

RENTON CITY COUNCIL
Regular Meeting

September 10, 2007
Monday, 7 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Pro Tem Toni Nelson 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, Council President Pro Tem; MARCIE PALMER; RANDY CORMAN. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL EXCUSE ABSENT COUNCILMEMBERS TERRI BRIERE AND DON PERSSON. CARRIED.

**CITY STAFF IN
ATTENDANCE**

JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; BONNIE WALTON, City Clerk; ALEX PIETSCH, Economic Development Administrator; REBECCA LIND, Planning Manager; PETER RENNERT, Facilities Director; ELIZABETH P. STEWART, Museum Manager; PREETI SHRIDHAR, Communications Director; MIKE WEBBY, Human Resources Administrator; DEPUTY CHIEF CHUCK DUFFY and EMERGENCY MANAGEMENT DIRECTOR DEBORAH NEEDHAM, Fire Department; COMMANDER CHARLES MARSALISI, Police Department.

SPECIAL PRESENTATION
Community Services: Renton
Historical Society 2006
Annual Report

Museum Manager Stewart presented the 2006 Annual Report of the Renton Historical Society. She explained that the society provides the board of trustees for the Renton History Museum, as well as that portion of the operating budget that covers activities relating to its mission. Ms. Stewart indicated that the public/private partnership between the City and the society serves as a roll model for other cities in the Puget Sound region. She shared highlights of the 2006 Annual Report as follows: hired a Museum Manager and a Collection Manager; received over \$9,000 in federal funds for professional collection assessments; erected a new museum sign; conducted greater outreach efforts at picnics and schools; and published a new edition of *Renton - From Coal to Jets*.

PUBLIC HEARING
Annexation: Anthone', Talbot
Rd S & S 55th St

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Pro Tem Nelson opened the public hearing to consider annexation and R-4 zoning of 4.89 acres, including the abutting street right-of-way, located at the southeast corner of the intersection of S. 55th St. (S. 192nd St.) and Talbot Rd. S. (Anthone').

Planning Manager Lind explained that in 2005, the Boundary Review Board (BRB) expanded the original 4.89 acres to 25.7 acres by including adjacent subdivisions to the south and east. Due to the State Supreme Court ruling in 2006 that the BRB exceeded its authority by expanding annexation boundaries, Renton rolled back any annexation so expanded and still in process.

Ms. Lind reported that the site contains one single-family dwelling and slopes upward from the southwest corner to the northeast corner. Public services for the site are currently provided by Fire District #37, Renton water and sewer, and the Kent School District. She stated that existing King County zoning is R-6 (six dwelling units per gross acre), and Renton's Comprehensive Plan designates the site as Residential Low Density for which R-4 (four dwelling units per net acre) zoning is proposed. Ms. Lind noted that this particular annexation area was vested in with R-5 zone densities.

Continuing, Ms. Lind reviewed the site's fiscal impact analysis, which indicates

a surplus of \$270 at current development, and a surplus of \$7,025 at full development assuming 19 new homes with an average assessed value of \$550,000. She concluded that the annexation proposal is generally consistent with the following: City annexation policies except for size, City policies for low density single-family rezones, and BRB criteria.

Public comment was invited.

Mr. Gallagher (King County) expressed concern regarding the site's drainage, indicating his preference that water drain down S. 192nd St. Additionally, he stated his preference for R-6 zoning of the site, noting that nearby properties are zoned R-6 and R-12.

Laurance Anthone´ (Federal Way) voiced his support for the annexation.

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

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ACCEPT THE RECOMMENDATION OF THE BRB BUT EFFECTUATE ONLY THE ORIGINAL 4.89-ACRE PORTION, AND HOLD FIRST READING OF THE ANNEXATION ORDINANCE AND THE ORDINANCE THAT REZONES THE SITE R-4 CONSISTENT WITH THE COMPREHENSIVE PLAN LAND USE MAP. CARRIED. (See page 307 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:

- * The City is recruiting salmon watchers and volunteers to help residents who are learning English.
- * The Renton History Museum was selected by Humanities Washington to participate in the Museums on Main Street program, a federally funded partnership between the Smithsonian Institution and local humanities councils to bring traveling exhibits to communities around the country. The museum will host the exhibit entitled: "Key Ingredients: America by Food."
- * On August 25, over 500 people strolled downtown Renton to enjoy art, antiques, and businesses at the 2nd Annual Downtown Renton Art and Antique Walk.

AUDIENCE COMMENT Citizen Comment: Osborne - Off-Leash Dog Park

Ross Osborne (King County) expressed support for the siting of an off-leash dog park in Renton. He reviewed the benefits of this type of park, and suggested locating the park on the south side of the Cedar River in the vicinity of Carco Theatre.

Councilmember Corman indicated that the idea of a dog park has been explored before and has not been rejected. He noted the existence of competing uses for park property and the challenge that presents. Mayor Pro Tem Nelson requested that a Parks Division employee contact Mr. Osborne.

Citizen Comment: Petrie - Vacation of 164th Ave SE in King County

Dave Petrie (Des Moines) stated that King County denied his request to vacate a portion of 164th Ave. SE, located near Maplewood Heights Park (which may be annexed to Renton) and Liberty High School. He asked that the Transportation Department conduct a feasibility study of the needs of the park

and the high school for the existing path, and noted his intent to construct a path as part of his plat approval process. Once the study is conducted, Mr. Petrie requested that Council write a letter to the King County Council to inform of the study's completion. He said King County's vacation denial letter indicates Renton stated that the subject vacation area is necessary for future public access of the park and the high school.

MOVED BY CORMAN, SECONDED BY LAW, COUNCIL ALLOW THE SPEAKER AN ADDITIONAL FIVE MINUTES. CARRIED.

Following inquiries of Mr. Petrie, Councilmembers Corman and Clawson indicated their desire for staff to review the matter. MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL REFER THIS SUBJECT TO THE ADMINISTRATION. CARRIED.

Citizen Comment: Johnson -
Off-Leash Dog Park

Arland "Buzz" Johnson (Renton) commented on the topic of an off-leash dog park in Renton, suggesting the area located between the Cedar River Trail and the Cedar River, just south of I-405, as a potential site.

CONSENT AGENDA

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

Council Meeting Minutes of
8/20/2007

Approval of Council meeting minutes of 8/20/2007. Council concur.

Appointment: Airport
Advisory Committee

Mayor Keolker appointed the following individuals to the Airport Advisory Committee: Todd Banks to the Airport-at-Large alternate position (to fill the unexpired term, 5/7/2010, of Ken Whitfield who resigned) and Matthew Devine to the Talbot Hill neighborhood alternate position (to fill the unexpired term, 5/7/2008, of Beverly Freer who resigned). Refer to Community Services Committee.

Court Case: State of
Washington, CRT-07-007

Court Case filed by the State of Washington seeking an order declaring that property sought by the condemnation petition, relating to the improvement of I-405 and SR-167, is necessary for public use. Refer to City Attorney and Insurance Services.

Court Case: Aun Chhor, CRT-
07-008

Court Case filed by Aun Chhor related to eviction and confiscation of property. Refer to City Attorney and Insurance Services.

CAG: 07-155, Monroe Ave
NE Storm System Overflow,
Cornerstone Earth Work

City Clerk reported bid opening on 9/4/2007 for CAG-07-155, Monroe Ave. NE Storm System Overflow; seven bids; engineer's estimate \$66,690; and submitted staff recommendation to award the contract to the low bidder, Cornerstone Earth Work, Inc., in the amount of \$72,240.63. Council concur.

CAG: 07-141, Hazen 565-
Zone Reservoir Construction,
T Bailey

City Clerk reported bid opening on 8/21/2007 for CAG-07-141, Hazen 565-Zone Reservoir Construction; two bids; engineer's estimate \$5,350,000; and submitted staff recommendation to award the contract to the low bidder, T. Bailey, Inc., in the amount of \$5,404,265.96. Refer to Utilities Committee.

Finance: Impact Fees, Issaquah
& Kent School Districts

Economic Development, Neighborhoods and Strategic Planning Department recommended approval of the following: adopting the Capital Facilities Plans for the Issaquah and Kent school districts, reducing the impact fee collected on behalf of the Issaquah School District, increasing the impact fee collected on behalf of the Kent School District for each new single-family home, and collecting an impact fee on behalf of the Kent School District for each new multi-family unit. Refer to Finance Committee; set public hearing on 10/8/2007.

EDNSP: Downtown Wayfinding System Installation, Sea Reach	Economic Development, Neighborhoods and Strategic Planning Department recommended approval of a contract in the amount of \$221,180 with Sea Reach, Ltd. to manufacture and install components for the downtown wayfinding system, a system of signage into and around the downtown area. Refer to <u>Committee of the Whole</u> .
EDNSP: Multi-Family Housing Property Tax Exemption, Harrington Square	Economic Development, Neighborhoods and Strategic Planning Department recommended approval of the multi-family housing property tax exemption agreement for the Harrington Square project at 930 Harrington Ave. NE. Refer to <u>Planning and Development Committee</u> .
Finance: Utility Bill Adjustment, Friends of Youth	Finance and Information Services Department reported request from Friends of Youth for a utility bill adjustment and recommended granting the adjustment in the amount of \$5,226.04. Refer to <u>Finance Committee</u> .
Finance: Temporary Interfund Loan to S Lake Washington Infrastructure Project Fund 318	Finance and Information Services Department requested authorization for an interfund loan to Fund 318, South Lake Washington Infrastructure Project, that is not to exceed the amount of \$2 million and the term of two years. Refer to <u>Finance Committee</u> .
Finance: Fiber Optic Network to Fire Station #16 Cost Reimbursement, Renton School District	Finance and Information Services Department recommended approval to reimburse the Renton School District in the amount of \$27,223.42 for construction costs related to the installation of the fiber optic cable network to Fire Station #16. Council concur.
Plat: Rosewood Highlands, Union Ave NE, PP-07-032	Hearing Examiner recommended approval, with conditions, of the Rosewood Highlands Preliminary Plat; 27 lot subdivision totaling 4.39 acres located at 224, 230, 236, 242, and 246 Union Ave. NE. Council concur.
Human Resources: Vacant Position Advertising, <i>The Seattle Times</i>	Human Resources and Risk Management Department recommended approval of a contract with <i>The Seattle Times</i> in the amount of \$22,500 for the advertising of vacant positions. Council concur.
Police: VSRT Armored Personnel Carrier, Budget Amend	Police Department recommended approval to amend the 2007 Budget to document incoming revenue and expenditure related to the purchase, in conjunction with other Valley Special Response Team (VSRT) member agencies, of a Lenco Bear Cat armored personnel carrier for use by the VSRT. Refer to <u>Public Safety Committee</u> .
Police: Time Limit on Extended Parking on ROW or Municipal Property	Police Department recommended approval to impose a time limit on extended parking on City right-of-way or municipal property. Refer to <u>Public Safety Committee</u> .
CAG: 06-130, Airport Maintenance Dredging & Shoreline Mitigation, Parametrix	Transportation Systems Division recommended approval of an amendment to CAG-06-130, contract with Parametrix, Inc., for additional engineering and design work for the airport seaplane base dredging project in the amount of \$89,300, and approval to amend the 2007 Budget to transfer funds to the Maintenance Dredging and Shoreline Mitigation Fund. Refer to <u>Transportation (Aviation) Committee</u> .
Transportation: Lead Engineer-Transportation Position	Transportation Systems Division requested approval to reclassify a Civil Engineer III position to a new position of Lead Engineer-Transportation. Refer to <u>Finance Committee</u> .

Utility: Hazen 565-Zone Reservoir Construction Services, RH2 Engineering

Utility Systems Division recommended approval of a contract in the amount of \$220,602 with RH2 Engineering, Inc. to provide services during construction of the Hazen 565-Zone Reservoir project. Refer to Utilities Committee.

Utility: 2007-2008 General Services, RH2 Engineering

Utility Systems Division requested approval of a contract with RH2 Engineering, Inc. in the amount of \$94,991 for services related to the Wastewater Utility's 2007-2008 general services such as lift station review and telemetry items. Council concur.

MOVED BY LAW, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS
Planning & Development Committee

Comprehensive Plan: 2007 Amendments

Planning and Development Committee Vice Chair Clawson presented a report recommending concurrence in the staff recommendation to set a public hearing on October 1, 2007, for the 2007 Comprehensive Plan Amendments. Items to be considered include:

- 2007-T-01, Capital Facilities and Transportation text amendments and 2006-T-05, Manufactured Home Park Zoning in the Residential Low Density Comprehensive Plan designation text amendments;
- Comprehensive Plan Map amendments and concurrent rezoning/prezoning for 2007-M-01 Park Ave., 2007-M-02 Rainier Ave., 2007-M-03 Maple Valley Corridor, 2007-M-05 Sunset Blvd., 2006-M-06 Benson Hill Communities, and 2007-M-07 Duvall Ave.; and
- Concurrent zoning text amendments implementing parking regulations for 2007-M-01 Park Ave. and Rainier Blvd. overlay standards and mapping to implement 2007-M-02 Rainier Ave.

MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utilities Committee

Utility: Utility Rates & System Development Charges

Utilities Committee Chair Clawson presented a report regarding the 2008 piped utility rates and System Development Charges. The Committee recommended referring this matter to the Committee of the Whole. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utility: NPDES Stormwater Permit Program Request & Surface Water Utility Rates

Utilities Committee Chair Clawson presented a report regarding the new program request to comply with the National Pollutant Discharge Elimination System Phase II Stormwater Permit and the surface water utility rates increase. The Committee recommended referring this matter to the Committee of the Whole. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee

Finance: Vouchers

Finance Committee Vice Chair Law presented a report recommending approval of Claim Vouchers 263512 - 264080 and three wire transfers totaling \$5,078,012.19; and approval of 551 Payroll Vouchers, two wire transfers, and 1,439 direct deposits totaling \$4,723,978.31. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services Committee

Appointment: Planning

Community Services Committee Chair Corman presented a report recommending concurrence in Mayor Keolker's appointment of Casey Bui to the Planning Commission for a three-year term expiring 6/30/2010. MOVED

Commission

BY CORMAN, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

RESOLUTIONS AND ORDINANCES

The following ordinances were presented for first reading and referred to the Council meeting of 9/17/2007 for second and final reading:

Annexation: Anthone', Talbot Rd S & S 55th St

An ordinance was read annexing approximately 4.89 acres of property generally located immediately south of S. 55th St. and immediately east of Talbot Rd. S.; Anthone' Annexation. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/17/2007. CARRIED.

Annexation: Anthone', R-4 Zoning

An ordinance was read establishing the zoning classification for approximately 4.89 acres, generally located immediately south of the south side of S. 55th St. on the north and immediately east of Talbot Rd. S., annexed within the City of Renton to R-4 (Residential - four dwelling units per acre) zoning; Anthone' Annexation. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/17/2007. CARRIED.

Airport: Noise Study, Harris Miller Miller & Hanson, Budget Amend

An ordinance was read amending the 2007 Budget by transferring \$50,000 from the 2007 Airport 608 Hangar Expansion Project and \$99,000 from the 2007 622 Hangar Rehabilitation Project to fund the contract with Harris, Miller, Miller & Hanson to perform an airport noise study. MOVED BY PALMER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/17/2007. CARRIED.

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

An ordinance was read amending Chapter 4-4, Citywide Property Development Standards, Chapter 4-7, Subdivision Regulations, Chapter 4-8, Permits - General and Appeals, Chapter 4-9, Permits - Specific, and Chapter 4-11, Definitions, of Title IV (Development Regulations) of City Code by changing the regulations for tree retention and removal. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/17/2007. CARRIED.

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

An ordinance was read amending Chapter 2, Zoning Districts - Uses and Standards, and Chapter 4, Citywide Property Development Standards, of Title IV (Development Regulations) of City Code to amend the regulation of animals. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/17/2007. CARRIED.

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

An ordinance was read amending Section 4-2-110A, Development Standards for Single Family Residential Zoning Designations, and Note 10 of Section 4-2-110D, Conditions Associated with Development Standards Table for Single Family Residential Zoning Designations of Chapter 2, Zoning Districts - Uses and Standards, of Title IV (Development Regulations) of City Code relating to cluster development. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/17/2007. CARRIED.

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

An ordinance was read amending Chapter 4-2, Zoning Districts - Uses and Standards, Chapter 4-4, Citywide Property Development Standards, and Chapter 4-8, Permits - General and Appeals, of Title IV (Development Regulations) of City Code relating to the design standards for residential

development.*

Councilmember Clawson noted the limited scope of the ordinance which has to do with setbacks and ornamental treatments to the backs and sides of homes.

*MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/17/2007. CARRIED.

NEW BUSINESS

Transportation: Transit to Southport, Lake WA Blvd N

MOVED BY PALMER, SECONDED BY CORMAN, COUNCIL REFER THE ISSUE OF TRANSIT TO SOUTHPORT TO THE TRANSPORTATION (AVIATION) COMMITTEE. CARRIED.

EXECUTIVE SESSION AND ADJOURNMENT

MOVED BY LAW, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY ONE HOUR TO DISCUSS LITIGATION AND POTENTIAL LITIGATION WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 8:05 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 9 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
September 10, 2007