RENTON CITY COUNCIL
Regular Meeting

September 8, 2003
Monday, 7:30 p.m.

CALL TO ORDER
Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

ROLL CALL OF COUNCILMEMBERS
KATHY KEOLKER-WHEELER, Council President; KING PARKER; RANDY CORMAN; TONI NELSON; DAN CLAWSON. MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMEMBERS TERRI BRIERE AND DON PERSSON. CARRIED.

CITY STAFF IN ATTENDANCE
JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; RUSSELL WILSON, Assistant City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; RYAN ZULAUF, Airport Manager; CAROLYN BOATSMAN, Aquifer Protection Specialist; LINDA KNIGHT, Solid Waste Coordinator; ALEX PIETSCH, Economic Development Administrator; DON ERICKSON, Senior Planner; REBECCA LIND, Planner Manager; DENNIS CULP, Community Services Administrator; KAREN BERGSVIK, Human Services Manager; KELLY BEYMER, Golf Course Manager; MIKE WEBBY, Human Resources Administrator; DEREK TODD, Assistant to the CAO; DEPUTY CHIEF GLEN GORDON, Fire Department; COMMANDER CHARLES MARASLI, Police Department.

PROCLAMATION
National Prostate Cancer Awareness Month – September, 2003
A proclamation by Mayor Tanner was read declaring the month of September, 2003, to be "National Prostate Cancer Awareness Month" in the City of Renton, urging all men in the community and throughout the country to become aware of their own risks of prostate cancer, talk to their health care providers, and, whenever appropriate, get screened for the disease. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

SPECIAL PRESENTATION
King County: EnviroStars Awards Presentation
Council President Keolker-Wheeler, Aquifer Protection Specialist Carolyn Boatsman, King County Local Hazardous Waste Management Program EnviroStar Program Manager Laurel Tomchick, and King County Hazardous Waste Management Program Administrator Ken Armstrong all commented on King County's Local Hazardous Waste Management EnviroStars business certification program. EnviroStars is a public agency program that certifies businesses that protect the environment by properly managing and reducing hazardous waste. Once certified, EnviroStar businesses are publicly recognized, and the two- to five-star rating system gives consumers an objective way to evaluate business environmental practices.

Ms. Tomchick presented the following EnviroStars certified Renton-area businesses and agencies with certificates: Classic Cleaners, King County Transportation Fleet - Equipment Repair, Renton Veterinary Hospital, Rockwell Collins - Seattle Service Center, Jay's Professional Automotive, Wizards of the Coast, Sunset Square Cleaners, and The Cleaning Shoppe.

PUBLIC MEETINGS
Annexation: Stoneridge, 148th Ave SE & NE 16th St
This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public meeting to consider the Stoneridge 10% Notice of Intent to Annex Petition for approximately 28.2 acres located between Jericho Ave. SE, if extended, on the west, 148th Ave. SE on the east, NE 19th St., if extended, on the north, and NE
Senior Planner Don Erickson reported that the site is within the East Renton Plateau Potential Annexation Area and currently consists of eight dwellings and various associated structures. The topography of the area generally slopes northward with a ravine and Greenes Creek running through the middle of the site. He indicated that public services are provided by Fire District #25, Water District #90, Renton sewer, and the Issaquah School District. Existing King County zoning is R-4. The area is designated Residential Rural by Renton's Comprehensive Plan and is prezoned R-5 (five dwelling units per net acre).

Reviewing the fiscal impacts of the proposed annexation, Mr. Erickson stated that the City will realize a surplus of $2,138 at full development, assuming an increase to 119 single-family homes and an assessed home value of $290,000. He noted some potential flooding in the area, and suggested mitigation with future development; and except for parks, no impediments to the provision of City services have been identified. In conclusion, he stated that the annexation proposal is generally consistent with Renton policies and Boundary Review Board objectives, and serves the best interests and general welfare of the City.

Public comment was invited.

Claudia Donnelly, 10415 147th Ave. SE, Renton, 98059, stated that her property is located approximately 500 feet north of the Stoneridge development, and she expressed concern that storm water drainage could damage her property and destroy fish in May Creek, as Greenes Creek runs through her property to May Creek. She displayed photographs of her property showing the results of past water drainage problems. Ms. Donnelly said that City staff informed her that Renton will accept the King County hearing examiner's recommendations regarding the Stoneridge development with some minor modifications, and she questioned what those modifications would be. Noting that Renton's environmental code is not as stringent as King County's, Ms. Donnelly stated that people have a right to annex to Renton; however, she does not want her property ruined or fish destroyed as a result of development.

Responding to Councilman Clawson's concern regarding storm water drainage, Mr. Erickson stated that King County's more recent surface water design manual has more stringent water retention requirements than Renton's, and staff stresses the importance of using the higher environmental standards. He noted that annexations are SEPA (State Environmental Protection Act) exempt; however, prior to development, full environmental review will be required.

Richard A. Wolf, 14702 SE 105th St., Renton, 98059, stated that he owns seven acres in the proposed annexation area and is in favor of the annexation. One of the reasons he supports the annexation is the availability of sewers. He noted that he owns three additional properties, which he is also considering having annexed by Renton.

Curtis Schuster, 12320 NE 8th St., Suite 100, Bellevue, 98005, representing KBS Development Corporation, expressed his support for the annexation.

There being no further public comment, it was MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC MEETING. CARRIED.

MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL: ACCEPT THE 10% NOTICE OF INTENT TO ANNEX, AMEND THE PROPOSED
ANNEXATION AREA TO INCLUDE THE ABUTTING SR-900 - RENTON-ISSAQAH RD. RIGHT-OF-WAY, AUTHORIZE CIRCULATION OF THE 50% PETITION TO ANNEX, AND REQUIRE THAT PROPERTY OWNERS ASSUME A PROPORTIONAL SHARE OF THE CITY'S BONDED INDEBTEDNESS. CARRIED.

Annexation: Hendrickson, NE Sunset Blvd & SE 112th Pl

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public meeting to consider the Hendrickson 10% Notice of Intent to Annex Petition for approximately 22.83 acres roughly located between Graham Ave. NE, if extended, on the west, 145th Pl. SE on the east, if extended, SE Renton-Issaquah Rd. (NE Sunset Blvd.) on the north, and SE 112th Pl., if extended on the south.

Don Erickson, Senior Planner, explained that the annexation area is within the East Renton Plateau Potential Annexation Area and contains 14 single-family homes primarily along 142nd Ave. SE, and approximately 25 mobile homes in a mobile home park in the eastern portion of the site. The topography of the site slopes to the northwest with a ravine and Honey Creek running through the middle of a wetland. Reviewing the public services, he noted that the site is served by Fire District #25, by both Water District #90 and Renton water, by Renton sewer, and by both Renton and Issaquah School Districts.

Mr. Erickson stated that current King County zoning is R-4 and R-48, noting that the six-acre mobile home park is zoned R-48. Renton's Comprehensive Plan designates the site Residential Single Family and Residential Rural for which R-8 (eight dwelling units per net acre) and R-1 (one dwelling unit per acre) zoning is proposed (changed from the original proposal of R-5 zoning as the applicant expressed interest in developing retirement facilities on the site which is not an allowed use in the R-5 zone). Regarding the fiscal impact of the proposed annexation, he reported that the City will realize a $1,763 surplus at full development, assuming an increase to 113 single-family homes and an assessed home value of $290,000. He noted that the Surface Water Division indicates an erosion potential in the area and suggests mitigation with future development. Mr. Erickson concluded by stating that the proposed annexation is consistent with City policies and Boundary Review Board objectives, and serves the best interests and general welfare of the City.

In response to Council President Keolker-Wheeler's inquiry regarding the mobile home park, Mr. Erickson stated that the applicant hopes to develop a retirement community, and the mobile homes will be displaced. Ms. Keolker-Wheeler noted that it is not easy for mobile home owners to find another place to live.

Responding to Councilman Clawson's question as to whether a retirement community is allowed under King County's R-48 zoning, Planner Manager Rebecca Lind reported that the site is not presently served by sewer, and extension of sewer through the City of Renton is required prior to any type of redevelopment. The City's policy states that sewer service is only supplied to land use that is allowed by Renton's Comprehensive Plan, which in this case is Residential Rural.

Public comment was invited.

Charles Dietsch, 4108 Jones Ave. NE, Renton, 98056, representing Tridelt, Inc., owners of property located within the City limits at the corner of NE Sunset Blvd. and Hoquiam Ave. NE, west of the annexation site, pointed out that this
property, zoned R-8, contains a wetland, and approximately 28 single-family homes could be built on it. Mr. Dietsch indicated that there is a large drop-off on the eastern portion of the annexation site from NE Sunset Blvd. to Honey Creek, and he expressed concern regarding how much development will be allowed on that portion of the site and the affect development will have on storm water drainage into Honey Creek. He emphasized that he does not want Tridelt's property to be considered only as a wetland if water drainage issues arise as a result of development in neighboring areas.

Patrick Blodgett, 14218 SE 112th St., Renton, 98059, inquired as to what the cost of the annexation is to homeowners, and what must happen for the 50% Petition to Annex to be successful. He also expressed concern regarding water runoff, noting that Honey Creek is a salmon-class tributary.

Mayor Tanner explained that the petition requires 50% of the registered voters and 50% of the owners of taxable property.

Councilman Parker assured that the City addresses surface water runoff issues during the course of the development process. Mr. Erickson reiterated that annexations are exempt from environmental review; however, environmental review is required if there is a change in zoning, and at the time of development of the specific project.

In regards to the cost of the annexation, Councilman Clawson noted that the cost of the annexation is borne by the annexation proponents, and Renton taxes are similar to King County taxes.

In response to Councilman Corman's inquiry regarding the environmental issues and the May Creek Basin Plan, Planner Manager Rebecca Lind explained that the May Creek Basin Plan provisions are implemented through the zoning. Additionally, when the environmental review is conducted at the project level, the May Creek Basin Plan is reviewed by City staff.

Don Arsenault, 3502 N. 36th St., Tacoma, 98407, representing the petitioner, pointed out that the portion of the annexation area zoned R-48 could potentially be developed at 72 units per acre in King County. He explained that when a developer changes the use of an existing mobile home park, residents must be given a year's notice and the developer must assist residents in relocating elsewhere. Stating that the sewer terminates at the northwest corner of this area, Mr. Arsenault relayed that due to the location of the ravine, the City has future plans to extend the sewer though the mobile home park to service homes to the south. He indicated that the developer is reviewing options for the best use of the site, including a retirement community.

A previous speaker, Charles Dietsch, inquired as to whether homeowners with septic tanks are required to pay for the sewer extension. Councilman Corman replied that an assessment will be made against the homeowners property; however, homeowners would not pay until they hookup to the sewer system.

There being no further public comment, it was MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC MEETING. CARRIED.

Expressing his concern regarding the mobile home park residents and the lack of affordable housing, Councilman Clawson stated that he would like more time to investigate the relocation issue and questioned the time constraints of the matter at hand.
Recommending that action be taken this evening, Councilman Parker pointed out that the action only entails the 10% annexation petition, and development of the site will be addressed in the future. He moved that Council accept the 10% notice of intent to annex, amend the proposed annexation area to include the abutting SR-900 - SE Renton-Issaquah Rd. right-of-way, authorize the circulation of the 50% petition to annex, require City zoning of the amended annexation area that is consistent with Renton's Comprehensive Plan, and require that property owners assume a proportional share of the City's bonded indebtedness. Mayor Tanner noted that the motion failed for lack of second. (See page 307 for further discussion on this matter.)

PUBLIC HEARING
Human Services: 2004 CDBG Fund Allocations

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the 2004 funding recommendations for the allocation of Community Development Block Grant (CDBG) funds.

Karen Bergsvik, Human Services Manager, stated that the Human Services Advisory Committee reviewed the applications and interviewed the agencies. She indicated that the City is anticipating a decrease in the amount of public services funding in 2004, and all agencies that are currently funded by CDBG grants will not receive the same amount of funding as in 2003. Ms. Bergsvik reported that three new agencies applied for public services funding, and of those, it was determined that the Institute for Family Development's program for troubled youth was the most worthy of funding. She also reported that federal regulations now allow capital funds to be used for employment programs if a community development based organization is used; therefore, capital funds will be used for a new pilot program - the Multi-Service Center's employee development services program.

Ms. Bergsvik explained that the 2004 CDBG contingency plan provides for what occurs if the City receives more or less funding than anticipated. If there is an increase in public services funding of less than $5,000, the funding will be distributed equally to the six agencies receiving funding. If the increase is greater than $5,000, the Institute for Family Development will receive funding up to a maximum of $8,000. In conclusion, she stated that while there is always room for improvement in the funding allocation process, the Human Service Advisory Committee is comprised of very dedicated individuals and they make the best decisions that they can. (See page 311 for the listing of the CDBG funds distribution and the contingency plan's provisions.)

Responding to Council President Keolker-Wheeler's questions, Ms. Bergsvik confirmed that if public services funding is increased by more than $5,000, the six funded agencies do not receive any more funding unless funds in excess of $8,000 are received. She noted that the Human Services Advisory Committee wanted to fund the Institute for Family Development without taking away from the current allocations, and the only way to do so was through the contingency plan. Confirming that all six agencies will receive less money in 2004 due to the decrease in public services funding, Ms. Bergsvik explained that the Human Services Advisory Committee does not determine a percentage of cuts, instead the Committee looks at the "big picture" by reviewing how much money is available, the amount the agency is applying for, and the needs of the agency.

In response to Councilman Clawson's inquiry regarding the Multi-Service Center, Ms. Bergsvik stated that federal regulations allow capital funds to be used for employment-related programs and this is the first time capital funds
have been used in this way. She estimated that $375,000 in capital funds is available for 2004, and $60,000 is recommended for this purpose.

Public comment was invited.

Terri Kimball, Executive Director of DAWN (Domestic Abuse Women's Network), stated that DAWN requested funding for 2004 at the same level as 2003. Noting that DAWN received a 17% cut in 2004 funding whereas the other funded agencies received a 3% to 4% cut, she explained that the $2,000 cut is of concern to DAWN as well as the contingency plan's provision that spreads additional money equally among the funded agencies and makes no effort to restore funding for those most deeply cut. Ms. Kimball stressed the importance of objective ratings for the allocation of public funding, and she recommended that the contingency plan be changed to first restore funding to those funded agencies with the deepest cuts.

Carol Chappelle, Human Services Advisory Committee Chair, 2208 Lyons Ave. NE, Renton, 98059, urged Council to adopt the Human Services Advisory Committee's 2004 CDBG funding recommendations. Reporting that the demand for 2004 CDBG funds exceeded availability by 36%, Ms. Chappelle explained that the Committee strives to meet the existing needs of previously funded agencies while considering the emerging needs of the community and the new agencies meeting those needs.

Continuing, Ms. Chappelle emphasized that the Committee greatly appreciates the services DAWN provides to the community. She reviewed the funding DAWN has received since 1998, noting that in 2003 the agency received $10,049, and when additional CDBG funding became available, $2,039 was allocated to DAWN per the provisions of the 2003 contingency plan. Ms. Chappelle indicated that the Committee decided to fund DAWN at the same amount as last year, notwithstanding the contingency plan, and pointed out that domestic violence prevention is also being funded through the general fund.

Councilwoman Nelson stressed that the Human Services Advisory Committee carefully reviews all funding requests, and she stated that the Community Services Committee agrees with the funding recommendations. Councilman Clawson suggested that additional funding for human services be considered during the budget process.

There being no further public comment, it was MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 311 for the Community Services report on this subject.)

RECESS

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL RECESS FOR FIVE MINUTES. CARRIED. Time: 9:00 p.m.

The meeting was reconvened at 9:09 p.m.; roll was called; all Councilmembers present except Briere and Persson, previously excused.

APPEAL

Planning & Development Committee
Appeal: Clover Creek II Preliminary Plat, Labrador Ventures, PP-01-034

Mayor Tanner announced that the Planning and Development Committee report regarding the appeal of the Clover Creek II Preliminary Plat (PP-01-034) will not be reported out at this time.
Annexation: Hendrickson, NE Sunset Blvd & SE 112th Pl (continued)

Discussion continued on the Hendrickson 10% Notice of Intent to Annex Petition with Assistant City Attorney Russ Wilson's explanation that according to State law (RCW 35A.14.120), Council must accept, reject, or modify the petition within 60 days of its submittal to the City (it was filed on 7/18/2003). Therefore, action must be taken no later than next week's Council meeting or the City will be in violation of the statute.

Responding to Councilman Clawson's inquiries, Mr. Wilson confirmed that if Council rejects the petition, the proponent will have to submit another petition. Economic Development Administrator Alex Pietsch estimated that the resubmitted petition may take the same amount of processing time as the current one did.

Councilman Clawson requested that staff provide additional information regarding the alternatives available for the mobile home park residents.

MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL HOLD THE MATTER OF THE HENDRICKSON 10% NOTICE OF INTENT PETITION FOR ONE WEEK. CARRIED.

Council President Keolker-Wheeler also requested that staff provide information as to what the State law is with regard to mobile home relocation, and she questioned whether the residents in the mobile home park are aware of this action.

Councilman Parker agreed that all of these questions are important; however, the City has no control over the property currently, and the questions can be addressed if the property is annexed to the City.

Council President Keolker-Wheeler stressed that she wants to know the regulations related to the relocation of mobile home park residents prior to voting on the 10% annexation petition.

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 2003 and beyond. Items noted included:

- The fall recreation brochure is now available at the Community Center and City libraries.
- Another power outage was experienced on the Renton Grady 15 power grid on September 5, which affected downtown customers along S. 2nd and S. 3rd Streets. Puget Sound Energy (PSE) replaced a damaged underground electrical elbow, and indicated that they intend to complete infrared testing of the Grady 15 to try and locate additional weak spots in the system. The Administration is preparing a letter to PSE requesting that PSE take all needed steps to replace aging infrastructure and bring their service up to acceptable levels.
- Renton residents can dispose of their household recyclable items during the 2003 Fall Recycling Day, which will be held on September 13, from 9:00 a.m. to 3:00 p.m. at Renton Technical College's north parking lot.

AUDIENCE COMMENT

Citizen Comment: DeMastus - Highlands Neighborhood Picnic, Highlands Community Sandel DeMastus, Highlands Community Association (HCA) President, 1137 Harrington Ave. NE, Renton, 98056, reported that there was a great turnout at the Highlands neighborhood picnic and she thanked everyone who helped with the event. Additionally, she announced that Renton Fire Battalion Chief Chuck
September 8, 2003

Association

Duffy will speak at the next HCA meeting on September 25.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing. At the request of Councilman Clawson, item 10.m. was removed for separate consideration.

Council Meeting Minutes of August 18, 2003


Appointment: Library Board

Mayor Tanner appointed Connie Sholdra, 1823 Morris Ave. S., Renton, 98055, to the Library Board to fill the unexpired term of Catherine Corman, who has resigned (term to expire 6/1/2007). Refer to Community Services Committee.

Vacation: Alley between Williams & Wells Aves S, Savren Service Corporation, VAC-03-002

City Clerk submitted petition for vacation of portion of the alley located south of S. 2nd St. between Williams and Wells Avenues S.; petition received on 7/30/2003 from Savren Service Corporation, PO Box 358, Renton, 98057, accompanied by required filing fee (VAC-03-002). Refer to Planning/Building/Public Works Administrator; set public hearing on 10/6/2003 to consider the petition. (See page 312 for resolution setting the public hearing.)

Community Services:

Maplewood Golf Course
Restaurant Facilities Lease, All My Restaurants

Community Services Department recommended approval to renew the lease and concession agreement for six years with All My Restaurants for the restaurant and banquet facilities at Maplewood Golf Course. Revenue generated is $195,000 annually. Refer to Community Services Committee.

Community Services: Off-Leash Dog Park (Grandview Park) Interlocal Agreement

Community Services Department recommended approval of an interlocal agreement for development and operation of Grandview Park, an off-leash dog area located within the city limits of SeaTac. City's cost share is $2,503. Council concur. (See page 313 for resolution.)

Development Services: Honey Brooke IV Short Plat ROW Dedication at NE 4th Ct

Development Services Division recommended acceptance of the dedication of right-of-way for a 42-foot wide extension of NE 4th Ct. to fulfill a requirement of the Honey Brooke IV Short Plat (SHP-02-110). Council concur.

Development Services: High Avenue Short Plat ROW Dedication at SE 29th St

Development Services Division recommended acceptance of the dedication of right-of-way of a 15-foot radius at the corner of SE 29th St. and 106th Pl. SE to fulfill a requirement of the High Avenue Short Plat (SHP-01-005). Council concur.

Finance: Bond Issuance, Water & Sewer Revenue Refunding

Finance and Information Services Department requested approval of an ordinance authorizing the issuance of Water and Sewer Revenue Refunding Bonds for the purpose of refinancing debt due to low interest rates. Refer to Finance Committee.

Fire: Personal Protective & Detection Devices, King County Grant

Fire Department recommended approval to accept an equipment grant from King County (acting as pass through agency for the U.S. Department of Justice) for personal protective and detection devices valued at $8,938.65 for incidents involving weapons of mass destruction. Council concur.

Fire: Emergency Management & Operations Plan Terrorism Component, King County Grant

Fire Department recommended approval to accept a $6,050 grant from King County (acting as pass through agency for the Federal Emergency Management Agency) for expenses directly related to adding a terrorism/weapons of mass destruction component to the City's Emergency Management and Operations Plan. Council concur.

Plat: Elle Rain, NE 17th Pl, PP-02-047

Hearing Examiner recommended approval, with conditions, of the Elle Rain Preliminary Plat; ten single-family lots on 1.78 acres located at 3316 and 3420 NE 17th Pl. (PP-02-047). Council concur.
Human Resources: Labor Contract, Police Officers Guild


Airport: Runway/Taxiway Lighting Signage & Paving Project, FAA Grant (Schedule C & D)

Transportation Systems Division recommended approval of a grant application with the Federal Aviation Administration for an estimated $402,097 grant for the Airport 2003 Taxiway Paving, Lighting, and Signage Project. The City's cost share is $44,677. Approval is also recommended to allow the contractor, Gary Merlino Construction Company, Inc., to proceed with Schedule C and D for the subject project (CAG-03-037). Council concur. (See page 313 for resolution.)

Transportation: NE 3rd/4th Street Corridor Study (CAG-01-191), Fund Transfer

Transportation Systems Division recommended approval of a Transportation Capital Improvement Fund (317) budget adjustment to transfer $19,800 from the 2003 Project Development and Pre-Design Program to fund a supplement to an existing contract (CAG-01-191) for the NE 3rd and 4th Street Corridor Study. Refer to Transportation Committee.

Transportation: Lake WA Blvd Slip Plane Project, Fund Transfer

Transportation Systems Division recommended approval to reallocate $120,000 from the Transit Priority Signal System Program to the Lake Washington Blvd. Slip Plane Project and add the project to the list of projects requiring expenditure in 2003. Refer to Transportation Committee.

Solid Waste: 2003 Local Hazardous Waste Management Program

Utility Systems Division recommended approval of the "King County - Suburban City Contract - Local Hazardous Waste - 2003" contract accepting $20,958.12 for Renton's 2003 Local Hazardous Waste Management Program. Council concur. (See page 313 for resolution.)

MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO REMOVE ITEM 10.m. FOR SEPARATE CONSIDERATION. CARRIED.

Separate Consideration

Item 10.m.
Public Works: Surplus of City-Owned Property, 901 Harrington Ave NE

Planning/Building/Public Works Department requested authorization to initiate the surplus property process and order an appraisal for City-owned property located at 901 Harrington Ave. NE (Fire Station #12), and a set a public hearing for 11/3/2003, to take testimony on the proposal to declare the property as surplus.

Councilman Clawson questioned whether selling the property at this time is within the best interest of the City due to the down real estate market. MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL REFER THIS ITEM TO THE FINANCE COMMITTEE. CARRIED.

Community Services: Off-Leash Dog Park (Grandview Park) Interlocal Agreement

Council President Keolker-Wheeler stated that the issue regarding the off-leash dog park remains in Committee of the Whole. She explained that action taken for consent agenda item 10.e. was approval of an interlocal agreement with King County and various cities for the Grandview Park off-leash dog area in the City of SeaTac. She noted that the City's one time cost share is $2,503, and its labor cost is 16 hours annually.

CORRESPONDENCE

Citizen Comment: Bovey - Off-Leash Dog Park

Correspondence was read from Tim Bovey, 920 Kirkland Ave. NE, Renton, 98056, expressing support for the establishment of a regional off-leash dog area, as well as an off-leash dog area in Renton. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL REFER THIS CORRESPONDENCE TO COMMITTEE OF THE WHOLE. CARRIED.

Citizen Comment: Wilcox - Firework Sales by Kennydale

Correspondence was read from Norman G. Wilcox, Kennydale Lions Club Vice President, PO Box 2153, Renton, 98056, stating that banning fireworks will
Lions Club have a negative impact on the community, as the Kennydale Lions Club donates 100% of the money it earns from the sale of fireworks to individuals, groups, organizations, and agencies within the City of Renton. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL REFER THIS CORRESPONDENCE TO THE PUBLIC SAFETY COMMITTEE. CARRIED.

OLD BUSINESS

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 218203 - 218733 and three wire transfers totaling $2,532,638.33; and approval of Payroll Vouchers 45960 - 46286, one wire transfer and 571 direct deposits totaling $1,805,726.63. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 218734 - 218990 and two wire transfers totaling $2,864,291.61; and approval of Payroll Vouchers 46287 - 46556, one wire transfer and 565 direct deposits totaling $1,787,199.27. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance: State Audit

Councilman Parker stated that he attended the City's exit conference with the State auditors, and noted that they reported "no audit findings" which means that the City of Renton finances are in order.

Utility: 2004 Capital Improvement Program, Highlands Area Improvements

Councilman Corman reported that the Utilities Committee was briefed on the 2004 Utility Capital Improvement Program, and he noted that an upcoming project involves infrastructure improvements in the Highlands area.

Community Services Committee Chair Nelson presented a clean-up report for the following two items listed on the Committee's referral list and recommended that the referrals be closed:

- Referral 1735 - Renton Civic Theatre Request for Promotional and Financial Assistance. This matter was taken into consideration as part of the 2003 Budget discussions.

- Referral 1568 - Tree Replacement Funding. The Committee met to discuss this issue and has decided not to make any formal changes to the way staff currently handles this issue, on a case-by-case basis, at this time.

MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services Committee Chair Nelson presented a report concurring with the Human Services Advisory Committee recommendation that 2004 Community Development Block Grant (CDBG) funds be distributed as follows:

<table>
<thead>
<tr>
<th>Community Services</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Communities in Schools of Renton</td>
<td>$15,000</td>
</tr>
<tr>
<td>Community Health Centers of King County</td>
<td>$15,000</td>
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<tr>
<td>Domestic Abuse Women's Network</td>
<td>$10,000</td>
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<td>ElderHealth NW/Connection</td>
<td>$9,715</td>
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<tr>
<td>Emergency Feeding Program</td>
<td>$14,000</td>
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<td>Visiting Nurse Services of the Northwest</td>
<td>$8,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$71,715</strong></td>
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CDBG CAPITAL REQUESTS
City of Renton Housing Repair Assistance Program $205,250
Multi-Service Center $60,000
King County Major Housing Repair Program $50,000
Total $315,250

PLANNING & ADMINISTRATION $54,575

The Committee also recommended adoption of the 2004 CDBG Contingency Plan as recommended by the Human Services Advisory Committee should the amount of funding available for 2004 increase or decrease. If there is an increase in CDBG public services funding of less that $5,000, the increase will be distributed equally to the six agencies receiving funding. Should the increase be greater than $5,000, the Institute for Family Development's PACT program will be funded to a maximum of $8,000. Funds in excess of that will be distributed proportionately to the already-funded programs except PACT, with a maximum amount not to exceed the amount requested in their application.

If there are any remaining funds after the above distribution, the Community Health Centers of King County will receive the balance for the dental program. If there is a decrease in the public services funding, agency funding will be decreased proportionately.

If there is an increase in CDBG capital funding, the funds will be carried over to the 2005 CDBG program year unless the Human Services Advisory Committee requests new applications/concept papers for funds and/or additional Council action is taken to allocate funds. If there is a decrease in the capital funding, the decrease will be applied proportionately to all funded projects.

Any additional funds for planning and administration activities will be allocated to cover existing administrative costs for the Renton CDBG program. Funds not used for administration of the program will be applied toward the cost of updating Linkages, Renton's Human Services Needs Assessment, and analysis and dissemination of 2000 census data. If there is a decrease in planning and administration funds, funding will be decreased by that amount. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation (Aviation) Committee
Lease: AirO Inc, Airport

Transportation (Aviation) Committee Vice Chair Nelson presented a report recommending approval of the AirO, Inc. ground and building lease for the 800 W. Perimeter Rd. building located at the Airport, and recommended that Council authorize the Mayor and City Clerk to execute the lease agreement. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee
Planning: Highlands Redevelopment Area, Harrington Square

Planning and Development Committee Vice Chair Clawson presented a report regarding the Highlands redevelopment area residential-oriented City Code amendments. The Committee met on July 17, August 7, and September 4 to consider the Planning Commission's recommended approval of City Code amendments to Title IV (Development Regulations) that are designed to encourage new residential development in the Highlands. The Planning Commission recommended allowing up to 80 dwellings units per net acre maximum bonus density and urban parking standards within the existing Residential Bonus District in the Highlands redevelopment area in exchange for higher design standards and on-site open space requirements.

A public hearing was held on this matter on August 4, 2003. Subsequent
Committee meetings discussed ways to mitigate for shadow impacts of taller residential buildings allowed under the staff proposal. The Committee recommended concurrence in the recommendation of staff to add a provision that reduces height to no more than 45 feet within 80 feet of a property zoned R-8 or R-10 within the Center Suburban Zone's District C of the Suburban Centers Residential Bonus Overlay.

The Committee concurred with the Planning Commission's recommendation on amendments to Title IV encouraging residential redevelopment with the modification that height restrictions be imposed for residential, commercial, and mixed-use development to the areas within 80 feet of R-8 and R-10 zones within the Highlands redevelopment area. The Committee further recommended that the ordinance regarding this matter be presented for first reading. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning and Development Committee Vice Chair Clawson presented a report regarding real estate sign code amendments. The Committee met to review and discuss potential revisions to the real estate sign code regulations established in City Code Title IV (Development Regulations). Currently City Code limits the height and location of real estate signs throughout the City. However, in an effort to make the City Code more in-line with current practices, easier to use, and more enforceable, staff has proposed amending this section of Title IV.

The Committee recommended that a public hearing be set on September 22, 2003, to discuss the real estate sign code amendments. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

The following resolutions were presented for reading and adoption:

**Resolution #3654**
Vacation: Alley between Williams & Wells Aves S, Savren Service Corporation, VAC-03-002

A resolution was read setting a public hearing on October 6, 2003, for vacating the alley located south of S. 2nd St., between Williams Ave. S. to the west and Wells Ave. S. to the east (Savren Service Corporation; VAC-03-002). MOVED BY KEOLKER-WHEELER, SECONDED BY PARKER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3655**
Community Services: Off-Leash Dog Park (Grandview Park) Interlocal Agreement

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal agreement entitled "Agreement Regarding Development and Operation of a Grandview Park Off-Leash Dog Area." MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3656**
Airport: Runway/Taxiway Lighting Signage & Paving Project, FAA Grant (Schedule C & D)

A resolution was read authorizing the Administration to complete and file an application with the Federal Aviation Administration for a grant for the Runway/Taxiway Lighting, Signage and Paving Project, and subsequent contracts relating to this grant. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3657**
Solid Waste: 2003 Local Hazardous Waste Management Program

A resolution was read authorizing the Mayor and City Clerk to execute the Suburban City contract between King County and the City of Renton for the 2003 Local Hazardous Waste Management Program. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.
**NEW BUSINESS**

**Development Services:**

**Temporary Parking Permits for Extended Services**  
Councilman Parker reported that he was contacted by the owner of Sharon's Shear Delight Styling Salon regarding the possibility of the City issuing businesses temporary parking permits for an extended amount of time as some businesses offer services that take longer than two hours to complete. **MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER THE ISSUE OF TEMPORARY PARKING PERMITS FOR EXTENDED SERVICES TO THE TRANSPORTATION COMMITTEE. CARRIED.**

**Council: Prohibited Use of Public Facilities for Election Campaigns**  
Stressing that Council meetings should not be used for election campaign purposes, it was **MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THE ISSUE OF THE PROHIBITED USE OF PUBLIC FACILITIES FOR ELECTION CAMPAIGNS TO COMMITTEE OF THE WHOLE. CARRIED.**

Mayor Tanner expressed his agreement and reported that the Public Disclosure Commission (PDC) has suspended its investigation of these types of complaints pending the Supreme Court's decision related to the constitutionality of the statute that created the PDC.

**ADJOURNMENT**  
**MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 9:55 p.m.**

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Bonnie I. Walton, City Clerk  
Recorder: Michele Neumann  
September 8, 2003