

RENTON CITY COUNCIL
Regular Meeting

February 12, 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; RANDY CORMAN; DON PERSSON; MARCI PALMER; DENIS LAW; DAN CLAWSON. MOVED BY NELSON, SECONDED BY CLAWSON, COUNCIL EXCUSE ABSENT COUNCILMEMBER TERRI BRIERE. 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; ALEX PIETSCH, Economic Development Administrator; ERIKA CONKLING, Associate Planner; MARTY WINE, Assistant CAO; PREETI SHRIDHAR, Communications Director; STEVE DENISON, Application Support Supervisor; AARON OESTING, Systems Librarian; COMMANDER CHARLES MARSALISI, Police Department.

**SPECIAL
PRESENTATIONS**

AJLS: City Website Update
(rentonwa.gov)

Communications Director Shridhar, Application Support Supervisor Denison, and Systems Librarian Oesting gave an update on the launch of the City's new website. Ms. Shridhar stated that management of the website is a team effort, with everyone working to achieve goals such as improving the site to better serve the community and reaffirming the City's commitment to customer service. She noted that since the site's soft launch in October 2006, user page views have increased from 437,852 in October to 894,449 in January 2007.

Ms. Shridhar reported that the website's promotional launch occurred in January 2007. Since the soft launch, she noted that the site has received several enhancements and improvements, including a redesigned home page, a calendar, live video stream of Renton's cable channel 21, Google search capability, and subscriptions.

Ms. Shridhar highlighted various features on the website, including the new calendar. Mr. Denison demonstrated the Google-search engine as well as the subscription system, which enables users to subscribe to a page and receive notice of updates via e-mail. Mr. Oesting reviewed a variety of features on the Community Services Department-related pages. In conclusion, Ms. Shridhar stated that the City intends to continually improve the website, and she urged users to fill-out the online survey to provide feedback about the site.

School District: Renton, Poster
Contest

Jay Leviton, Director of the Career and Life Skills Education Program for the Renton School District, announced that Hazen High School student David Dudas was the winner of the annual poster contest, which is one of many activities taking place to celebrate Career and Technical Education Month in February. He noted that Mr. Dudas earned a scholarship, donated by Greater Kiwanis of Renton, for his winning poster design.

APPEAL
Planning & Development
Committee

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

Planning and Development Committee Vice Chair Clawson presented a report regarding the appeal of the Linn office conversion landscape variance. The Committee heard this appeal on 2/8/2007. Applicants Alden and Tisha Linn appealed the Hearing Examiner's decision denying their landscape and buffer variance request. The Committee recommended that the City Council find that the Hearing Examiner made a substantial error of fact by denying the variance, since the applicants would suffer an undue hardship by precluding any reasonable use of the property, and since there is no evidence of harm to the adjacent residential property. Accordingly, the Committee recommended that the Council overturn the decision of the Hearing Examiner, subject to conditions.

The subject property is located at 337 Park Ave. N., just south of N. 4th St. The site is now zoned Commercial Arterial (CA) and was last used as a single-family residence. There is a residential home located approximately seven feet from the property line. Applicants initially purchased the property to use as an interior design business. Due to changed circumstances, they have a contingent lease on the property for Renton Realty to operate a real estate office subject to the approval of this variance. In changing the use from a residential to a commercial use, the site is required to be brought up to current standards of landscaping and parking. The standards for development in the CA zone require a 15-foot landscape strip along the line that abuts a residential lot. Additionally, this lot would require four onsite parking stalls for the business. Due to the lot size and configuration, the applicants are unable to provide the requisite parking and 15-foot landscape buffer without a variance. The abutting residential neighbor has no objection to the buffer variance. (The residential neighbor located at 337 Park Ave. N. agreed with the Alden's proposal to remove the chain link fence and replace it with a decorative wooden fence on the neighbor's property at the Alden's expense, if the variance is granted.)

Pursuant to City Code 4-8-110F(5) and (6), the Committee's decision and recommendation is limited to the record, which consists of, but is not limited to, the Hearing Examiner's report, the notice of appeal, and the submissions by the parties. After reviewing the record and the submissions by the parties, and having heard oral argument by both Alden Linn and the City's Development Services Director Neil Watts, the Committee hereby recommended as follows: that the variance be granted subject to replacement of the chain link fence with a decorative wooden fence on the residential neighbor's property (at the applicant's expense), consistent with the parameters set forth in the City staff's report to the Hearing Examiner dated 10/10/2006, Section I - Recommendation, Nos. 1 and 2. Further, that the variance is only valid as to types of business or uses with a maximum of 25 average daily trips per day (calculated on ITE Trip Generation procedures).*

Councilmember Clawson added that without the variance, the only way to access the property is from the alley, and only a couple of parking spaces are possible due to the landscape requirement.

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

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:

- * Tickets are now on sale for The Winter Kids Concert Series to be held at Carco Theatre. Enjoy storyteller Nana Kibbi on February 20, and a performance of “Goin’ Someplace Special” by Book It Repertory Theatre on February 23.
- * The City of Renton has been recognized for excellent financial reporting by the Government Finance Officers Association of the United States and Canada for its fiscal year 2005 Comprehensive Annual Financial Report.

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL SUSPEND THE RULES AND ADVANCE TO THE PLANNING AND DEVELOPMENT COMMITTEE REPORT REGARDING THE KENNYDALE BLUEBERRY FARM COMPREHENSIVE PLAN AMENDMENT. CARRIED.

**Planning & Development
Committee**

Comprehensive Plan: 2006
Amendments, Kennydale
Blueberry Farm

Planning and Development Committee Vice Chair Clawson presented a report regarding the Kennydale Blueberry Farm Comprehensive Plan amendment and rezone request. The Committee recommended concurrence in the staff recommendation to deny the request for an amendment to the Comprehensive Plan map. The property should remain in the Residential Low Density land use designation. The Committee also recommended the following:

- The property be rezoned to Residential-4 units per acre (R-4);
- Special attention be paid to protecting the critical areas on this site at such time as this property applies for development permits; and
- Special attention be paid to impacts from those nearby parcels upon the critical areas on this property as the parcels around this property apply for development permits.

The Committee further recommended that the ordinance regarding this matter be presented for first reading.* (See page 47 for action.)

At the request of the Planning and Development Committee, Associate Planner Conkling conducted a presentation on the matter. She reviewed why the property owner applied for a rezone to R-8 or R-4 from Resource Conservation (RC), and described the land use changes that have occurred over the years in the surrounding areas. Ms. Conkling explained that the RC zone was created in 1992 to protect and preserve lands for semi-rural use. The farm was rezoned RC in 1993 to protect the agricultural use from land use changes. In 1995, the RC zone was amended to minimize the effect of agriculture on urban land uses.

Ms. Conkling reported that a mapped wetland is shown on the property, that a Class 4 stream runs along the east and north sides, and that the headwaters of Kennydale Creek, which runs into Lake Washington, are attributed to this area. She pointed out that limited, disturbed wetlands have been delineated in portions of the mapped area north of the farm, but no formal delineation or analysis has been done on the blueberry farm site. Ms. Conkling indicated that any wetlands on the site would likely be classified as Type II; therefore, the mapped wetland and buffer would leave 1.15 developable acres on this 3.4-acre parcel.

Continuing, Ms. Conkling stated that staff recommends denial of the Comprehensive Plan map amendment from Residential Low Density (RLD)

land use designation to Residential Single Family (RS) and subsequent zoning to R-8. She said none of the purposes of the RS designation would be served by rezoning the farm and R-8 zoning could not be achieved on this parcel. Ms. Conkling explained that the purpose of the RLD designation is the development of lower intensity residential uses where land is constrained by sensitive areas. The RC, R-1, and R-4 zones implement the RLD designation.

Ms. Conkling reviewed the mapping criteria for the RLD designation, pointing out that Comprehensive Plan Policy LU-135 guides the mapping of RC and R-1 zones in situations where developable area is non-contiguous, or allowed density could not be expressed due to critical areas. The blueberry farm developable area is consolidated and could reasonable be developed for one to four dwelling units, depending on the extent of the wetland once delineated.

Ms. Conkling stated that the purpose of the R-4 zone is promotion of single-family residences in urban neighborhoods with amenity open spaces. She noted that a minimum density is not required in the R-4 zone. She compared the R-4 zone to the RC zone. Features of R-4 zoning include: development standards application will likely result in one additional dwelling unit, property will have to subdivided to build another unit, and subdivision will result in full delineation of the wetland and it would be set aside as a Native Growth Protection Easement.

Ms. Conkling reviewed the features of RC zoning, as follows: an accessory dwelling unit (ADU) that is not limited in size is allowed, the ADU could be built without invoking the subdivision regulations and the protections of a Native Growth Protection Easement, and uses that may be undesirable such as professional dog kennels or commercial stables are allowed. She stated that the property does not meet the criteria for R-1 zoning, pointing out that at either RC or R-1 zoning, the undevelopable area is likely to be treated as a very large yard. In conclusion, Ms. Conkling relayed staff's recommendation to rezone the blueberry farm property to R-4.

In response to Councilmember Corman's inquiries, Ms. Conkling indicated that a Native Growth Protection Easement prevents development of the wetland, and ownership of that wetland area depends on what happens with the subdivision process.

AUDIENCE COMMENT

There was general consensus to separate the audience comment regarding the Kennydale Blueberry Farm from audience comment on other topics, and to allow those speakers to talk first.

Citizen Comment: Rider -
2006 Comprehensive Plan
Amendments, Kennydale
Blueberry Farm

Susan Rider, 1835 NE 20th St., Renton, 98056, indicated her desire for a hydrology study for the Kennydale Blueberry Farm property, saying that a zoning decision is being made without knowing the extent of the wetland. Ms. Rider questioned why R-1 zoning was acceptable for the East Renton Plateau Potential Annexation Area, which requires a wetland study to justify requests for rezoning to R-4. Emphasizing that critical areas ordinances are not providing adequate protection, Ms. Rider stated that development is taking precedence over wetland protection.

Citizen Comment: Hicks -
2006 Comprehensive Plan
Amendments, Kennydale
Blueberry Farm

Barb Hicks, 10402 151st Ave. SE, Renton, 98059, objected to the rezone of the Kennydale Blueberry Farm from RC to R-4, pointing out that the rezone is for the personal gain of the applicant and is not in the interest of the citizens of Renton. She inquired as to why a wetland study was not required for the rezone application. Ms. Hicks noted there was need for code enforcement efforts on

R-4-zoned property contiguous to the blueberry farm for unauthorized activities, and expressed concern that the blueberry farm wetland will suffer the same fate. She pointed out that a majority of the concerned parties object to the rezone.

In response to Councilmember Corman's inquiry regarding protection of the property, Economic Development Administrator Pietsch agreed that the risk is the same whether zoned RC or R-4. Councilmember Clawson pointed out that the wetland will be protected if the property is set aside as a Native Growth Protection Easement. He stated that the City has no authority to force the applicant to conduct a wetland delineation.

Mr. Pietsch noted that the property is unique; however, he expressed concern regarding expending public funds on a study that only benefits this specific property owner. He stated staff's preference that the study occur if and when a subdivision proposal comes forth.

Citizen Comment: O'Connor - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm

William O'Connor, 10402 151st Ave. SE, Renton, 98059, questioned why the Kennydale Blueberry Farm owner cannot be forced to conduct a wetland study, when property owners in the East Renton Plateau Potential Annexation Area are required to do so if they want to rezone. He noted that those against the rezone far outnumber those who support the rezone. Mr. O'Connor indicated that R-4 zoning raises the expectation of the potential buyer of the property, and the potential owner will seek as much density as possible.

Citizen Comment: Finnicum - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm

Karen Finnicum, 1302 Aberdeen Ave. NE, Renton, 98056, objected to changing the Kennydale Blueberry Farm's zoning without having more knowledge about the critical areas. Pointing out that the blueberry farm is still viable, she said the property should remain zoned at RC. She stressed that the property must be protected, as the effect of its loss to the environment is great.

Citizen Comment: Cowan - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm

John Cowan, 1830 NE 24th St., Renton, 98056, noted that Kennydale Creek, which empties into Lake Washington, is the only creek in Renton where the headwaters are located in Renton. He stated that the Kennydale Blueberry Farm should not be rezoned without sufficient wetland studies. Mr. Cowan indicated that the City should pay for the study since it will benefit future generations.

Citizen Comment: Cave - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm

Robert Cave, 1813 NE 24th St., Renton, 98056, voiced his doubt that R-4 zoning for the Kennydale Blueberry Farm will protect the wetland any better than the current RC zoning. Mr. Cave urged Council to vote against rezoning the property to R-4.

Citizen Comment: Middlebrooks - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm

Linda Middlebrooks, 510 Seneca Ave. NW, Renton, 98057, stated that after learning more about wetlands and the critical areas on the Kennydale Blueberry Farm property, it does not make sense to her that the property would be better protected if it were upzoned to R-4.

Mayor Keolker noted the completion of the testimony regarding the Kennydale Blueberry Farm for those who signed up to speak. It was noted that additional citizens wanted to comment on the topic. **MOVED BY LAW, SECONDED BY PERSSON, COUNCIL ALLOW FURTHER COMMENT ON THE TOPIC OF THE BLUEBERRY FARM AT THIS TIME TO BE FOLLOWED BY THOSE WHO SIGNED UP TO SPEAK ON OTHER TOPICS. CARRIED.**

Councilmember Corman voiced his favor for protecting the wetland on the

- Kennydale Blueberry Farm property, noting that portion of the property could potentially be brought into public ownership at an affordable price.
- Citizen Comment: Petersen - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm
Inez Somerville Petersen, PO Box 1295, Renton, 98057, stated that R-4 zoning is not the answer for the Kennydale Blueberry Farm; the answer is a tighter RC zone to prevent it from being used for dog kennels. She claimed that the 2006 Comprehensive Plan amendments public hearing at the 9/20/2006 Planning Commission meeting was not valid. Ms. Petersen expressed her frustration in being unable to obtain minutes of the Planning Commission meeting, as well as the Commission's report to Council regarding its recommendations. Without the report, she said any related adopted ordinances are illegal. Ms. Petersen stated that the matter of the blueberry farm needs further study, and she asked that the ordinance not be adopted tonight.
- Citizen Comment: Johnson - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm
Arland "Buzz" Johnson, 334 Wells Ave. S., #306, Renton, 98057, stated his preference for R-4 zoning for the Kennydale Blueberry Farm because of the possibility that the property could be used as a dog run or stable under its current zoning. Mr. Johnson questioned why the City cannot have the property owner conduct a wetland assessment before a decision is made on the zoning.
- Citizen Comment: Natelson - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm
In response to the inquiry of Debbie Natelson, 801 Renton Ave. S., Renton, 98057, regarding requiring a delineation if the zoning does not change, Councilmember Corman indicated that the future purchaser of the property will want to ascertain the wetland boundary. He commented that the sooner the study occurs, the less risk there is that the area will be damaged. Mr. Corman inquired about the possibility of an informal or approximate delineation.
- Economic Development Administrator Pietsch stated that informally it is known that a wetland is present on the property, and he noted that the exact boundary is not needed to determine the zoning. He explained that at the time of subdivision, the City has the mechanism to require a delineation. Mr. Pietsch estimated the cost of a wetland study to be \$5,000 to \$10,000.
- Continuing with her comments, Ms. Natelson emphasized that the cost of a delineation is small compared to the cost of regional flood and salmon control. She pointed out that low-impact development is mimicking the functions of a peat bog, which is already present on the property. Ms. Natelson stated that the Kennydale Creek headwaters need protection, and she urged Council to think about the big picture, as a wetland and peat bog cannot be created again.
- Councilmember Corman indicated that the solution of breaking off the sensitive area seems ideal. He stated that although it would be nice to have a mechanism in place to require a wetland delineation when a property rezone is requested, adding that condition now is unconstitutional.
- Councilmember Clawson commented that the Planning and Development Committee's recommendation on this matter directs staff to pay special attention as to how the non-critical area portion of the property is developed. He stated that the Committee is concerned about the property, and believes that R-4 zoning is the best way to protect this property given the current laws. Mr. Clawson expressed concern that a precedent will be set if the City pays for a delineation. He noted that the potential City purchase of the blueberry farm has been referred to Committee of the Whole. He further noted that the issue of hydrology needs to be taken into consideration in future City regulations.
- Councilmember Palmer indicated that given the current circumstances, R-4 zoning provides the best protection. She expressed her desire to protect the

blueberry farm, and noted the difficulty of the decision.

Councilmember Law said he wants more time to explore the following questions: 1) Should the City conduct the study given the uniqueness of the property; and 2) Should the City acquire some of the property.

Councilmembers Corman and Persson agreed that the City should pursue the possibility of purchasing the wetland portion of the blueberry farm. Mr. Corman noted that the delineation could be offered as part of the compensation.

Council President Nelson pointed out that the City will have to maintain the blueberry farm property if purchased. Councilmember Clawson noted that if the property is set aside as a Native Growth Protection Easement, not much maintenance is required and restoration of the property is possible.

MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL TABLE THE PLANNING AND DEVELOPMENT COMMITTEE REPORT REGARDING THE KENNYDALE BLUEBERRY FARM UNTIL THE NEXT COUNCIL MEETING AND IN THE MEANTIME THE COMMITTEE WILL MEET AGAIN ON TOPIC.

Councilmember Palmer suggested that the matter be referred to Committee of the Whole. Councilmember Corman expressed his support for further information and discussion regarding delineation of the property, saying that the property needs to be protected while it is in its current state.

MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL AMEND THE MOTION TO REFER THE MATTER TO THE COMMITTEE OF THE WHOLE AND TABLE THE PLANNING AND DEVELOPMENT COMMITTEE REPORT REGARDING THE KENNYDALE BLUEBERRY FARM UNTIL THE NEXT COUNCIL MEETING. CARRIED.

***MAIN MOTION CARRIED AS AMENDED.**

Citizen Comment: McCammon - Benson Hill Communities Annexation, S 200th St & 128th Ave SE

Dave McCammon, 17221 125th Ave. SE, Renton, 98058, a resident of the Benson Hill communities, voiced support for annexation of the area to Renton. Expressing hope that financial aid from King County and the State will assist the City in this regard, he asked Council to adopt a resolution as soon as possible so that the issue can be placed on the November 2007 ballot.

Citizen Comment: Charnley - Wonderland Estates Mobile Home Park, Annexation

Don Charnley, 15291 Maple Dr., Renton, 98058, thanked Council for supporting the residents of the Wonderland Estates Mobile Home Park in their effort to change the property's zoning and to annex to Renton. He invited everyone to the mobile home park's Saturday pancake breakfast fundraisers.

Citizen Comment: LaRosee - Benson Hill Communities Annexation, S 200th St & 128th Ave SE

Bernard LaRosee, 16204 114th Ave. SE, Renton, 98055, speaking on behalf of the Benson Hill Communities Progress Group, pointed out the positive response of most residents towards annexation of the area to Renton. He noted the timeliness of the matter, and expressed support for Council's approval of the annexation resolution.

Citizen Comment: Carpenter - East Renton Plateau PAA, Quality of Life

Tom Carpenter, 15006 SE 139th Pl., Renton, 98059, referring to quality of life issues in regard to the East Renton Plateau, posed the following question: Under growth management, what is the role of the potential annexing city when an area is unincorporated inside the urban growth boundary. He discussed the provision of services, annexation funding issues, and the roles of the counties and cities. Mr. Carpenter said he is the chair of the Four Creeks

Unincorporated Area Council, which represents residents of the unincorporated areas. He reported that the Four Creeks Council is meeting with King County officials regarding the build out of the area and the permitting processes. He encouraged Renton not to step too far back from this matter, as the City still needs to be involved in the question of what role it plays as a potential annexing city.

Citizen Comment: Walker - McKnight Middle School History Day Competition

Kristie Walker, 3233 NE 12th St., #301, Renton, 98056, introduced herself as an 8th grade teacher at McKnight Middle School, and reported that a history day competition took place last week. She explained that 48 students spent two months creating 27 history projects on topics of their choosing, which were judged by community members. Ms. Walker announced that 29 students with 11 projects have advanced to the regional history day competition on March 22. She presented Mayor Keolker and Council President Nelson with thank you notes from the students for their participation in the judging process.

Citizen Comment: Walker - Sir Cedric Condominium Redevelopment, Highlands Area

Colin Walker, 3233 NE 12th St., #301, Renton, 98056, stated that he is the president of the Sir Cedric Condominium Homeowners Association Board of Directors. He reported on the status of the condominium complex's renovation project, displaying before and current photographs of the complex. Mr. Walker thanked the City for its support of the project, noting that he has been working with Neighborhood Coordinator Norma McQuiller on a neighborhood grant application.

In response to Councilmember Corman's inquiry, Mr. Walker said the \$1.5 million project was funded by individual unit owners through a lump-sum special assessment ranging from \$28,000 to \$33,000 per unit.

RECESS

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL RECESS FOR FIVE MINUTES. CARRIED. Time: 9:20 p.m.

The meeting was reconvened at 9:26 p.m.; roll was called; all Councilmembers present except Briere previously excused.

CONSENT AGENDA

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

Council Meeting Minutes of 2/5/2007

Approval of Council meeting minutes of 2/5/2007. Council concur.

Annexation: Benson Hill Communities, S 200th St & 128th Ave SE

Administrative, Judicial and Legal Services Department recommended approval of the Benson Hill communities 10% petition for annexation and adoption of the resolution calling for an election; 2,438 acres located in vicinity of SE 161st St., SE 158th St., 128th Ave. SE, 108th Ave. SE, SE 192nd St., and S. 200th St. Refer to Committee of the Whole.

Community Services: Museum, Roxy Theatre Sign Installation, Western Neon

Community Services Department recommended approval of a sole source contract with Western Neon, Inc. in the amount of \$30,100 (City share is \$25,000) for the Roxy Theatre neon sign refurbishment and installation in the Renton History Museum. Council concur.

Development Services: Windstone IV Short Plat, Release of Easements, ROW Dedications, SHP-05-135

Development Services Division recommended approval of the release of easements on NE 16th St., which are no longer required, and acceptance of deeds of dedication for additional rights-of-way on NE 16th St. and Lyons Pl. NE in relation to the Windstone IV Short Plat. Council concur.

Plat: Wedgewood Lane (Division 4 & 5), NE 10th St,

Development Services Division recommended approval, with conditions, of the Wedgewood Lane Final Plat (Division 4 and 5); 23 single-family lots on 4.88

- FP-06-100 acres located in the vicinity of NE 10th St., Hoquiam Ave. NE, and Ilwaco Pl. NE. Council concur. (See page 50 for resolution.)
- Plat: Victoria Pointe, Wells Ave N, FP-06-148 Development Services Division recommended approval, with conditions, of the Victoria Pointe Final Plat; ten single-family lots on 1.69 acres located at 3701 Wells Ave. N. Council concur. (See page 51 for resolution.)
- Annexation: Perkins, SE 95th Pl & 128th Ave SE Economic Development, Neighborhoods and Strategic Planning Department recommended setting a public hearing on 2/26/2007 to consider the proposed Perkins Annexation and future zoning of the 15.47-acre site located south of SE 95th Pl. and east of 128th Ave. SE, if extended. Council concur.
- Human Services: Advisory Committee Member Increase to Eleven Human Services Division requested approval to expand the Human Services Advisory Committee from nine to eleven members. Council concur. (See page 51 for ordinance.)
- Airport: AirO Lease, Addendum #1, LAG-03-002 Transportation Systems Division recommended approval of an addendum to LAG-03-002, airport lease with AirO, Inc., to increase the building and ground lease rates. Refer to Transportation (Aviation) Committee.
- CAG: 06-065, Rainier Ave S Improvements (7th to 4th) Design, DMJM Harris Transportation Systems Division recommended approval of Supplemental Agreement No. 1 to CAG-06-065, agreement with DMJM Harris/AECOM, for additional services in the amount of \$120,726 for the Rainier Ave. S. Improvements (S./SW 7th St. to S. 4th Pl.) Project. Council concur.
- Streets: SW 34th St Closure, SW 34th St Culvert Replacement Project Utility Systems Division requested approval of an approximately ten-week temporary closure of SW 34th St. between Lind Ave. SW and Oakesdale Ave. SW for the SW 34th St. Culvert Replacement Project. Closure to take place between June 2007 and September 2007, with exact dates dependent on work progress. Refer to Transportation (Aviation) Committee.
- MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.
- UNFINISHED BUSINESS**
- Finance Committee**
- Community Services: Parks Maintenance Facility Sublease, United Rentals Northwest Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve a three-year sublease agreement for a temporary Parks Maintenance Facility with United Rentals Northwest, Inc., for property at 1100 Bronson Way N. in the amount of \$382,691, which includes an allowance for estimated utility charges, necessary tenant improvements, and move expenses. Funds can be appropriated from the 316 Reserve Fund through an ordinance.
- The Committee further recommended that the Mayor and City Clerk be authorized to sign the sublease agreement. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.
- Development Services: Building Inspector-Electrical Hire at Step D Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to authorize the hiring of a Building Inspector - Electrical position (Grade a21) at Step D of the salary schedule, retroactive to 1/1/2007. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.
- Finance: Impact Fees, Issaquah & Kent School Districts Finance Committee Chair Persson presented a report regarding the Issaquah and Kent School District impact fees. The Committee recommended

concurrence in the staff recommendation to approve an increase in the school mitigation impact fee collected on behalf of the Issaquah School District. The fee shall be increased to \$6,136 per new single-family home.

The Committee recommended concurrence in the staff recommendation to approve the collection of a school mitigation fee on behalf of the Kent School District. This fee shall be in the amount of \$4,928 per new single-family home.

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

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 256208 - 257082 and three wire transfers totaling \$7,897,716.61; and approval of Payroll Vouchers 67359 - 67517, one wire transfer, and 641 direct deposits totaling \$2,115,873.93. **MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Human Resources:
Reclassifications (Eight
Positions)

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve reclassification of positions and pay ranges for the Finance and Information Services, Community Services, Planning/Building/Public Works, and Police Departments that do not require additional 2007 Budget appropriation as follows:

Payroll Analyst (new position Lead Payroll Analyst - move to a13 after incumbent retires), grade n11 to n13, \$2,616 budget change 2007;

Museum Supervisor (new title Museum Manager), grade n12 to m22, \$5,484 budget change 2007;

Community Relations Specialist (new title Community Relations & Events Coordinator - this position becomes FLSA exempt), grade n15 to m22, \$4,668 budget change 2007;

Grounds Equipment Mechanic, grade a13 to a15, \$2,736 budget change 2007;

Vehicle & Equipment Mechanic (three incumbents), grade a13 to a15, \$8,208 budget change 2007;

Lead Vehicle & Equipment Mechanic (two incumbents), grade a17 to a19, \$6,048 budget change 2007;

Secretary I (Transportation Division - new position Secretary II), grade a05 to a07, \$2,220 budget change 2007.

The above changes are effective 1/1/2007.

Domestic Violence Victim Advocate, grade pn60 to pn61, \$2,628 budget change through 2006.

The above change is effective 1/1/2006. This reclassification will not require additional budget appropriations.

MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation (Aviation)
Committee**

Transportation: 2007 Citywide
Walkway Study, Mirai
Associates

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to approve the consultant agreement with Mirai Associates, Inc. in the amount of \$75,849 for the 2007 Citywide Comprehensive Walkway Study. **MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Airport: Advisory Committee,
Two Additional Voting
Members

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to approve the addition of two voting members to the Airport Advisory Committee, one representing Mercer Island and the other representing the Washington Pilots' Association, Green River Chapter. The Committee further recommended that the ordinance regarding this matter be presented for first reading. **MOVED BY PALMER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 51 for ordinance.)

RESOLUTIONS AND ORDINANCES

Resolution #3855

Plat: Wedgewood Lane
(Division 4 & 5), NE 10th St,
FP-06-100

A resolution was read approving the Wedgewood Lane Final Plat (Division 4 and 5); approximately 4.88 acres located in the vicinity of NE 10th St., Hoquiam Ave. NE, and Ilwaco Pl. NE. **MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

Resolution #3856

Plat: Victoria Pointe, Wells
Ave N, FP-06-148

A resolution was read approving the Victoria Pointe Final Plat; approximately 1.69 acres located in the vicinity of 3701 Wells Ave. N. **MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

The following ordinances were presented for first reading and referred to the Council meeting of 2/26/2007 for second and final reading:

Human Services: Advisory
Committee Member Increase
to Eleven

An ordinance was read amending Section 2-12-3, Appointment, of Chapter 12, Human Services Advisory Committee, of Title II (Commissions and Boards) of City Code by adding two new members. **MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 2/26/2007. CARRIED.**

Airport: Advisory Committee,
Two Additional Voting
Members

An ordinance was read amending Section 2-17-2, Membership, of Chapter 17, Airport Advisory Committee, of Title II (Commissions and Boards) of City Code by adding two new voting members. **MOVED BY PALMER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 2/26/2007. CARRIED.**

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

Ordinance #5258

Community Services: Henry
Moses Aquatic Center Fees

An ordinance was read amending Section 5-1-7, Aquatic Center Admission Fees, of Chapter 1, Fee Schedule, of Title V (Finance and Business Regulations) of City Code by setting 2007 rates and fees for the Henry Moses Aquatic Center. **MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.**

NEW BUSINESS

Planning: Minimum
Annexation Sizes

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL REFER THE ISSUE OF MINIMUM ANNEXATION SIZES TO THE COMMITTEE OF THE WHOLE. CARRIED.

AUDIENCE COMMENT

Citizen Comment: Paholke -
Downed Trees, Erosion

Diane Paholke, 243 W. Perimeter Rd., Renton, 98057, said at a previous Council meeting she expressed concern regarding the erosion of the ridge she resides on in the Liberty Ridge development. Ms. Paholke reported that City staff investigated the matter, provided her with a list of trees to plant, and apprised her of the ownership of the property, which is her homeowners

association. She indicated that she was well treated, and the information will help her to take care of the matter.

Citizen Comment: Petersen -
2006 Amendments, Kennydale
Blueberry Farm

Inez Petersen, PO Box 1295, Renton, 98057, thanked Council for the discussion concerning the Kennydale Blueberry Farm, expressing her happiness that the issue will be revisited. Ms. Petersen stated that she will forward to Council case law from the Growth Management Hearings website concerning critical areas.

**EXECUTIVE SESSION
AND ADJOURNMENT**

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 30 MINUTES TO DISCUSS POTENTIAL LITIGATION WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 9:52 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 10:30 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
February 12, 2007