



**City Council Study Session PWCD SFA
December 11, 2017 - 5:30 PM
Council Chambers - City Hall
MINUTES**

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I. CALL TO ORDER

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

A. Roll Call

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

Mayor Nancy Backus and the following department directors and staff members were present: Innovation and Technology Director Paul Haugan, City Attorney Daniel B. Heid, Community Development and Public Works Director Kevin Snyder, Police Commander Mike Hirman, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Parks Planning and Development Manager Jamie Kelly, Traffic Engineer James Webb, Assistant City Engineer Jacob Sweeting, Capital Projects Manager Ryan Vondrak, Street Systems Engineer Jai Carter, Code Enforcement Officer George Winner, and Deputy City Clerk Shawn Campbell.

II. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

Deputy Mayor Wales announced she would like to add discussion of Deputy Mayor transition and whether the Council will hold a study session meeting on December 26th.

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

There was no item under general discussion.

IV. PUBLIC WORKS AND COMMUNITY DEVELOPMENT DISCUSSION ITEMS

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

A. Discussion of Digital Parity Goal (Haugan)(15 Minutes)

Innovation and Technology Director Haugan updated the Council on Council Goas G2: Increase Internet Access to Achieve Digital Parity by

2020.

Director Haugan referred to the recap of work accomplished in 2016-2017 included in the agenda packet, but stated his focus this evening is on Council's goals for coverage. The recap reported major infrastructure to include unconnected parts of the City through partnerships. Project locations for 2018 include: Auburn High School, Cascade High School, Lea Hill Elementary, and Olympic Middle School.

Focusing on coverage goals of Council, Director Haugan referred to a cost estimate sheet included in the Council packet. The target coverage goal has been broadband coverage for low income students. The 80 percent coverage target equates to approximately 54 percent of residents. Budget estimates equates to \$2.7 million for the target audience, and \$6.2 million for 80 percent of all residents. Implementation timeline is anywhere from five to ten years.

Director Haugan asked Council for their consideration of coverage goals and how much of budget the Council wants to allocate to the effort.

In response to a questions from Council, Director Haugan stated approximately 3,000 users access the broadband on a daily basis. Access Auburn is not available for entertainment features. The City partners with Wave Broadband, Zayo, and Verizon to provide broadband services.

Councilmember Holman stated Council's original goal was to benefit low income students and it should be kept that way. He spoke in favor of the goal of 80 percent of low-income students.

Councilmember Pelosa expressed concern about the funding costs while there are funding needs for homelessness, roads and other issues.

Deputy Mayor Wales stated Council needs to address other primary responsibilities of the City before a decision is made on the level of broadband coverage.

Councilmember DaCorsi spoke in favor of focusing on coverage for 80 percent of low income students. Deputy Mayor Wales and Councilmember Trout-Manuel agreed.

Councilmember Pelosa stated he would also like to see an option for 50 percent of target coverage.

Director Haugan stated funding would be considered during the 2019-2020 budget process.

B. Centers Designation Overview (Snyder)(10 Minutes)

Assistant Director of Community Development Services Tate, Assistant

Director of Engineering Services/City Engineer Gaub, and Brian Parry, Senior Policy Analyst with Sound Cities Association presented Council with information regarding the Puget Sound Regional Council (PSRC) centers designation.

The term "centers designation" or "regional centers" has been in place and utilized in regional planning for the last thirty years. The current framework includes two types of centers: regional growth centers and regional manufacturing and industrial centers. Auburn has one PSRC regional growth center in the downtown area. Auburn does not have a regional manufacturing industrial center.

The City uses the center designation in its applications to PSRC for regional and countywide federal grant funds in the Surface Transportation Program and the Congestion Mitigation and Air Quality Program. Having a designated center allows the City to be more competitive in the grant process.

An area designated as a center carries several requirements and objectives related to the type of designation. These include: establishing growth targets, adopting land use policies and regulations that are consistent with growth targets, implementing capital facilities and transportation plans that emphasize public investment in these areas, and evaluating how these areas are performing relative to adopted policies and strategies.

PSRC is currently working through an effort to update the "centers framework" which outlines updated criteria for designation of the various different types of centers and evaluating the performance of a center. The effort is expected to conclude in 2018.

Councilmember Holman reporting the PSRC Growth Management Policy Board has eliminated any tiering options.

C. Capital Project Status Report and 2017 Year End Summary (Snyder)(10 Minutes)

Assistant Director of Engineering Services/City Engineer Gaub, Assistant City Engineer Jacob Sweeting, and Capital Projects Manager Ryan Vondrak presented the capital projects status report and the 2017 year end summary of capital projects.

Assistant Director Gaub reviewed the accomplishments of 2017. In 2017, the City advertised for bid 20 significant construction projects and continued five other capital projects from 2016. The combined projects totaled over \$31 million in capital construction expenditures, including over 30 lane miles of new pavement, 6,500 linear feet of utilities, and four miles of sidewalks.

Councilmembers reviewed the Capital Project Status Report and discussed the following projects: Project CP1502 37th Street SE and A

Street Traffic Signal, Project CP1317 Water Meter and Billing System Improvements, Project CP1701 Auburn Way South Dynamic Message Sign, Project CP1408 South Hangar Row 3 Door Improvements, MS1716 37th Street NE and I Street NE Curb Ramp Improvements, Project CP1705 Auburn Way South Sidewalk Improvements, and CP1513 22nd and I Street NE Intersection Improvements.

D. Resolution 5323, Amendment to the Transit Service Direct Financial Partnership Agreement (Snyder)(5 Minutes)

Assistant Director of Engineering Services/City Engineer Gaub and Traffic Engineer James Webb presented Resolution No. 5323, approving the fourth amendment to the Transit Service Direct Financial Partnership Agreement.

In 2008, the City entered the original agreement to provide additional transit service within the city, and in 2010 implemented the Lakeland Hills-Auburn Sounder Station Shuttle Service (Route 497). The fourth amendment provides increased shuttle service on Route 497 to meet increased weekday trains.

The agreement splits the costs of the Route 497 shuttle service three ways between the City, King County Metro, and Pierce Transit. The additional costs to the City to provide the service is \$29,472 for 2018.

In 2016, the annual ridership of Route 497 was at 67,250 boardings. Through October of 2017, the annual ridership was already at 65,372 boardings.

E. Resolution No. 5335, Interlocal Agreement regarding SCATBd (Snyder)(10 Minutes)

Mayor Backus followed up on Council discussion held on October 23, 2017, regarding the South King County Area Transportation Board (SCATBd) Interlocal Agreement revisions.

The Board is comprised of elected officials representing South King County jurisdictions for the purpose of information sharing, consensus building and coordinating to resolve transportation issues, identifying priorities, making recommendations, and promoting transportation plans and programs that benefit the South King County area. The revised agreement provides two additional jurisdictions with voting rights on Sound Transit issues, while the two additional jurisdictions area outside the Sound Transit area. Concerns have been expressed about jurisdictions outside the Sound Transit area voting on Regional Transit Authority issues, and Mayor Backus indicated a further revised interlocal may be forthcoming.

The current interlocal agreement expires December 31, 2017. The changes to the interlocal agreement provide clarifying language as to the role of SCATBd and various entities' voting rights. The proposed interlocal will run through 2019 with the ability to extend through 2021.

The resolution approving the interlocal agreement will be presented to Council at a future meeting.

F. 118th Avenue SE Roadway (Snyder)(10 Minutes)

Assistant Director of Engineering Services/City Engineer Gaub presented information on 118th Avenue SE Roadway. She recalled that last August, the City received a petition regarding 118th Avenue SE from South 304th Street northward to the end of the existing road. The petition was submitted by 18 of the 34 properties that access 118th Avenue SE and 29 residents of the City of Kent. The petition requests the City consider re-building a portion of the roadway.

The street was originally built by King County. It was a dead end road until 2008 when the Bridges Development was connected under permits by King County and the City of Kent. The street was annexed to the City of Auburn in 2008.

The roadways classifications are as follows: residential collector from SE 304th Street to SE 302nd Street; and local residential from SE 302nd Street to SE 296th Place, however, this section should be re-classified to a residential collector as this is how it operates.

Crash history along 118th since 2008 includes three crashes (2 were single vehicle crashes). None involved pedestrians or bicycles.

Roadway Pavement Conditions are 82 and 95. The street is not a candidate for preservation work.

The City has received complaints of street racing and speeding in the area.

In response to the complaints, the City has installed additional signage, reduced the speed limit to 25 MPH, installed 20 MPH warning speed signage (where appropriate), installed additional pavement markings, added a speed radar sign on southbound lanes, and a speed radar sign on northbound side is in process.

Police enforcement from September 2014 to August 2017 included 84 traffic infractions and 16 criminal traffic citations. The area is a known area for emphasis patrols and speed enforcement.

Assistant Director Gaub discussed the work suggested by the petitioners. The work requested would include the following: reconstruction of approximately 400 feet of roadway, construction of retaining walls, reconstruction of approximately seven private driveways. The project would not include widening, sidewalks, drainage, curb and gutter, and lighting. The estimated cost would be \$842,000. The project would not be eligible for preservation funds or traffic impact fees.

Director Gaub proposed the following next steps: continue Police emphasis patrols and speed enforcement, continue to monitor incidents/speed, and evaluate effectiveness of traffic calming measures.

The meeting recessed at 7:06 p.m. for a seven-minute intermission. The meeting reconvened at 7:13 p.m.

G. Development Regulations Update, Round 2 (Snyder)(15 Minutes)

Assistant Director of Engineering Services/City Engineer Gaub and Assistant Director of Community Development Services Tate presented the Council with information on code updates and development regulations.

Assistant Director Tate explained that Mayor Backus had directed staff to put together potential code amendments intended to eliminate or ease some of the challenges that developers and City staff face when reviewing development proposals and at the same time gain greater efficiency and flexibility without compromising the greater objectives that the code was intending to achieve. On May 8, 2017, staff presented the initial list of potential code changes to City Council. Assistant Director Tate directed the Council's attention to the list of potential code changes contained in the agenda packet.

Assistant Director Tate asked for feedback on the list and process. He stated staff would like to come to Council a couple times a year to update code.

There was discussion regarding the first item of the matrix relating to residential density and the new items on the list starting with construction job shacks, fee assessment and collection, DUC standards, fence height, landscape maintenance bonds, and threshold for SEPA categorical exemptions.

H. Lea Hill Road & 104th Avenue Park - Future Plans (Snyder)(15 Minutes)

Assistant Director of Engineering Services/City Engineer Gaub and Parks Planning and Development Manager Jamie Kelly presented information on future plans for Lea Hill Road and 104th Avenue Park. Assistant Director Gaub spoke about the potential roadway improvements along the Lea Hill Road/8th Street NE corridor, and Manager Kelly reviewed the future plans for the park at 104th Avenue SE.

Manager Kelly, using a PowerPoint slide of the park area reviewed the preliminary plan for the park. The cost estimate for developing the park is \$1.7 million. Potential funding sources include grants from the state under Recreation and Conservation Office for water access and local park construction, and the land water and conservation fund for playgrounds and picnic shelters. Park impact fees would provide the City match for any grants. The park area is 14 acres, and 20 to 30 parking spaces are planned. Access to the park will be via 104th Avenue SE.

Deputy Mayor Wales requested a report from staff regarding park maintenance responsibilities.

Assistant Director Gaub reviewed the Lea Hill Road corridor project. The project will be developed in three segments:

- Segment 1 – R Street NE to 105th PI SE
- Segment 2 - 105th PI SE to 112th Ave SE
- Segment 3 – 112th Ave SE to 124th Ave SE

The roadway will be widened to four lanes with pedestrian and bike facilities. Intersection improvements will be constructed to address capacity and safety. The project will require the closure of 102nd Avenue SE from Lea Hill Road/8th Street NE and an alternative access to 104th Ave SE.

The estimated cost is \$30 million. The City has been purchasing right-of-way properties as they become available.

I. 2018 Arterial and Local Street Selection (Snyder)(10 Minutes)

Assistant Director of Engineering Services/City Engineer Gaub and Street Systems Engineer Jai Carter presented a review of the 2018 arterial and local street preservation projects scheduled for 2018 in the amount of \$7.3 million.

Engineer Carter reviewed the grant funded 2018 reconstruction projects: 277th Street Preservation, 15th Street NW/NE Preservation, and West Valley Highway between SR 18 off ramp and Peasley Canyon Road.

Local street reconstruction projects for 2018 are: South 286th Street, 122nd Avenue South, K Street NE, and 17th Street NE.

Deputy Mayor Wales inquired about the gravel road on 25th Street SE near Cedar Lanes Park. Assistant Director Gaub stated earlier Public Works Committee recommendation was to use reconstruction for paved roads and not construction of new roads such as the gravel road. Construction of the road would require acquisition of properties and installation of all utilities.

Engineer Carter reported the 2018 Citywide Patch and Overlay Project will include all of the non-grant funded arterial preservation streets as well as the local streets that are to receive a thin overlay.

Councilmember DaCorsi suggested Council review new projects in more detail and have Council prioritize the projects.

Councilmember Trout-Manuel suggested an ad hoc committee to review new projects and make a recommendation to staff.

Councilmembers DaCorsi, Trout-Manuel and Baggett volunteered to serve on the ad hoc committee.

J. Planning Commission Recommendation – Amending Title 18 as it Relates to Calculating Residential Densities (Snyder)(20 Minutes)

Assistant Director of Community Development Services Tate presented the Planning Commission's recommendation on amendments to Title 18 related to calculating residential densities.

Assistant Director Tate reported the Planning Commission held a hearing on September 6th and subsequently made a recommendation that the City Council amend various sections of Title 18 as they relate to the methodology used to calculate residential densities when subdividing land. The Planning Commission voted in favor of all but one of staff's recommended code changes.

The first change relates to a shift from utilizing "Net Site Area" methodology to a "Gross Site Area" methodology. The net site area meant that areas of land must be removed from a property before determining the potential number of lots that can be created through a subdivision. A shift to gross site area establishes a simple and predictable formula for calculating density. Density output is based on the raw acreage of the land. Critical area regulations must still be adhered to, roads and sidewalk designed accordingly, minimum lot sizes achieved, minimum lot widths adhered to, setbacks met, coverage limits complied with, and all other development standards addressed.

The next change allows for the administrative decision to waive the requirement to meet minimum density when a lot is encumbered by critical areas, conservation easements, utility easements, or other encumbrances that make it impractical to meet the density requirement.

The recommendation also allows the exemption of short subdivisions (9 lot subdivisions or less) from the requirement to meet minimum density.

The Planning Commission also recommended eliminating the requirement that all subdivisions adhere to a "Minimum Average Lot Area."

Staff made a recommendation to the Planning Commission that they consider reducing the minimum lot size in the R5 zone from 6,000 square feet to 4,500 square feet. The rationale for this modification is to create more flexibility in the design of residential communities and more opportunity to achieve a zoning designation's intended density. Staff indicated that the singular effect of this change would be a potential reduction in the size of a back yard. The Planning Commission did recommend approval of the lot size reduction for the R5 zone.

In response to a question from Councilmembers, Assistant Director Tate

indicated the City is unable to meet most of its growth targets right now. There are a fair number of 5-10 acre properties in the City that can be developed.

Deputy Mayor Wales stated there are many people who do not want to care for a yard or need a large yard.

Councilmembers spoke about adapting to the times and transitioning from a suburban area to a more metropolitan city. Councilmembers indicated a willingness to consider a reduction in lot size in the R5 zone.

K. Dangerous Dogs (Lee)(10 Minutes)

Police Commander Mike Hirman and Code Enforcement Officer (former Animal Control Officer) George Winner reviewed potentially dangerous and dangerous dog regulations and designations.

In 2016, the number of animal service calls were 1,883 and so far in 2017 there are 1,649 calls. In 2016, 186 animal related reports and investigations were conducted, and so far in 2017, 160 reports have been completed.

There are currently 372 dogs that have registered with the City exclusively due to the dog's breed. Of the 372 registrations, 216 are pit bull terriers or a mix of the breed. There are currently 13 dogs that are registered with the City as Designated Potentially Dangerous and 12 Dangerous Dog registrations.

Commander Hirman reported that currently both Animal Control Officer positions are vacant and applicants are being recruited.

The Animal Control Officers do not followup on all potentially dangerous dogs based on breed. Having to followup on 372 registered dogs would be very time consuming. Pro-active measure in the future could be in the form of more community awareness and education as to the dangerous dog ordinance and its requirements.

Councilmember Peloza stated the City needs a program to followup on dangerous dogs.

V. OTHER DISCUSSION ITEMS

There was no other discussion.

VI. NEW BUSINESS

There was no new business.

VII. MATRIX

A. Matrix

Councilmember Wagner suggested adding the READY Program to the matrix under Health and Human Services.

Councilmember Pelozo stated the items for Sister Cities, Cemetery, and Multimedia will be held on January 8, 2018.

Deputy Mayor Wales suggested cancelling the December 26th study session. There was no objection from Councilmembers.

It was noted that the selection of Deputy Mayor will be conducted at the January 2, 2018 meeting.

VIII. ADJOURNMENT

There being no further discussion, the meeting adjourned at 9:28 p.m.

APPROVED this 19th day of ^{February} ~~January~~, 2019.


BILL PELOZA, DEPUTY MAYOR


Shawn Campbell, City Clerk

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