Families Program	10,000
... Dynamic Partners: Children Therapy Center	10,000
... Communities in Schools	5,000
... Pediatric Interim Care Center	10,000
subtotal:	170,000
Domestic Violence & Sexual Assault	
... Consejo	10,000
... Crisis Clinic: 2-1-1 Line, 24 Hr., Teen Link	3,000
... DAWN: Housing	10,000
... KCSARC	22,500
... Jubilee Center: Latino Program	7,500
... VCCC: DV Victim Support	10,000
... YWCA: Children DV Services	5,000
... YWCA: DV Services	20,000
subtotal:	88,000
Physically & Mentally Fit / Substance Abuse	
... Auburn Respite	10,000
... Christ Community Free Clinic	20,000
... Senior Services Vol. Transportation	5,000
... SKC: Mobile Medical Program	10,000
... VCCC: COD Treatment	12,000
subtotal:	57,000

Human Services Funding 2015/16

(Continued)

Auburn Human Service Agencies:	2015/16
Poverty Reduction	
... AFB: Emergency Food	35,000
... AFB: Community Suppers	5,000
... Auburn Senior Center: Meals Program	5,000
... CCS: CHORE Program	3,000
... CCS: HOME/ARISE	15,000
... CCS: Katherine's House & Rita's House	5,000
... Senior Services: Meals on Wheels	7,000
... MSC: Emergency & Transitional Houses	8,000
... Orion Skills Training	15,000
... Pregnancy Aid	5,000
... St. Vincent de Paul: Assistance	10,000
... South Mental Health: PATH	5,000
... South King Council of Human Services	10,000
... Ukrainian Center: Crisis Intervention	5,000
... Ukrainian Center: Refugee Assistance	7,500
... WWEE: REACH	8,000
... YWCA: Emergency Housing	4,000
... YWCA: Transitional Housing	14,000
subtotal:	166,500
Total General Fund Human Services	\$481,500

Contingency Plans for Changes in Funding

Total appropriations may not exceed actual revenues and no liability is to be incurred in excess of appropriations. In the event that actual revenues are different than the revenues estimated by the CDBG budget, the following actions shall be taken:

- (a) **CDBG Public Service Programs:** In the event the City receives a lesser amount of CDBG funding than budgeted for public services, then the reduction will be made as follows:
1. Reduce or eliminate the appropriation to the Multi-Service Center's Employment Program by \$7,500 or the amount of the funding reduction, whichever amount is less.
 2. Reduce the appropriation to HealthPoint by \$52,500 or the remaining balance of the reduction, whichever amount is less.

- (b) CDBG Capital-Funds Programs: In the event of a reduction in CDBG capital funds, the amount of reduction will be prorated evenly among the funded projects.
- (c) Unspent CDBG Capital Grants: The funds appropriated to subrecipients for capital improvements must be expended within the term of the subrecipient's CDBG grant agreement. CDBG funds appropriated for capital improvements will be considered abandoned, and the funds will be re-appropriated, if any of the following conditions exist:
 - (a) The term of the grant agreement expires and the subrecipient fails to request an extension in accordance with the terms of the agreement.
 - (b) The subrecipient fails to submit a request for reimbursement or fails to submit an activity report during the program year.
 - (c) The subrecipient fails to make the project "bid ready" within the first year after the appropriation. "Bid ready" means that, at a minimum, the bid specifications are drafted and the subrecipient is ready to solicit bids.
- (d) General Fund Public Services:
 - 1. Reduction of General Fund Revenues: In the event of a reduction in the general fund appropriation for human services, the reductions will be applied in the following order:
 - (a) Communities In Schools: the lesser of \$5,000 or the amount of the reduction.
 - (b) St. Matthew's Jubilee Center's Latino Program: the lesser of \$7,500 or the remaining amount of the reduction.
 - (c) CHORE Program: the lesser of \$3,000 or the remaining amount of the reduction.
 - (d) If the above reductions remain less than the total amount of the general fund reduction, then the remaining amount of the reduction will be applied evenly by a prorated amount among the remaining appropriations.
 - 2. Increase in Funding: In the event of an increase in funding, then previous reductions in appropriated amounts, if any, will be restored to the amounts recommended for 2015 in the reverse order in which the above reductions were made. If funds remain after all reductions have been restored, then the remaining funds will be distributed according to the allocation recommended by the Planning and Community Development Committee and approved by the City Council.

FAIR HOUSING

The City of Auburn continues to monitor compliance with the Fair Housing Act. Complaints are referred to the Washington State Human Rights Commission for resolution. In 2006, the City completed an Analysis of Impediments to Fair Housing Choice (AI) as required for CDBG entitlement communities. The Fair Housing Consultant identified three impediments and made three recommendations. The recommendations were:

- Expand current education and outreach efforts;

- Continue ongoing enforcement activities; and
- Target homeownership and lending marketing to minority households.

The City has implemented and continues to expand these recommendations. Information about Fair Housing has been put on the City of Auburn's website and made available at City Hall. The information will include links pertaining to where residents can file a complaint in the event of alleged discrimination. Information will be available in English and Spanish. Summary data regarding the number of fair housing complaints filed against landlords and realtors in Auburn will be reported in the CAPER.

The City is currently working with the Puget Sound Regional Council (PSRC) and the entitlement jurisdictions to complete and adopt a broader AI in conjunction with HUD Region X.

PUBLIC HOUSING

The City of Auburn continues to support public housing communities located within its city limits. Many of the residents who receive the services provided by the City's human service grants live in public housing communities. Two grant recipients are located within public housing communities. In addition, the City of Auburn's Housing Repair program serves approximately 10 – 12 residents per year who live at Tall Cedars Mobile Home Park, which is owned by the King County Housing Authority. Home repairs include furnaces, hot water tanks, wheelchair ramps and other repairs necessary to keep the home habitable. The following summarizes the grants provided to specific public housing communities:

Agency/Program	Public Housing Community	Amount
Auburn Food Bank	Burndale	\$40,000
Housing Repairs	Tall Cedars Mobile Home Park	\$50,000
Total: Public Housing Community Programs		\$90,000

CHRONIC HOMELESSNESS

The City of Auburn will continue to provide funding to regional and local agencies that provide assistance to homeless families. In 2015 the City will strive to maintain a continuum of care for homeless families that includes emergency assistance, emergency shelters, severe weather shelter and transitional housing. In addition, the City provides funds for the provision of medical care, childcare and employment training to help prevent people from becoming homeless. The City of Auburn plans to allocate \$55,000 of its General Funds to provide more than 4,000 bednights of emergency shelter and/or transitional housing to approximately 120 Auburn residents. The following summarizes the grants awarded with the intent to reduce chronic homelessness:

Agency / Program	Award	Residents	Services Provided
Catholic Community Services Katherine's House & Rita's House	\$5,000	3	transitional housing
DAWN Confidential Shelter	\$9,000	15	160 bednights
Multi-Service Center	\$8,000	29	870 bednights
HOME/ARISE Emergency Shelter	\$15,000	30	1,650 bednights
YWCA Emergency & Transitional Housing	\$18,000	46	1,400 bednights
Total:	\$55,000	123	4,080 bednights

GEOGRAPHIC DISTRIBUTION

CDBG funds spent on neighborhood revitalization and housing repairs for targeted neighborhoods will occur primarily within the Census Tract 306 and Census Tract 307. According to the Census Bureau, these two census tracts are predominantly low income with median household incomes less than 80% of the King County median household income. Public services funded with CDBG funds and housing repairs in non-targeted neighborhoods will be offered to low income or limited clientele residents citywide.

LEAD-BASED PAINT HAZARDS

The City of Auburn will continue to implement U.S. Department of Housing and Urban Development (HUD) regulations to protect young children from lead-based paint hazards in housing that is financially assisted by the federal government. The requirements apply only to housing built before 1978; the year lead-based paint was banned nationwide for consumer use. The following table summarizes actions required by these regulations.

Amount of Grant	<\$5,000	\$5,000-\$25,000	> \$25,000
General Approach	Do No Harm	Identify and control lead hazards	Identify and abate lead hazards
Notification	Pamphlet	Pamphlet & Notice of Assessment	Pamphlet & Notice of Hazard Reduction
Evaluation	Visual	Paint Testing	Risk Assessment
Reduction Strategy	Repair surfaces disturbed during rehab work	Interim Controls	Abatement and Interim Controls

BARRIERS TO AFFORDABLE HOUSING

The City of Auburn will continue to look at policies that remove barriers to affordable housing. The City of Auburn's Comprehensive Land Use includes several policies and objectives that will guide the City toward achieving its affordable and fair housing goals. These policies include maintaining flexibility in land use to achieve a balanced mix of affordable housing opportunities. The City will continue to pursue mixed use developments that are consistent with the transportation oriented developments located in Auburn's downtown. The City will look for opportunities with public and private agencies to implement policies and offer programs that help alleviate physical and economic distress, conserve energy resources, improve the quality and quantity of community services, and eliminate conditions that are detrimental to health, safety and public welfare.

LOW-MODERATE INCOME BENEFITS

Over the past three years approximately 90% of the clients served by programs funded with CDBG funds earned low to moderate incomes. The beneficiaries of programs funded in 2015 with CDBG funds are not expected to deviate from these past trends. The City of Auburn will continue to distribute its funds for human services based on priority needs identified for people with low-to-moderate incomes with a particular emphasis on people who live in poverty.

POLICIES AND CERTIFICATIONS

Agencies applying for CDBG funds are required to respond to general and program specific policies in their applications. All projects are evaluated to determine if they are:

1. Eligible relative to federal guidelines;
2. Consistent with the program objectives and strategies;
3. Consistent with local, state and federal regulations;
4. Feasible within contract and timeline guidelines; and
5. Capable of developing and measuring outcomes.

These policies include, among others:

- Consistency with local codes and policies;
- Restrictions on the change of use of property and buildings which were acquired or improved with CDBG funds;
- Minimization of displacement and the provision of relocation assistance;
- Adherence to federal wage rates;
- Compliance with federal audit requirements; and
- Adherence to and enforcement of lead-based paint abatement regulations, fair housing laws and affirmative action.

DOCUMENTATION AND ON-SITE MONITORING

Detailed records are maintained and reviewed to determine and assure agency compliance with its contract and other applicable regulations. Deficiencies in record keeping are documented and technical assistance to correct noted deficiencies is provided. The failure to comply with contractual requirements and regulations could result in remedial actions and/or the termination of funding.

FISCAL AUDITS

The City conducts an internal audit to ensure that its records are complete and agencies are complying with applicable rules and regulations. In addition, the City's records are subject to an independent annual audit by the State Auditor. Both the City's internal audit and the State Auditor test to determine the City's compliance with the following CDBG requirements:

- Political Activity;
- Davis-Bacon and Related Acts;
- Civil rights;
- Cash Management;
- Federal Financial Reports;
- Allowable Costs & Cost Principles;
- Drug-Free Workplace Act; and
- Various administrative requirements.

MORE INFORMATION

For more information and/or to get on the City's mailing list for Consolidated Plan updates and grant applications, please contact:

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