



CITY OF AUBURN  
COUNCIL MEETING MINUTES

January 4, 1999 7:30 p.m.

I. **CALL TO ORDER**

A. Flag Salute

Mayor Booth called the meeting to order at 7:30 PM and led those in attendance in the Pledge of Allegiance.

B. Roll Call

Mayor Booth and the following Councilmembers were present:  
Pete Lewis, Sue Singer, Jeanne Barber, Trish Borden, Fred Poe,  
Gene Cerino, and Rich Wagner.

Staff members present included: Parks and Recreation Director Dick Deal, Fire Chief Bob Johnson, Police Chief Dave Purdy, City Attorney Michael J. Reynolds, Public Works Director Christine Engler, Planning and Community Development Director Paul Krauss, Finance Director Diane L. Supler, and City Clerk Danielle Daskam.

C. Announcements and Appointments

1. Announcements

2. Appointments

City Council to confirm the following appointments:

a) Arts Commission

The reappointment of Lynn Norman for a three-year term to expire December 31, 2001.

The reappointment of Pam Smith for a three-year term to expire December 31, 2001.

The reappointment of Bobby Medina for a three-year term to expire December 31, 2001.

b) Human Services Committee

The reappointment of Pat Amato for a five-year term to expire December 31, 2003.

The reappointment of Marian Thomas for a five-year term to expire December 31, 2003.

The reappointment of Fred Helser for a five-year term to expire December 31, 2003.

c) Planning Commission

The reappointment of Bill Taylor for a six-year term to expire December 31, 2004.

The reappointment of Garna Jones for a six-year term to expire December 31, 2004.

Councilmember Barber moved and Councilmember Wagner seconded to confirm the appointments to Boards and Commissions.

MOTION CARRIED UNANIMOUSLY. 7-0.

D. Agenda Modifications

No agenda modification was submitted.

II. **CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE**

A. Public Hearings

No public hearing was scheduled for this evening.

B. Audience Participation

Larry Smith, 3611 "I" Street NE #60, Auburn, WA

Mr. Smith identified himself as President of the Lions Club. Mr. Smith reported on the November 26, 1998 trip to the City's Sister City of Kasuga-cho, Hyogo, Japan. Approximately 27 Auburn residents visited Kasuga-cho as part of the 30th anniversary celebration of the Sister City relationship. Mr. Smith reported on

the various activities and courtesies offered to the Auburn residents during their visit.

Mr. Smith thanked the Mayor and City Council for their support of the Sister City program and requested the Mayor appoint a steering committee for the upcoming visit of a Kasugo-cho delegation in the year 2000.

Kathy Johnson, 12724 SE 254th Place, Kent, WA

Ms. Johnson identified herself as a member of the Auburn Noon Lions Club and a member of the group which recently visited the Sister City, Kasugo-cho, Japan. She reported on her experiences during the visit and the hospitality afforded to the visitors from Auburn. She urged the City to form a steering committee to prepare for the upcoming visit of a Kasugo-cho delegation in 2000, and she volunteered to participate as a member of the steering committee.

Vickie Sloppy, 17649 SE 297th Place, Kent, WA

Ms. Sloppy identified herself as a staff member of Green River Community College where she manages the International Visitors Program, and also serves as the Secretary/Treasurer of the Kent Sister City Association. She briefly described her involvement and experiences in Sister City programs and activities. She volunteered to participate on Auburn's Sister City steering committee.

Harley Giltvedt, 1110 21st Street SE, Auburn, WA

Mr. Giltvedt briefly described the origin of Sister City programs during President Eisenhower's era, and recalled his involvement and experiences in Sister City activities. He encouraged more involvement in the Sister City programs.

Councilmember Lewis was also among the Auburn residents who recently visited the Sister City of Kusuga-cho, Japan. He spoke in favor of rejuvenating the Sister City steering committee and commended those who spoke tonight on behalf of the Sister City programs.

Mayor Booth spoke regarding the formal and informal Sister City relationships for Auburn. The City of Auburn is also a member of

the National Association of Sister Cities. Mayor Booth offered to take the recommendations under advisement.

Chris Pallis, 9626 122nd Avenue SE, Renton, WA, 98056

Mr. Pallis spoke regarding City of Auburn Ordinance No. 5198 which provides for a moratorium on the filing of applications for businesses licenses and building permits for food or drink establishments conducting commercial stimulant card games. Mr. Pallis explained that he signed a lease for the building previously known as the Triple Crown Restaurant, where he planned to open a sports bar and restaurant supplemented by a card room. He explained that before signing the lease he visited the Auburn Planning Department to discuss the zoning for the site and found that the current zoning allowed the type of facility he planned. Subsequently he signed the lease, paid rent, and submitted applications to the State Gambling Commission and Liquor Control Board. Mr. Pallis estimated he has spent approximately \$100,000 thus far on his plans to open his restaurant, bar, and card room.

Mr. Pallis conveyed his belief that his business proposal is already vested and urged the City to consider his proposed business as vested prior to the enactment of the moratorium.

In response to questions from the Council, Mr. Pallis indicated that the success of his business is contingent upon the ability to offer a card room to supplement the restaurant and sports bar. Mr. Pallis submitted his applications to the state for gambling and liquor licenses in September, 1998, but has not applied for a business license from the City of Auburn.

Mayor Booth advised that a public hearing on the moratorium will be held January 19, 1999 at 7:30 PM.

C. Correspondence

No correspondence was received for City Council review.

III. **COUNCIL COMMITTEE REPORTS**

A3.7.6

A. Municipal Services

Chair Poe reported the Municipal Services Committee met this evening at 6:00 PM. The Committee reviewed two items of business including Resolution No. 3049. The next regular meeting

of the Municipal Services Committee is scheduled for Tuesday, January 19, 1999 at 6:00 PM.

B. Planning & Community Development

Chair Borden reported the Planning and Community Development Committee has not met since the last City Council meeting. The next regular meeting of the Planning and Community Development Committee is scheduled for January 11, 1999 at 6:30 PM.

C. Public Works

Chair Wagner reported the Public Works Committee has not met since the last City Council meeting. The next regular meeting of the Public Works Committee is scheduled for January 11, 1999 at 4:30 PM. Chair Wagner indicated he will be unable to attend the January 11 meeting. Vice Chair Poe will chair the meeting and Councilmember Lewis will attend in his absence.

D. Finance

Chair Barber reported the Finance Committee met at 6:30 PM this evening. The Committee reviewed claims and payroll vouchers and discussed the capital improvement projects quarterly status report. The next regular meeting of the Finance Committee is scheduled for January 19, 1999 at 6:30 PM.

IV. **CONSENT AGENDA**

A. Minutes

1. Minutes of the December 21, 1998 regular City Council meeting.

B. Vouchers  
F4.9.2,F4.9.5

1. Claims  
Claims check numbers 138279 through 138609 in the amount of \$1,502,507.07 for Period 12 and dated January 5, 1999 and a wire transfer in the amount of \$6,832.09 to the King County Library System.

2. Payroll  
Payroll check numbers 250390 to 250811 in the amount of \$942,799.14 and electronic deposit transmissions in the amount of \$994,086.67 for a grand total of \$1,936,885.81 for the pay period covering December 17, 1998 to December 31, 1998.

C. Contract Administration

1. Auburn Municipal Airport Hangar Roof Replacement  
O4.4.9.2  
City Council to approve Final Pay Estimate No. 2 in the amount of \$21,024.58 to PRO Roofing and accept construction of Public Works Contract Number 98-31, Auburn Municipal Airport Hangar Roof Replacement.

Councilmember Barber moved and Councilmember Lewis seconded to approve the consent agenda.

MOTION CARRIED UNANIMOUSLY. 7-0.

V. **UNFINISHED BUSINESS**

There are no items for review under this section.

VI. **NEW BUSINESS**

- A. Application No. CUP0005-98  
O3.10.1 CUP0005-98  
City Council to consider the request of Paul and Tamie Scholter for a conditional use permit to allow a single family home to be converted to a beauty salon located at 1150 East Main Street.

Councilmember Borden moved and Councilmember Singer seconded to approve the conditional use permit based upon the Hearing Examiner's Findings of Fact, Conclusions and Conditions and instruct the City Attorney to prepare the necessary ordinance.

MOTION CARRIED UNANIMOUSLY. 7-0.

VII. ORDINANCES AND RESOLUTIONS

A. Ordinances

1. Ordinance No. 5128

O3.4.2.1.2

An Ordinance of the City Council of the City of Auburn, Washington, adding to Title 18 "Zoning", Chapter 18.48 "Supplemental Development Standards", a new Section 18.48.110 entitled "Wetland Mitigation".

Councilmember Borden moved and Councilmember Singer seconded to introduce and adopt Ordinance No. 5128.

Planning and Community Development Director Paul Krauss explained that Ordinance No. 5128 is associated with discussions with the Port of Seattle regarding a wetland mitigation site for the Seattle Tacoma International Airport third runway project. The Port acquired approximately 70 acres of property located in northeast Auburn. Last year the City and the Port entered into an agreement for the use of the property. The agreement requires that the City amend its ordinance to allow for a wetland mitigation site for a development that is not occurring within the city of Auburn.

Currently, the City's Zoning Ordinance does not provide for wetland mitigation as a permitted use. The proposed amendment would allow public agencies, such as the Port, to construct off-site wetland mitigation in Auburn for projects of state or regional significance under certain criteria. There must not be a loss of buildable upland property in the city.

As the Port took possession of the property, they discovered additional wetlands on the west side of the Airport, which will probably require expansion of the wetland area in Auburn. The Agreement with the Port allows for this possibility. The Agreement includes a formula that allows the Port to decrease the size of the tract that would be deeded to the City in exchange for cash compensation.

Mr. Krauss further explained that the Port will convert their approximately 70 acres of property to floodplain and in so doing the floodplain status will be removed from a comparable amount of land. Additionally, the Port will contribute funds to the City that are nearly equivalent to assessments for improvements.

Barbara Hinkle, Environmental Manager for the Port of Seattle, PO Box 1209, Seattle, WA, 98111

Ms. Hinkle expressed agreement with the City's staff report. In response to statements by Councilmember Poe, Ms. Hinkle explained that the value of the property in question was approximately \$27,000 per acre and was based on an appraisal of the property.

Mr. Krauss advised that the Federal Emergency Management Administration has a floodplain remapping project underway for the area, and it is unknown at this time which properties may have the floodplain designation removed.

Councilmember Wagner suggested that the second sentence of subsection B.4 of Section 18.48.110 include a reference to system development charges.

Motion by Member Wagner, second by Member Singer to amend Ordinance No. 5128, Exhibit "A", to include system development charges in the second sentence of subsection B.4 of Section 18.48.110.

**MOTION CARRIED UNANIMOUSLY. 7-0.**

Councilmember Lewis recalled Councilmember Poe's concerns regarding the original agreement with the Port and the valuation of the excess property. He encouraged thorough review of future projects.

**MOTION TO ADOPT ORDINANCE NO. 5128 AS AMENDED CARRIED UNANIMOUSLY. 7-0.**

2. Ordinance No. 5206

O3.5 PLT0002-94R

An Ordinance of the City Council of the City of Auburn, Washington, approving the final plat of West Beverly Hill Division No. 4 a 95-lot single-family subdivision located east of "W" Street NW and west of the terminus of 15th Street NW, within the city of Auburn, Washington.

Planning and Community Development Director Krauss reported that City Engineer Dowdy raised concerns today regarding the damage to public improvements in the subdivision from recent storms. City Engineer Dowdy requests the Council postpone action on the ordinance approving the final plat until such time as repairs are made to the public improvements or the bonding amount is increased sufficiently to guarantee the remaining repairs and construction for the plat.

Public Works Director Engler confirmed it is the judgment of Public Works staff that there is insufficient bonding to cover construction of the repairs and the remaining public improvements.

Dan Hansen, ST Corporation

Mr. Hansen identified himself as the project manager for the West Beverly Hill Division No. 4 subdivision. He reported that ST Corporation crews are working to make repairs and corrections.

Mr. Hansen was directed to contact City Engineer Dowdy to discuss repairs and bonding amounts.

Councilmember Borden moved and Councilmember Lewis seconded to postpone Ordinance No. 5206.

Councilmember Wagner recalled that at the December 21, 1998 Council meeting he questioned the adequacy of the bond for the final plat, and at that time requested information on the bond amount. To date he has not received the requested information.

MOTION CARRIED UNANIMOUSLY. 7-0.

B. Resolutions

1. Resolution No. 3049

O2.0

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor and City Clerk of the City of Auburn to execute a renewal of the Fire Protection Contract between the City and the Washington State Parks and Recreation Commission for a period of two years.

Councilmember Poe moved and Councilmember Cerino seconded to adopt Resolution No. 3049.

MOTION CARRIED UNANIMOUSLY. 7-0.

VIII. **MAYOR'S REPORT**

A. Sister City Program

Refer to Item II.B of these minutes for information on the Sister City Program.

B. Executive Session

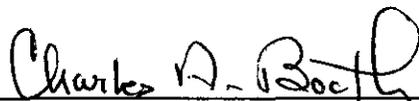
Mayor Booth recessed the meeting to executive session at 8:40 PM for approximately 20 minutes in order to discuss litigation and potential litigation. Mayor Booth indicated no action would be taken following the executive session.

Mayor Booth reconvened the meeting at 9:50 PM.

IX. **ADJOURNMENT**

There being no further business to come before the City Council this evening, the meeting adjourned at 9:50 PM.

Approved on the 19<sup>th</sup> day of January, 1999.

  
Charles A. Booth, Mayor

  
Danielle Daskam, City Clerk