

RENTON CITY COUNCIL
Regular Meeting

May 7, 2007
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**

TONI NELSON, Council President; DAN CLAWSON; DENIS LAW; MARCIE PALMER; DON PERSSON. MOVED BY NELSON, SECONDED BY LAW, COUNCIL EXCUSE ABSENT COUNCILMEMBERS TERRI BRIERE AND RANDY CORMAN. CARRIED.

**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; DAVE CHRISTENSEN, Utility Engineering Supervisor; JIM SEITZ, Transportation Planning and Programming Supervisor; TERRY HIGASHIYAMA, Community Services Administrator; LESLIE BETLACH, Parks Director; ALEX PIETSCH, Economic Development Administrator; SUZANNE DALE ESTEY, Economic Development Director; DON ERICKSON, Senior Planner; PREETI SHRIDHAR, Communications Director; CHIEF I. DAVID DANIELS, DEPUTY CHIEF/FIRE MARSHAL LARRY RUDE, and FIRE INSPECTOR TED HICKEY, Fire Department; COMMANDER FLOYD ELDRIDGE, Police Department.

PROCLAMATION

Arson Awareness Week - May
6 to 12, 2007

A proclamation by Mayor Keolker was read declaring the week of May 6 to 12, 2007, to be "Arson Awareness Week" in the City of Renton and encouraging all citizens to join in this special observance, as removing the threat of arson from homes and businesses is a top priority of the City of Renton. MOVED BY NELSON, SECONDED BY LAW, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Fire Chief Daniels, Deputy Chief/Fire Marshal Rude, and Fire Inspector Hickey accepted the proclamation with appreciation. Mr. Hickey reported that 50 percent of people arrested for arson each year are juveniles under the age of 18. He indicated that the City is fortunate to be involved with the King County Fire Stoppers Program, a firesetter intervention program, which has resulted in very few repeat offenders.

**SPECIAL
PRESENTATIONS**

Transportation: Port of Seattle
"State of the Port"

Port of Seattle Commissioner Bob Edwards gave an update on the "State of the Port." He reported that in 2006, 30 million passengers traveled through Seattle Tacoma International Airport, 2 million cargo containers were handled, and 197 cruise ships served the port. Major projects underway include the third runway to be completed in 2008, the Sound Transit link to the airport to be completed in 2009, the upgrade of Fishermen's Terminal and the Shilshole Bay Marina, and the development of property north of Terminal 91.

Commissioner Edwards announced that Tay Yoshitani is the Port of Seattle's new Chief Executive Officer. He stated that the Port's investments in the region lead to the creation of new jobs and the building of a strong and diverse economy. Mr. Edwards noted the state and local tax revenues generated by Port business activities. Additionally he reported on the Port's environmental enhancements, such as running the airport's service vehicles and the taxi crew

on natural gas. In conclusion, Commissioner Edwards reviewed the region's in-progress and proposed transportation improvements, and the Port of Seattle's education programs for school children.

City Clerk: Puget Sound
Access

Puget Sound Access (PSA) Executive Director Keri Stokstad showed a promotional video about PSA, South King County's public access cable television station. She explained that PSA is a regionally and nationally recognized facility with state of the art equipment, which focuses on media literacy, training, and local programming. The facility represents the combined effort of the cities of Auburn, Burien, Kent, Renton, SeaTac, and Tukwila. Ms. Stokstad stated that she will continue to build PSA into a valuable communications resource for South King County residents.

PUBLIC HEARINGS

Vacation: Index Pl NE, A&D
Quality Construction
Company, VAC-07-001

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker reopened the public hearing continued from 4/23/2007 to consider the petition to vacate a portion of Index Pl. NE right-of-way between NE 7th and NE 8th Streets, which is approximately 50 feet in width and 100 feet in length. (Petitioner: Keith Demps on behalf of A&D Quality Construction Company and Kevie Russell.)

Mayor Keolker noted that the public hearing was continued due to concerns regarding the recommended 15-foot trail access easement on the vacation area. Utility Engineering Supervisor Christensen recapped staff's presentation from the last meeting, pointing out that staff is now recommending that the vacation area be amended to exclude the eastern 15 feet.

Transportation Planning and Programming Supervisor Seitz showed photographs of the right-of-way located off of Index Ave. NE, which contains a well-worn path and is used by school children. Parks Director Betlach stated that the proposed Trails and Bicycle Master Plan is at the beginning stages, and many open houses, meetings, and briefings are planned.

Mr. Seitz noted that the Transportation Systems Division is working with Highlands Elementary School to develop a safe route to school walking map, and public input is expected as a result. From a traffic safety point of view, he pointed out that separating pedestrians from motor vehicles reduces accidents, and paths, such as the one under discussion, provide that opportunity.

Mr. Seitz relayed staff's recommendation to approve the vacation subject to the following conditions: amend the vacation area to exclude the east 15 feet of the requested area; require the petitioner to re-establish the existing trail in the retained right-of-way with reconnection to the existing trail north of the vacated right-of-way and that costs for such relocation be deducted from the value established for the vacated right-of-way as part of the compensation phase of the street vacation; and require the petitioner to provide satisfactory proof that outside utilities have received and are satisfied with any easements necessary to protect their facilities.

Councilmember Persson expressed concerns regarding future ownership of the vacation area and the maintenance of the trail. Mr. Christensen confirmed that the vacation area will split, with portions going to the properties on the east and west, and the developer plans to purchase the westerly portion. He noted that the property north of the vacation area will remain public right-of-way, and the trail will be improved through the easterly 15 feet then reconnected to the

existing dirt path. Chief Administrative Officer Covington added that evaluation of the trail will be part of the review for the Trails and Bicycle Master Plan.

Public comment was invited.

Howard McOmber, 475 Olympia Ave. NE, Renton, 98056, expressed concerns regarding the trail system, saying he is unhappy with the current dirt trail. He indicated that mischief makers take advantage of these types of public areas. Mr. McOmber recommended either closing off the paths or establishing a well-thought-out and well-done trail system through the Highlands area.

Councilmember Persson noted the importance of informing the future adjacent property owner of the trail's existence.

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

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE RECOMMENDATION OF THE ADMINISTRATION THAT THIS STREET VACATION PETITION GO FORWARD. CARRIED.

Annexation: Leitch, SE 136th St & 140th Ave SE

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 R-4 zoning of 14.59 acres, including the abutting street right-of-way, generally located between 140th Ave. SE, if extended, on the west and 143rd Ave. SE, if extended, on the east; and bordered by SE 136th St., if extended, on the north and approximately SE 138th St., if extended, on the south.

Senior Planner Erickson reported that the Boundary Review Board approved the proposed annexation effective 2/26/2007. He stated that except for a ravine on the eastern most parcel, the site is relatively flat and contains eight single-family dwellings. The site is served by the following public services: Fire District #25, Water District #90, Renton sewer, and the Renton School District.

Mr. Erickson explained that existing King County zoning is R-4 (four dwelling units per gross acre). Renton's Comprehensive Plan designates the site as Residential Low Density, for which R-4 (four dwelling units per net acre) zoning is proposed. He reviewed the fiscal impact analysis, which estimated a \$13,773 surplus at full development, assuming 46 single-family homes. In conclusion, Mr. Erickson indicated that the proposed annexation is generally consistent with relevant City policies and Boundary Review Board criteria.

Public comment was invited.

Russell Berg, 14017 SE 139th St., Renton, 98059, stated that he owns five acres of property, and questioned whether the development density is realistic, as a stream runs the full length of the site. He inquired about the setback requirements from the stream and ravine when calculating the number of lots allowable for the site.

Mr. Erickson stated that if annexed, development will be reviewed under the City's development regulations and critical areas ordinances, and the public will have opportunity to comment.

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

CARRIED.

MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL FINALIZE THE LEITCH ANNEXATION BY BRINGING THE AREA INTO THE CITY AND CONCURRENTLY REZONING IT R-4 CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN, AND HOLD FIRST READING OF THE RELATED ORDINANCES. CARRIED. (See page 159 for ordinances.)

ADMINISTRATIVE REPORT

Chief Administrative Officer 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 2007 and beyond. Items noted included:

- * Fire Chief Daniels spoke at the April 30 King County Council meeting in favor of the 2008-2013 King County Medic One/EMS Strategic Plan, which includes the 30-cent six-year levy proposal supported by the Renton City Council.
- * A new bus shelter was installed between S. 3rd Pl. and S. 4th Pl. on the west side of Rainier Ave. S.
- * The Transportation Systems Division will set the school speed limit 20-miles-per-hour flashers to operate continuously during school days, from 30 minutes before school starts in the morning until 30 minutes after school closes in the afternoon, for the Highlands, Hillcrest, and Kenneydale elementary schools.

AUDIENCE COMMENT

Citizen Comment: Charnley -
Wonderland Estates Mobile
Home Park

Don Charnley, 15291 Maple Dr., Renton, 98058, indicated that he is a resident of Wonderland Estates Mobile Home Park on Maple Valley Hwy. in unincorporated King County. Mr. Charnley thanked the Council and Mayor for their interest in the mobile home park. He reported that Tom Tasa, Executive Director of the Renton Housing Authority, contacted the owner of the mobile home park property and proposed a land swap for a parcel of land owned by the housing authority. Mr. Charnley indicated that the owner is interested but is firm about the purchase price for the mobile home park property. He asked for the Council's support in this matter.

At the request of Mayor Keolker, Economic Development Administrator Pietsch reported on the status of the Wonderland Estates Mobile Home Park. He stated that the property owner has indicated a willingness to consider a land trade, but the price that the owner is asking for the mobile home park property is significant. Mr. Pietsch relayed that the Renton Housing Authority's executive director is not optimistic that a deal can be put together, and has suggested that residents take advantage of the relocation assistance that the property owner is willing to provide. Reporting that the development proposal for the property was vested in King County, Mr. Pietsch indicated that at this point, he is unsure of what the outcome will be for Wonderland Estates.

Citizen Comment: McOmber -
Highlands Area
Redevelopment, Study Area
Zoning & Land Use Changes

Howard McOmber, 475 Olympia Ave. NE, Renton, 98056, voiced his support for the ending of the moratorium in the Highlands area, and asked that Council carefully consider the Highlands area-related ordinances listed on the Council meeting agenda. Mr. McOmber also expressed support for giving property owners in the Highlands latitude to make improvements, and he welcomed the City's leadership in helping residents to improve the area.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of 4/23/2007	Approval of Council meeting minutes of 4/23/2007. Council concur.
CAG: 07-053, Renton Village Storm System, Laser Underground & Earthworks	City Clerk reported bid opening on 5/1/2007 for CAG-07-053, Renton Village Storm System; two bids; engineer's estimate \$992,965.35; and submitted staff recommendation to award the contract to low bidder, Laser Underground & Earthworks, Inc., in the amount of \$1,181,670 (budgeted amount \$1,150,000). Refer to <u>Utilities Committee</u> for discussion of funding.
Vacation: Field Ave NE, ESM Consulting Engineers, VAC-06-004	City Clerk reported receipt of \$6,850 compensation paid by petitioner, as set by Council on 3/12/2007, and recommended adoption of the ordinance to finalize the ESM Consulting Engineers vacation of a portion of Field Ave. NE, north of NE 2nd St. Council concur. (See page 160 for ordinance.)
Appeal: Puget Colony 1 Short Plat, SHP-06-147	City Clerk reported Hearing Examiner's Stipulation and Order regarding the Puget Colony 1 and 2 short plats, and reported all parties agreement to the stipulation and order to consolidate the hearings of the appeal of Puget Colony 2 Short Plat, SHP-06-146, previously referred to Planning and Development Committee on 2/26/2007, and the appeal of the Puget Colony 1 Short Plat (SHP-06-147). Refer the appeal of the Puget Colony 1 Short Plat to <u>Planning and Development Committee</u> .
Plat: Kristen Woods, Benson Dr S, FP-06-142	Development Services Division recommended approval, with conditions, of the Kristen Woods Final Plat; 20 single-family lots on 3.81 acres located at the 3200 block of Benson Dr. S. Council concur. (See page 159 for resolution.)
Development Services: Thomas Short Plat, ROW Dedication, Park Ave N	Development Services Division recommended acceptance of a deed of dedication for additional right-of-way at the corner of Park Ave. N. and N. 34th St. to fulfill a requirement of the Thomas Short Plat (SHP-06-089). Council concur.
Airport: Northwest Seaplanes Lease, LAG-91-005	Transportation Systems Division recommended approval of an addendum to the airport lease LAG-91-005 with Northwest Seaplanes, Inc. to increase the ground rate from \$30,026.95 to \$33,633.84 annually, which will remain in effect through 12/31/2011. Council concur.
	MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.
UNFINISHED BUSINESS <u>Planning & Development Committee</u> Planning: Highlands Area Redevelopment, Study Area Zoning & Land Use Changes	<p>Planning and Development Committee Vice Chair Clawson presented a report regarding the Highlands Subarea zoning and land use changes. The Committee recommended concurrence with the report and recommendations of the Highlands Zoning Task Force, which propose a series of zoning and land use changes in the Highlands Study Area. The Committee further concurred with the two staff recommended changes to the task force's proposal:</p> <ul style="list-style-type: none"> • To keep the task force recommended RM-F (Residential Multi-Family) zoning in the Harrington "tail" between NE 7th St. and NE 9th St., but to change the underlying land use designation to CV (Center Village), in compliance with the land use designation policies in the Comprehensive Plan. • To add a note restricting office and conference uses in the CV-zoned property on Edmonds Ave. NE. <p>The Committee further recommended that the ordinances implementing these proposed changes be presented for first reading. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE</p>

REPORT. CARRIED. (See page 160 for ordinances.)

Community Services Committee

Community Services: Golf Cart Lease-Purchase Agreement, Yamaha

Community Services Committee Vice Chair Palmer presented a report regarding the Maplewood Golf Course golf cart lease-purchase agreement. The Committee recommended concurrence in the staff recommendation to approve a formal 48 month lease-purchase agreement with Northwest Yamaha Golf Carts for 50 gasoline powered golf carts. Fifty carts from the current fleet will be utilized as a trade-in. The City has the option at the end of the term to purchase the 50 golf carts for \$1 each. The City's current fleet has a total of 50 golf carts. The Committee further recommended that the Mayor and City Clerk be authorized to execute this lease-purchase agreement. MOVED BY PALMER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Appointment: Airport Advisory Committee

Community Services Committee Vice Chair Palmer presented a report recommending concurrence in Mayor Keolker's appointments to the Airport Advisory Committee as follows: Elliot Newman (Mercer Island neighborhood position) for a term expiring 12/31/2009, and Alfred Banholzer (Washington Pilots' Association, Green River Chapter, position) for a term expiring on 12/31/2009. MOVED BY PALMER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation (Aviation) Committee

Transportation: SW 27th St/Strander Blvd Connection, Tukwila

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to authorize the Mayor and City Clerk to enter into an interlocal agreement with the City of Tukwila to participate in the SW 27th St./Strander Blvd. Connection Project. If reviews and comments by the City of Tukwila significantly change the interlocal agreement, it should be returned to the Committee and the City Council. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See later this page for resolution.)

RESOLUTIONS AND ORDINANCES

The following resolutions were presented for reading and adoption:

Resolution #3876

Plat: Kristen Woods, Benson Dr S, FP-06-142

A resolution was read approving the Kristen Woods Final Plat; approximately 3.8 acres located at Main Ave. S. and S. 32nd St. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3877

Transportation: SW 27th St/Strander Blvd Connection, Tukwila

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal agreement with the City of Tukwila regarding participation in the SW 27th St./Strander Blvd. Extension Project. MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the Council meeting of 5/14/2007 for second and final reading:

Annexation: Leitch, SE 136th St & 140th Ave SE

An ordinance was read annexing approximately 14 acres of property generally located immediately south of the south side of SE 136th St. on the north, west of the middle of 140th Ave. SE, if extended, and on the east side of 140th Ave. SE to 143rd Ave. SE on the east; Leitch Annexation. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/14/2007. CARRIED.

- Annexation: Leitch, R-4 Zoning
An ordinance was read establishing the zoning classification for approximately 14 acres, generally located south of the south side of SE 136th St. on the north, west of the middle of 140th Ave. SE, if extended, and on the east side of 140th Ave. SE to 143rd Ave. SE on the east, annexed within the City of Renton from R-4 (Urban Residential - four dwelling units per acre, King County zoning) to R-4 (Residential - four dwelling units per acre, Renton zoning); Leitch Annexation. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/14/2007. CARRIED.
- Comprehensive Plan: 2006 Amendments, Highlands Study Area
An ordinance was read adopting, on an emergency basis, the Highlands Study Area amendments to the City's 2004 Comprehensive Plan, maps, and data in conjunction therewith, and declaring an emergency effective date. MOVED BY LAW, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/14/2007. CARRIED.
- Planning: CV Comp Plan Designation, R-14 & CV Zones, Design Regulations
An ordinance was read amending Chapter 4-2, Zoning Districts - Uses and Standards, Chapter 4-3, Environmental Regulations and Overlay Districts, Chapter 4-4, Citywide Property Development Standards, Chapter 4-8, Permits - General and Appeals, and Chapter 4-11, Definitions, of Title IV (Development Regulations) of City Code by changing the zoning regulations implementing the Center Village Comprehensive Plan designation, including the Residential-14 (R-14) zone and Center Village (CV) zone, enacting design regulations, and declaring an emergency. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/14/2007. CARRIED.
- Rezone: Highlands Study Area, R-10 to R-14, CPA
An ordinance was read amending City Code and changing the zoning classification of certain property within the City of Renton (Highlands Study Area) from R-10 (Residential-ten dwelling units per acre) to R-14 (Residential-14 dwelling units per acre) zoning, and declaring an emergency (LUA-06-128; CPA-2006-M-06). MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/14/2007. CARRIED.
- Rezone: Highlands Study Area, R-10 to RM-F, CPA
An ordinance was read amending City Code and changing the zoning classification of certain property within the City of Renton (Highlands Study Area) from R-10 (Residential-ten dwelling units per acre) to RM-F (Residential Multi-Family) zoning, and declaring an emergency (LUA-06-128; CPA-2006-M-06). MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/14/2007. CARRIED.
- The following ordinance was presented for first reading and advanced for second and final reading:
- Vacation: Field Ave NE, ESM Consulting Engineers, VAC-06-004
An ordinance was read vacating a portion of Field Ave. NE, north of NE 2nd St. (Petitioner: ESM Consulting Engineers). MOVED BY LAW, SECONDED BY PERSSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.
- Ordinance #5278**
Vacation: Field Ave NE, ESM Consulting Engineers, VAC-
Following second and final reading of the above-referenced ordinance, it was MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

06-004

The following ordinance was presented for second and final reading and adoption:

Ordinance #5279

Development Services: Fee Revisions (Franchise Permit, Plan Review & Inspection, Vacation)

An ordinance was read amending Section 4-1-180 of Chapter 1, Administration and Enforcement, of Title IV (Development Regulations) and 9-14-8 of Chapter 14, Vacations, of Title IX (Public Ways and Property) of City Code by adjusting fee schedules. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Airport: Customs Facility, Design & Development Standards

MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL REFER THE FOLLOWING TWO ITEMS TO THE AIRPORT ADVISORY COMMITTEE: AIRPORT CUSTOMS FACILITY INFORMATION AND RECOMMENDATION BACK TO COUNCIL; AND DESIGN AND DEVELOPMENT STANDARDS ON THE AIRPORT. CARRIED.

Planning: City Code Amends re R-4 Zone & Tree Retention & Animal Regulations

Councilmember Persson asked that the topic of keeping chickens be included in the discussion concerning animal regulations currently in the Planning and Development Committee.

Development Services: Construction of Homes on Cedar Ave S

Councilmember Persson noted that homes are to be built on the 700 block of Cedar Ave. S., and because of the large trucks and the narrowness of the street, he requested that a pre-construction meeting be held with the contractor to discuss construction etiquette.

Police: Off-Leash Dogs at Philip Arnold Park

Council President Nelson relayed citizen concerns regarding off-leash dogs at Philip Arnold Park, and suggested increased enforcement and signage. Mayor Keolker stated that the matter will be investigated.

ADJOURNMENT

MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL ADJOURN. CARRIED. Time: 8:17 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
May 7, 2007