

RENTON CITY COUNCIL  
Regular Meeting

November 20, 2006  
Monday, 7 p.m.

Council Chambers  
Renton City Hall

MINUTES

**CALL TO ORDER**

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF  
COUNCILMEMBERS**

RANDY CORMAN, Council President; TONI NELSON; DAN CLAWSON;  
DENIS LAW; TERRI BRIERE; MARCIE PALMER; DON PERSSON.

**CITY STAFF IN  
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; ALEX PIETSCH, Economic Development Administrator; DON ERICKSON, Senior Planner; REBECCA LIND, Planning Manager; MARTY WINE, Assistant CAO; TERRY HIGASHIYAMA, Community Services Administrator; LESLIE BETLACH, Parks Director; GERALD RERECICH, Recreation Director; PREETI SHRIDHAR, Communications Director; CHIEF I. DAVID DANIELS, Fire Department; CHIEF KEVIN MILOSEVICH, DEPUTY CHIEF TIM TROXEL and COMMANDER KATIE MCCLINCY, Police Department.

**PUBLIC HEARINGS**

Finance: Impact Fees, Issaquah  
& Kent School Districts

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the following:

1. Increasing the impact fee from \$5,115 to \$6,136 collected for all new single-family homes built within the boundaries of the Issaquah School District in the Renton City limits.
2. Collecting a new impact fee in the amount of \$4,928 for all new single-family homes built within the boundaries of the Kent School District in the Renton City limits.

Planning Manager Rebecca Lind stated that consideration of the impact fees is a result of requests from the school districts, and she pointed out that the matter has been referred to the Finance Committee. Ms. Lind explained that the adoption of impact fees requires consideration of three factors: the cost of housing in Renton, the capacity in the schools serving Renton residents, and the amount of funds that are expended locally.

Ms. Lind indicated that in both districts, additional capacity is needed for schools serving Renton residents. The Issaquah School District has scheduled improvements to Briarwood Elementary, Maywood Middle, and Liberty High schools. The Kent School District has scheduled improvements that build additional high school classrooms. She noted that it is anticipated that Renton will annex territory within the Kent School District in 2007 (Anthonie' Annexation).

Ms. Lind stated that both school districts are responding to growth by proposing capital improvements to schools serving Renton residents. The assessment of the full impact fee ensures that those who contribute to the growth pay a share of the growth related costs. She concluded that staff recommends adoption of the requested impact fees for both school districts.

Public comment was invited.

Craig Christensen, 565 NW Holly St., Issaquah, 98027, representing the Issaquah School District, stated that impact fees are an integral part of the district's facilities funding. He explained that the district is experiencing growth from all geographical sectors and these fees provide funding to accommodate the growth in housing.

Mr. Christensen indicated that \$46.9 million of the district's bond is going directly to schools that will service Renton students, and he described the proposed improvements to Liberty High, Maywood Middle, and Briarwood Elementary schools. He also noted that funds were used for acquiring land for future growth if needed. In conclusion, Mr. Christensen stated that the proposed improvements are a priority for the district's upcoming Capital Facilities Plan, and he urged approval of the impact fee increase.

Gwenn Derdowski, 12033 SE 256th St., Kent, 98030, representing the Kent School District, reported that the district is the fourth largest in the State and the second largest in King County. She stated that impact fees are already collected on behalf of the district by King County, and the cities of Kent, Covington, and Auburn. Ms. Derdowski noted that the district serves eight permitting jurisdictions, including a small portion of Renton (City-owned land of the Springbrook Watershed).

Ms. Derdowski stated that the Renton portion of the district will likely increase with new annexations. She explained that impact fees present a savings to existing taxpayers in that future bonds would require less funding from existing taxpayers since the developers are paying a share of the new growth. Ms. Derdowski reviewed the proposed improvements and enrollment projections listed in the district's Capital Facilities Plan.

Discussion ensued regarding the reasons for adopting the Kent School District's impact fee prior to annexation of property within the district. Ms. Derdowski pointed out that the impact fee collected by Renton will replace the fee already collected by King County on behalf of the district.

There being no further public comment, it was **MOVED BY LAW, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

Annexation: Aster Park,  
Sunset Blvd NE

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the 60% Direct Petition to Annex and future zoning for the proposed Aster Park Annexation; 18.48 acres, including the SR-900 right-of-way, located along the south side of Sunset Blvd. NE (SR-900), west of 148th Ave. SE, north of SE 112th St., if extended, and east of 144th Ave. SE, if extended.

Senior Planner Don Erickson explained that the site contains a new 37-lot single-family subdivision, two homes, and a mobile home park. The topography is relatively flat, with a 2 percent slope along the eastern 80 percent of the site, and a 20 percent slope along the western 20 percent of the site. He noted that public services are provided by Fire District #10, Water District #90, Renton sewer, and the Issaquah School District.

Mr. Erickson indicated that current King County zoning is R-4 (four dwelling units per gross acre) and R-48. The Renton Comprehensive Plan designates the site as Residential Low Density, for which proposed zoning is R-4 (four

dwelling units per net acre). He pointed out that the proposal is generally consistent with Boundary Review Board objectives. Mr. Erickson reviewed the fiscal impact analysis, which assumes a new home value of \$500,000 and a potential of 61 single-family homes at full development. The City is estimated to realize a deficit of \$8,707 at current development, and a surplus of \$23,892 at full development. He noted the estimated one-time parks development cost of \$27,724.

Mr. Erickson concluded that the proposed annexation furthers City business goals by ensuring higher quality development and efficient urban services, and is generally consistent with annexation policies.

Councilwoman Briere noted that an unincorporated island is created north of the subject site if the site is annexed.

In response to Councilman Clawson's inquiries, Mr. Erickson confirmed that the mobile home park is on septic system, and the park will come into the City as legal non-conforming. Councilwoman Briere commented that the mobile home park's drain field was rebuilt approximately five years ago.

Public comment was invited. There being none, it was **MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

**MOVED BY BRIERE, SECONDED BY CORMAN, COUNCIL: ACCEPT THE 60% DIRECT PETITION FOR THE 18.48-ACRE ASTER PARK ANNEXATION; SUPPORT FUTURE R-4 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN RESIDENTIAL LOW DENSITY DESIGNATION; AND AUTHORIZE THE ADMINISTRATION TO SUBMIT THE NOTICE OF INTENT PACKAGE TO THE BOUNDARY REVIEW BOARD AND PREPARE THE RELEVANT ORDINANCES. CARRIED.**

Annexation: Hudson, Benson  
Rd S & S 168th St

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the proposed annexation and zoning of 14.63 acres (including streets) located in the vicinity of SE 168th St. and Benson Rd. S. (Hudson).

Senior Planner Don Erickson reviewed the history of the annexation, noting that the Boundary Review Board approved the annexation in September 2006. He pointed out that funding for the signalization project at SE 168th St. and 108th Ave. SE could be jeopardized if the City annexes the site prior to King County awarding the contract. He explained that King County anticipates awarding the contract in April 2007; therefore staff recommends adopting the relevant annexation ordinances but setting the effectuation date for May 2007.

Continuing, Mr. Erickson reported that the western portion of the annexation site is relatively flat, and the eastern portion slopes towards Soos Creek to the east. The site contains 19 single-family homes, 152 multi-family units, at least one vacant parcel, and some commercial properties. Regarding the public services, he noted that the site is within Fire District #40, Soos Creek Water and Sewer District, and Renton School District.

Mr. Erickson stated that the site is zoned R-8 (eight dwelling units per gross acre), R-12, R-18, and Community Business in King County. The City's Comprehensive Plan designates the site as Residential Single Family and Residential Medium Density, for which R-8 (eight dwelling units per net acre) and R-10 zoning is proposed. He reported that the fiscal impact analysis

indicates a deficit of \$53,545 at current development and a deficit of \$52,349 at full development, as the site is already built-out. The estimated one-time parks acquisition and development cost is \$138,108.

In conclusion, Mr. Erickson stated that the annexation proposal is consistent with Boundary Review Board objectives and City annexation policies. He pointed out that the surface water costs are estimated at \$3,258 annually, and unless the City delays the effectuation date, it will be responsible for the signalization project costs estimated at \$789,000. Mr. Erickson indicated that the annexation furthers City business goals by encouraging responsible growth, and possibly serving as a catalyst for expanding its boundaries to the north or west to result in a more regular City boundary.

Councilman Law expressed concern that King County will not award the contract prior to the proposed effectuation date of the annexation and the City will then be liable for the project costs. Councilman Clawson noted that it is possible to extend the effectuation date if necessary.

Public comment was invited.

Stephanie Lorenz, 4725 NE 4th St., Suite B, Renton, 98059, representing Mr. Hudson, suggested that the City contact King County to verify that the annexation has to be delayed in order to secure the project funds. She referred to a project where King County funds were used for a passover in Magnolia, the area of which was already annexed. Ms. Lorenz noted that the proponents are frustrated with the annexation timeline and they want to move forward with their projects.

Mayor Keolker indicated that the Administration will investigate the matter.

There being no further public comment, it was **MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

**MOVED BY BRIERE, SECONDED BY PERSSON, COUNCIL: APPROVE AN ORDINANCE EFFECTUATING THE 14.63-ACRE HUDSON ANNEXATION ON 5/1/2007; APPROVE AN ORDINANCE REZONING 6.6 ACRES TO R-10 CONSISTENT WITH THE RESIDENTIAL MEDIUM DENSITY LAND USE DESIGNATION; AND APPROVE AN ORDINANCE REZONING 5.83 ACRES TO R-8 CONSISTENT WITH THE RESIDENTIAL SINGLE FAMILY LAND USE DESIGNATION. CARRIED. (See page 406 for ordinances.)**

## **ADMINISTRATIVE REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2006 and beyond. Items noted included:

- \* The 13th Annual Clam Lights display at Gene Coulon Memorial Beach Park begins on December 1 and runs nightly through January 1.
- \* The official tree lighting event at Piazza Park occurs on December 2.
- \* A project to improve Rainier Ave. between S. 2nd St. and S. 4th Pl. has been awarded \$1,906,200 in funding for 2008 by the Transportation Improvement Board. The project is part of the overall improvements to the Hardie/Rainier corridor, and includes replacing the Burlington Northern Santa Fe railroad bridges, and pedestrian and transit improvements.

**AUDIENCE COMMENT**

Citizen Comment: Petersen -  
2006 Comprehensive Plan  
Amendments, Highlands Area

Inez Petersen, PO Box 1295, Renton, 98057, stated that although eliminating the use of eminent domain and non-conforming properties in the Highlands area came about prior to the formation of the Highlands Zoning Task Force, the task force succeeded in the ability to remodel existing duplexes and to have mother-in-law apartments. Ms. Petersen displayed a map of the Highlands area, and compared the zoning from the original subarea plan to the recommended zoning of the task force, noting the density similarities between the two plans. Ms. Petersen expressed concern regarding the high densities proposed for the area, including the allowance of three- to five-story buildings, saying that high densities should not be supported without a proper EIS (Environmental Impact Statement). She urged Council to consider requiring an EIS.

Citizen Comment: O'Halloran -  
Airport Open House, Master  
Plan Update

Mike O'Halloran, Airport Advisory Committee Chair, 4420 SE 4th St., Renton, 98059, issued an invitation to the Renton Airport Open House on November 21, at which citizens can ask questions and discuss future options for the airport.

**CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing. At Councilman Persson's request, item 6.b. was removed for separate consideration.

Appeal: Linn Office  
Conversion Landscape  
Variance, V-06-108

City Clerk reported appeal of Hearing Examiner's decision regarding the Linn Office Conversion Landscape Variance; appeal filed by Alden Linn, 2907 Park Ave. N. Renton, 98056, accompanied by required fee. Refer to Planning and Development Committee.

Finance: Fiber Optic  
Installation Projects Interlocal  
Agreement, Eastside Fiber  
Consortium

Finance and Information Services Department recommended approval of an interlocal agreement regarding the sharing of fiber optic installation projects with the Eastside Fiber Consortium (various eastside agencies) to add Bellevue Community College as a participating agency. Council concur. (See page 405 for resolution.)

Budget: 2006 Year-End  
Amendments

Finance and Information Services Department recommended approval of the 2006 year-end budget amendment ordinance. Refer to Finance Committee.

Plat: Monterey Place II, NE  
16th St, PP-06-104

Hearing Examiner recommended approval, with conditions, of the Monterey Place II Preliminary Plat; two single-family lots on a 0.26-acre site located at 2008 NE 16th St. Council concur.

Utility: 2007 Rates

Utility Systems Division submitted proposed changes to the water, wastewater, and surface water utility rates. Refer to Committee of the Whole.

MOVED BY CORMAN, SECONDED BY LAW, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO REMOVE ITEM 6.b. FOR SEPARATE CONSIDERATION. CARRIED.

**Separate Consideration**  
**Item 6.b.**

Community Services:  
Maplewood Golf Course  
Restaurant Facilities Lease,  
Transfer to Newcastle  
Restaurants, LAG-03-003

Community Services Department recommended approval to transfer the lease and concession agreement with All My Restaurants, Inc. for the restaurant and banquet facilities at Maplewood Golf Course to Newcastle Restaurants, Inc. (Arias-Barajas, Inc.) for the remaining three years of the existing lease.

MOVED BY PERSSON, SECONDED BY BRIERE, COUNCIL APPROVE THE AGREEMENT ADDENDUM WITH A CORRECTION TO PAGE 1, ITEM 2., LINE 3 AS FOLLOWS: REPLACE THE WORD "shall" WITH THE WORD "may." CARRIED. Mayor Keolker noted that the agreement will be returned to the concerned parties to determine if they accept the change.

**Added**  
**CORRESPONDENCE**

Correspondence was read from James A. Fenner and Carolyn R. Fenner, 402 Seneca Ct. NW, Renton, 98057, concerning stormwater runoff through their

Citizen Comment: Fenner -  
Stormwater Drainage  
Problems, Seneca Ct NW

yard and into their basement as a result of the development on an adjacent property located at 84th Ave. S. and S. 128th St. **MOVED BY CORMAN, SECONDED BY PERSSON, COUNCIL REFER THIS CORRESPONDENCE TO THE ADMINISTRATION. CARRIED.**

## **UNFINISHED BUSINESS**

### **Utilities Committee**

Utility: Public Works  
Construction Permit Fees

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve the proposed amendments to the public works construction permit fees (Water Construction Permits, Water Meter Installations, Water Meter Processing, and Wastewater and Surface Water Construction Permits) and incorporate them into an ordinance.

The Committee further recommended that the ordinance regarding this matter be presented for first reading. **MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 406 for ordinance.)

Utility: WRIA 8 & 9 Salmon  
Habitat Plan Implementation,  
Interlocal Agreements

Utilities Committee Chair Clawson presented a report regarding the Water Resource Inventory Area (WRIA) 8 and WRIA 9 Salmon Habitat Plan interlocal agreements. The Committee recommended concurrence in the staff recommendation to approve a resolution authorizing the Mayor and City Clerk to execute the interlocal agreements between the City and other jurisdictions participating in the implementation of the WRIA 8 and WRIA 9 Salmon Habitat Plans for the time period of 2007-2015. **MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 406 for resolution.)

### **Planning & Development Committee**

Comprehensive Plan: 2007  
Amendments, Pre-  
Applications

Planning and Development Committee Chair Briere presented a report regarding the 2007 Comprehensive Plan pre-applications and requests. The Committee recommended concurrence in the staff recommendation to approve the request for pre-application review for Application 2007-Pre-01, Alan Kunovsky's request for review of land use designation at 326 Park Ave. N., and Application 2007-Pre-02, O'Farrell Properties LLC's request for land use designation and multi-family policy review at 188 Hardie Ave. SW, including four parcels of contiguous property between Rainier Ave. S., Hardie Ave. S., and SW Victoria St.

The Committee further recommended that these applications be forwarded to the Planning Commission for inclusion in the 2007 work program pending successful completion of an application for a Comprehensive Plan amendment by 12/15/2006. **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Development Services: Private  
Stormwater Utilities in  
Geologically Hazardous Areas

Planning and Development Committee Chair Briere presented a report regarding private stormwater utilities in geologically hazardous areas. The Committee met to discuss the proposed revision to the critical areas regulations, which would exempt new surface water discharges from private storm systems on steep slopes. Currently, public surface water discharges are allowed to discharge on or near steep slopes in order to improve slope stability. However, private stormwater systems are not permitted to discharge, even when such utilities would reduce erosion and improve slope stability.

The Committee recommended that a public hearing regarding the proposed amendments be held by the City Council on 12/4/2006. **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Development Services:  
Wireless Communication  
Facilities in Residential Zones

Planning and Development Committee Chair Briere presented a report recommending concurrence in the staff recommendation to approve the City Code amendments to permit wireless communication facilities within public rights-of-way within residential zones and adopt the ordinance. **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 407 for ordinance.)

Comprehensive Plan: 2006  
Amendments

Planning and Development Committee Chair Briere presented a report regarding the 2006 Comprehensive Plan amendments, concurrent rezonings, and implementing zoning text amendments. The Committee recommended concurrence in the staff and Planning Commission recommendation to approve the 2006 Comprehensive Plan amendments as shown on the matrix entitled "2006 Comprehensive Plan Amendments" and on the Report and Recommendation of the Highlands Area Citizen's Zoning Task Force (dated 11/8/2006) with the following changes from the original recommendations:

- 1) Application 2006-M-6, Map Amendment for the Highlands Study Area – The area known as "the tail" on Harrington Ave. NE between NE 9th St. and NE 7th St. to be shown in the Comprehensive Plan as Center Village with multi-family zoning in order to comply with adopted mapping criteria for multi-family land use.
- 2) Report and Recommendation of the Highlands Task Force, Zoning Text Amendments – Notes and conditions section of Title IV will include a zoning use note restricting commercial office uses on properties fronting Edmonds Ave. NE, Sunset Blvd., and NE 12th St.
- 3) Application 2006-M-3, Rivera – The zoning use table in the R-14 zone will include a zoning use note restricting signage for commercial uses in the R-14 zone to monument signs.

The applicants and the land use map/text amendment requests listed on the 2006 Comprehensive Plan Amendments matrix, are as follows:

- 2006-M-1 – Wan Chee; Map amendment to change Neighborhood Commercial/Single Family to Neighborhood Commercial.
- 2006-M-2 – Susan Larson-Kinzer; Map amendment to change Kennydale Blueberry Farm from Residential Low Density to Residential Single Family.
- 2006-M-3 – Manuel Rivera; Map amendment to change Residential Single Family to Commercial Corridor.
- 2006-M-4 – Springbrook Associates; Map amendment to change Residential Medium Density to Commercial Corridor.
- 2006-M-5 – City of Renton; Map amendment to change Puget Colony from Residential Single Family to Residential Low Density.
- 2006-M-6 – City of Renton; Map amendment for the Highlands Study Area.
- 2006-M-7 – City of Renton; Map amendment to change the former Aqua Barn site from Neighborhood Business in King County's Comprehensive Plan to Commercial Corridor to be consistent with Renton's Comprehensive Plan.
- 2006-M-8 – City of Renton; Map amendment to consider changing the designation for a 49-acre area of upper Kennydale, south of NE 28th St. and NE 16th St. from I-405 to approximately the boundary of the Heritage Glen Subdivision from Residential Single Family with R-8 zoning to Residential Low Density with R-4 zoning.

- 2006-T-1 – City of Renton; Text amendment to update the Capital Facilities Element to incorporate adoption of the Issaquah and Kent school district Capital Facilities Plans.
- 2006-T-2 – City of Renton; Text amendment to update the Land Use Element to reflect changes in the Center Village.
- 2006-T-3 – City of Renton; Text amendment to Land Use and Community Design elements with housekeeping changes.
- 2006-T-4 – City of Renton; Text amendment to update the Transportation Element to reflect changes in capital projects.
- 2006-T-5 – City of Renton; Text amendment to update the Land Use Element to allow Residential Manufactured Home zoning to be an implementing zone with the Residential Low Density Comprehensive Plan designation.

The Committee further recommended that the development agreement for application 2006-M-7 (former Aqua Barn site) be referred to the City Attorney for review and approval, and that the Mayor be authorized to execute the agreement upon approval by the City Attorney.

The Committee further recommended that Application 2006-T-5 and Application 2006-M-2 be held in Committee until resolution of the pending SEPA (State Environmental Policy Act) appeal on these issues. **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT.\***

Referring to the amendment concerning the upper Kennydale area (2006-M-8), Councilman Clawson pointed out that the Committee agreed with the staff recommendation to downzone the area to R-4, and not with the Planning Commission recommendation to keep the existing R-8 zoning. He noted the environmental constraints of the area, and the need to balance the rights of area residents and the rights of those who want to develop.

**\*MOTION CARRIED.**

### **Finance Committee**

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 253809 - 254369 and four wire transfers totaling \$8,923,702.22; and approval of Payroll Vouchers 66410 - 66587, one wire transfer, and 641 direct deposits totaling \$2,015,422.36. **MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Community Services: Park  
Fund Budget Increase, Staffing  
Expenses

Finance Committee Chair Persson presented a report regarding the 2006 Budget amendments for intermittent parks and recreation staffing expenses. The Committee recommended concurrence in the staff recommendation to approve the transfer of \$35,000 from the General Fund to Fund 101 to offset increased overtime and labor costs incurred due to weather related crowd control and the extended Sockeye season.

The Committee further recommended that the budget amendment ordinance regarding this matter be presented for first reading. **MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 406 for ordinance.)

### **RESOLUTIONS AND ORDINANCES**

#### **Resolution #3841**

The following resolutions were presented for reading and adoption:

A resolution was read authorizing the Mayor and City Clerk to enter into an

Finance: Fiber Optic Installation Projects Interlocal Agreement, Eastside Fiber Consortium

interlocal agreement, entitled "Addendum #27 for Sharing of Fiber Optic Installation Projects," with the City of Bellevue, City of Kirkland, City of Renton, Lake Washington School District, Renton School District, University of Washington, Bellevue School District, and Evergreen Hospital, to provide an alternative to the King County I-Net and to better serve additional areas within the City of Renton. MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3842**

Utility: WRIA 8 & 9 Salmon Habitat Plan Implementation, Interlocal Agreements

A resolution was read authorizing the Mayor and City Clerk to execute interlocal agreements among participating jurisdictions with the Green/Duwamish and Central Puget Sound Watershed Resource Inventory Area (WRIA 9) and the Lake Washington/Cedar/Sammamish Watershed Resource Inventory Area (WRIA 8). MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the Council meeting of 11/27/2006 for second and final reading:

Annexation: Hudson, Benson Rd S & S 168th St

An ordinance was read annexing approximately 14.63 acres of property generally located west, south, and east of the existing City of Renton boundaries defined by a peninsula of land immediately east of 108th Ave. SE, and south of SE 168th St. (Hudson). MOVED BY LAW, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 11/27/2006. CARRIED.

Annexation: Hudson, R-8 Zoning

An ordinance was read establishing the zoning classification for approximately 5.83 acres, located in two sections, the smallest some 2.02 acres, on the south side of SE 168th St. in the easternmost part of the annexation, and the largest, some 3.81 acres, on the west side of 108th Ave. SE, in the northernmost portion of the annexation site; annexed within the City of Renton from R-18 (Urban Residential - 18 dwelling units per acre, King County zoning), R-12 (Urban Residential - 12 dwelling units per acre, King County zoning) and R-8 (Urban Residential - 8 dwelling units per acre, King County zoning) to R-8 (8 dwelling units per net acre, Renton zoning); Hudson. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 11/27/2006. CARRIED.

Annexation: Hudson, R-10 Zoning

An ordinance was read establishing the zoning classification for approximately 6.6 acres, located in two sections, the smallest some 1.9 acres, on the western side of 108th Ave. SE, and the largest, some 4.7 acres, on the east side of 108th Ave. SE, both south of SE 168th St., if extended; annexed within the City of Renton from R-18 (Urban Residential - 18 dwelling units per acre, King County zoning), R-12 (Urban Residential - 12 dwelling units per acre, King County zoning) and R-8 (Urban Residential - 8 dwelling units per acre, King County zoning) to R-10 (10 dwelling units per net acre, Renton zoning); Hudson. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 11/27/2006. CARRIED.

Community Services: Park Fund Budget Increase, Staffing Expenses

An ordinance was read amending the 2006 Budget to authorize \$35,000 from increased revenues to offset increased overtime and labor costs due to weather related crowd control and the extended Sockeye season. MOVED BY LAW, SECONDED BY PERSSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 11/27/2006. CARRIED.

Utility: Public Works  
Construction Permit Fees

An ordinance was read amending Chapter 1, Administration and Enforcement, of Title IV (Development Regulations) of City Code by increasing public works construction permit fees. **MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 11/27/2006. CARRIED.**

Development Services:  
Wireless Communication  
Facilities in Residential Zones

An ordinance was read amending Chapters 2, 4, and 11 of Title IV (Development Regulations) of City Code by permitting wireless communication facilities within public rights-of-way in residential areas and to incorporate three pre-existing administrative determinations that clarify the wireless regulations. **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 11/27/2006. CARRIED.**

#### **NEW BUSINESS**

Transportation: Downtown  
Connectivity to The Landing,  
Downtown Direction Signage

**MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL REFER THE ISSUE OF CONNECTIVITY TO DOWNTOWN FROM THE LANDING AND DIRECTION SIGNAGE FOR DOWNTOWN TO THE TRANSPORTATION (AVIATION) COMMITTEE. CARRIED.**

Finance: Business License  
Billing Cycle

**MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL REFER A BRIEFING ON THE NEW BUSINESS LICENSE BILLING CYCLE TO FINANCE COMMITTEE. CARRIED.**

#### **AUDIENCE COMMENT**

Citizen Comment: Petersen -  
Various

Inez Petersen, PO Box 1295, Renton, 98057, inquired as to which fund the \$1.5 million set aside for Highlands study area infrastructure improvements is in. Regarding the Comprehensive Plan amendment concerning the upper Kennydale area, Ms. Petersen expressed concern that citizens were not given the opportunity to speak publicly on the matter and the decision to adopt R-4 zoning was a result of a staff recommendation.

Councilman Clawson clarified that the decision was based on more than the staff recommendation, and he pointed out that public hearings were held on the matter.

Continuing, Ms. Petersen inquired as to how Highlands Community Association events such as the upcoming Christmas dance can be City-sponsored. On another topic, Ms. Petersen stated that City staff did not grant Jeff Colee a fence height variance, and he must remove the fence he erected to keep cats out of his backyard. Noting that Mr. Colee is wheelchair-bound, she pointed out that the ADA (Americans with Disabilities Act) requires cities to modify their zoning to accommodate the disabled.

Stating that he read the staff decision, City Attorney Larry Warren explained that staff has criteria on when a variance may be granted that has been established by the Council. He indicated that the fence did not meet the standards as established by City Code, and that the original reason for Mr. Colee to build the over-height fence no longer exists, as the adjacent neighbor who was responsible for the cat problem has now moved.

Citizen Comment: Lorenz -  
Tree Hazard, Maple Valley  
Hwy

Stephanie Lorenz, 13515 SE Maple Valley Rd., Renton, 98058, expressed concern that cottonwood trees growing on the sloughing slope along Maple Valley Hwy., west of Riverview Park and east of the former Stoneway Concrete

Plant site, may fall across the road and hurt someone. **MOVED BY BRIERE, SECONDED BY CORMAN, COUNCIL REFER THIS MATTER TO THE ADMINISTRATION. CARRIED.**

Citizen Comment: McOmber - Various

Howard McOmber, 475 Olympia Ave. NE, Renton, 98056, asked that the City review Jeff Colee's fence situation (discussed by previous speaker Petersen), as the problem does not seem to be totally solved. Mr. McOmber also issued an invitation to the Highlands Community Association's Christmas party, which will be held on December 16.

Councilman Clawson pointed out that Jeff Colee can appeal the staff's decision.

**ADJOURNMENT**

**MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL ADJOURN. CARRIED. Time: 8:36 p.m.**

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Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann  
November 20, 2006