RENTON CITY COUNCIL
Regular Meeting

November 17, 2003
Monday, 7:30 p.m.

MINUTES

Council Chambers
Renton City Hall

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
DON PERSSON, Council President Pro Tem; TERRI BRIERE; KING PARKER; RANDY CORMAN; TONI NELSON; DAN CLAWSON. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL EXCUSE ABSENT COUNCILMEMBER KATHY KEOLKER-WHEELER. CARRIED.

CITY STAFF IN ATTENDANCE
JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; KAREN MCFARLAND, Engineering Specialist; ALEX PIETSCH, Economic Development Administrator; REBECCA LIND, Planner Manager; GIL CERISE, Senior Planner; DON ERICKSON, Senior Planner; ELIZABETH HIGGINS, Senior Planner; VICTORIA RUNKLE, Finance and Information Services Administrator; ELAINE GREGORY, Fiscal Services Director; SYLVIA DOERSCHEL, Finance Analyst Supervisor; JILL MASUNAGA, Finance Analyst; DENNIS CULP, Community Services Administrator; DEREK TODD, Assistant to the CAO; LEE WHEELER, Fire Chief; COMMANDER KATHLEEN MCCLINCY, Police Department.

PROCLAMATION
Feed America Thursday - November 20, 2003
A proclamation by Mayor Tanner was read declaring the day of November 20, 2003, to be "Feed America Thursday" in the City of Renton, calling upon the people of Renton to sacrifice, or fast, for two meals on Thursday, November 20, 2003, and to donate the money they would have spent on food to a charitable or religious organization of their choice for the purpose of feeding the hungry. Those who choose not to fast are still encouraged to give the value of two meals to a charity that provides food to people in need. MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

PUBLIC HEARINGS
Budget: 2004 Annual City of Renton
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 proposed 2004 City of Renton Budget.

Victoria Runkle, Finance and Information Services Administrator, stated that staff is recommending that the base property tax levy be increased by one percent for 2004. She reported that the total proposed 2004 Budget for the City of Renton is $145,700,500, and of that, $65,920,600 will be used for general governmental services. Ms. Runkle indicated that new programs are not proposed for 2004; however, eight full time equivalent (part time) employees are being added to operate the Henry Moses Aquatic Center.

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

Budget: 2004, Property Tax Levy
MOVED BY PARKER, SECONDED BY NELSON, COUNCIL APPROVE THE ONE PERCENT PROPERTY TAX LEVY. CARRIED.
Public Works: Surplus of City-Owned Property, 901 Harrington Ave NE

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 surplus of City-owned property located at 901 Harrington Ave. NE (Fire Station #12).

Karen McFarland, Engineering Specialist, reported that in January, 2001, the City purchased property located at 1209 Kirkland Ave. NE for the relocation of Fire Station #12, which is anticipated to occur in January, 2004. When construction of the new fire station is completed, the City-owned property located at 901 Harrington Ave. S. will no longer be needed by the Fire Department. She explained that the property must be declared surplus in order for the City to sell it, and noted that City policy #100-12 defines surplus real property as property acquired by a division that is no longer needed to fulfill the original or an alternate need within the same division.

Ms. McFarland stated that the 18,732 square foot property is located at the northwest corner of Harrington Ave. NE and NE 9th St., and contains a fire station that has a total gross area of 5,764 square feet. The property was purchased in 1966 for $11,000, and there are no encumbrances on the property. Ms. McFarland reported that an appraisal of the property determined its value to be $475,000, and she confirmed that staff found the analysis to be reasonable.

Continuing, Ms. McFarland stated that if Council should determine the property to be surplus, City policy requires that the property be offered to other City departments, local government agencies, abutting property owners, and any parties having expressed interest in the property. Accordingly, City departments and local agencies were contacted, and she reported that the Community Services Department expressed interest; however, it does not have the funds to purchase and maintain the property. The Renton Historical Society is also interested in acquiring the property for meeting space and storage, but would not be able to pay its fair market value.

In conclusion, Ms. McFarland stated that if the property is declared surplus, abutting property owners, and any parties having expressed an interest in the property will be contacted to determine their interest in purchasing the property. In addition, adoption of a resolution is required declaring the property surplus, and proceeds from the sale would be credited to an appropriate Fire Department account.

Responding to Council comments, Mayor Tanner stated that this is City property, and once it is declared surplus and sold, the Fire Department will receive funds through the budget process. Chief Administrative Officer Jay Covington noted that one option may be to deposit the sale proceeds into the fire mitigation fund, as fire mitigation funds were used to purchase the new fire station property. He added that if the property was under the ownership of a propriety fund, that fund would need to be reimbursed; however, the Fire Department is funded primarily by general funds.

In response to Council inquiry, Community Services Administrator Dennis Culp reported that the Community Services Department is interested in using the property for storage for the museum and historical society, and he is currently identifying the costs related to this use.

City Attorney Larry Warren confirmed that it is general fund property, and proceeds from the sale would be deposited into the general fund.

Responding to Councilman Corman’s inquiries, Ms. McFarland stated that the
subject property is zoned Center Suburban (CS) and the value of the land is $174,500.

Public comment was invited.

Doug Kyes, Municipal Arts Commission member, 3924 NE 11th Pl., Renton, 98056, asked Council to consider keeping the property and using it for a satellite museum. He explained that the current museum lacks office space, meeting space, display space, workshop space, and storage space. Additionally, Mr. Kyes noted that many people participate in cultural tourism, which entails enjoying the amenities of a local community, and a satellite museum would be a local attraction for the Highlands area.

Craig Soucy, Vice President of Renton Firefighters Local 864, stated that Local 864 is investigating the possibility of purchasing the subject property for use as a union hall. He indicated that the property is a historical asset to the community, and asked that Local 864 be listed as an interested party.

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

Comprehensive Plan:
Development Agreements (Dalpay, Tydico & Merlino)

Comprehensive Plan:
Dalpay Development Agreement

Economic Development Administrator Alex Pietsch announced that each development agreement would be handled as a separate public hearing, with relevant public comment solicited after each presentation.

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 development agreement between the City and Dalpay Properties LLC, required for the 2003 Comprehensive Plan amendments (CPA).

Gil Cerise, Senior Planner, stated that the development agreement concerns a 3.48-acre site, consisting of six parcels, located north of NE 12th St., west of Union Ave. NE, and south of NE Sunset Blvd. The R-8 (Residential-eight dwelling units per acre) zoned parcels are owned by four separate parties. Mr. Cerise explained that the proposed CPA and rezone will permit 2.32 acres of property abutting the CN-zoned (Center Neighborhood) property to the north and east to be rezoned to CN, and the 1.16 acres of property abutting NE 12th St. to be rezoned to R-10 (Residential-ten dwelling units per acre).

Mr. Cerise noted that neighborhood concerns about the proposal include traffic volume and speed issues on NE 12th St., and the appearance of what will be built. He explained that the proposed 20-year development agreement provides the following assurances:

- No commercial traffic enters or exits the CN property to the north via NE 12th St.;
- Residential development is accessed via an alley with a maximum of two access points;
- A 15-foot wide sight-obscuring landscape buffer will be created on the CN property where it abuts R-8 and/or R-10 properties; and
- The lot line adjustment and/or platting occur prior to development on the new zoning lines to avoid split-zoning parcels.

Continuing, Mr. Cerise indicated that it was discovered today that Mr. Blanco, owner of the 7,000 square foot parcel, does not want to go along with the
development agreement. However, the development agreement can be applied to the other parcels. He concluded by stating that if Council approves the proposed CPA and concurrent rezones to CN and R-10, approval of the Dalpay Development Agreement is recommended.

In response to Mayor Tanner's inquiry regarding the Blanco parcel, Mr. Cerise stated that Mr. Blanco's parcel would still be rezoned from R-8 and R-10, and he would not participate in the development agreement.

In response to Council inquiries, Mr. Cerise explained that the homes would face NE 12th St. with access to the garages via the alley from the back. He confirmed that the R-10 zoned property would act as a buffer to the commercial development to the north. He also confirmed that the two alley access points are not required. Additionally, Mr. Cerise verified that changing the zoning from R-10 to R-8 would result in a loss of four to five units, and an average of ten vehicle trips per day is estimated per single-family unit.

Public comment was invited.

Bruce Hulse, 1033 Shelton Ave. NE, Renton, 98056, expressed his support for the proposal.

Larry Wood, 1155 Shelton Ave. NE, Renton, 98056, inquired as to how high the required landscape buffer would be. Mayor Tanner replied that it would be at least "eye-ball" height since it is a sight-obscuring buffer.

Continuing, Mr. Wood noted that property owners residing south of NE 12th St. had submitted a petition in opposition to the rezone from R-8 to CN. Stating that the property should remain R-8, he explained that if rezoned to CN, an imbalance of retail, commercial, and multi-family dwellings will result in the neighborhood, and the CN zoning would affect the marketability of the nearby single-family residences.

Nick Petruska, 1174 Shelton Ave. NE, Renton, 98056, objected to the R-10 zoning due to the density, access and potential turn-around problems in the alley, and lack of a buffer between the homes and alley. He also expressed concern regarding the Blanco-owned parcel. Mr. Petruska indicated, however, that he does not object to the CN zoning to the north of the site, depending on the nature of the commercial development.

Councilwoman Nelson expressed her preference for R-8 zoning rather than R-10. Councilwoman Briere commented that R-10 zoning is better suited for the alley access, and instead of using NE 12th St., residents will use the alley to enter and exit their property.

Jim Dalpay, PO Box 2436, Renton, 98059, reported that he is going to purchase the Blanco property. He noted that the site's six current property entrances will be reduced to two, thereby eliminating four accesses to NE 12th St. Mr. Dalpay expressed his support for the zoning as proposed, and confirmed that it would not be economical for him to develop the site if it were zoned R-8.

There being no further public comment, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.
Don Erickson, Senior Planner, stated that the development agreement pertains to the 9.46-acre site located between NE 3rd Pl. and NE 2nd Pl., if extended, and west of 136th Ave. SE, if extended. The site is currently used for heavy construction equipment storage. Mr. Erickson explained that the site is being considered for annexation by the City, and voters within the area approved annexation on September 16, 2003.

The proposed CPA would change the land use designation from RS (Residential Single Family) to RO (Residential Options), with concurrent R-10 zoning. Mr. Erickson stated that the proposed development agreement contains the following provisions:

- Requires 100% single-family detached units;
- Reduces allowed density to ten units per net acre (R-10 zoning allows up to thirteen units per net acre for 100% single-family detached units);
- Requires a minimum 50-foot wide lot along the southern property line;
- Requires the owner to cease its business operations; and
- Requires the owner to relinquish its right to continue the existing non-conforming use.

Mr. Erickson noted that 106 units could be placed on the site without the development agreement, and a maximum of 81 units with the agreement. In conclusion, he stated that staff recommends approval of the ten-year Tydico Development Agreement if Council approves the Comprehensive Plan amendment from RS to RO, and concurrent R-10 zoning.

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

Comprehensive Plan: Merlino Development Agreement

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 development agreement between the City and SR 900 LLC (Merlino), required for the 2003 Comprehensive Plan amendments (CPA).

Senior Planner Don Erickson stated that the development agreement concerns a vacant hillside site, consisting of 27.09 acres - 1.41 acres zoned RC (Resource Conservation) and 25.68 acres zoned RM-I (Residential Multi-Family Infill). It is located on the west side of the City above the Black River conservation area, extending from the Burlington Northern Railroad tracks to SR-900. He explained that as part of Renton's Potential Annexation Area, a 17.54-acre portion of the site was prezoned CA (Commercial Arterial) in 1996, and the same CA area was prezoned RM-I with a development agreement in 2000. The site was then annexed to the City in 2001.

Continuing, Mr. Erickson said that the proposed CPA changes the designation of the 25.68-acre portion of the site from RM-I to RO (Residential Options), and staff recommends maintaining the provisions of the existing development agreement pertaining to the six-foot high barrier fencing over the length of the development, and the 100-foot setback of residential and recreation uses from the site's southern boundary. Additionally, a modification to the development agreement is recommended that restricts future development to no more than 69 single-family detached units.
In conclusion, he explained that the RO land use designation with the development agreement will provide greater development flexibility than the RS designation, while responding to concerns raised by members of the public. Mr. Erickson stated that approval of the ten-year Merlino Development Agreement is recommended if Council approves the proposed Comprehensive Plan amendment with concurrent R-10 zoning.

In response to Mayor Tanner's inquiry, Mr. Erickson replied that the maximum number of units allowed under RM-I zoning is 260, which will be reduced to no more than 69 units with the proposed development agreement in place.

Public comment was invited.

Suzanne Krom, 4715 1/2 36th Ave. SW, Seattle, 98126, stated that she represents Heron's Forever, a non-profit organization dedicated to protecting the Black River Riparian Forest. Ms. Krom urged Council to approve the rezone; however, she warned that the heron colony and forest will still be impacted. She recommended that the fence be fully enclosing to prevent residents and pets from entering the sanctuary, and that the distance between the development and the forest be fully maximized.

Referring to letters she previously submitted regarding this matter, Ms. Krom reiterated her recommendations to densely cluster development in the northwest quarter of the hillside, using SR-900 as the access; and to maintain the lower portion of the development as undisturbed habitat that is impassable to humans and domestic pets. She also noted the lack of a nearby recreation area for residents, and expressed her fear that the residents will use the forest as their primary recreation area.

David Halinen, 10500 NE 8th St., #1900, Bellevue, 98004, stated that he represents the property owner, and urged approval of the development agreement as proposed. He indicated that Ms. Krom's recommendations would make it difficult to develop the property anywhere near the proposed 69 units due to the grade constraints of the site. Mr. Halinen noted that there will be opportunity to express concerns regarding the design of the project during the preliminary plat process.

Dr. Kate Stenberg, Chair of the National Urban Wildlife Working Group, 23022 SE 48th St., Sammamish, 98075, stated her support for the rezone in concept; however, she pointed out that more thought regarding the design and mitigation of impacts is needed. Noting the importance of the habitat for the heron colony, Dr. Stenberg recommended that the fence be installed on three sides of the development, and that the residential lots be kept as far away from the railroad tracks and southern boundary of the site as possible.

Brett Kappenman, 1004 SW 4th Pl., Renton, 98055, expressed his concern regarding the entrance and egress off of SR-900, saying that people will use the area as a shortcut to the Skyway neighborhood. As this project progresses, he urged the City to consider the impact of the additional traffic on the current residences.

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

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 Boeing Company 2003 Comprehensive Plan amendments (including the Fry's Electronics property), concurrent rezone, development agreement, and amendments to the development standards in Title IV of Renton Municipal Code.

Rebecca Lind, Planner Manager, stated that Boeing submitted a Comprehensive Plan amendment (CPA) in December, 2002, and since then, an Environmental Impact Statement (EIS) has been prepared and completed; Comprehensive Plan land use element policies and map changes have been drafted; two new zoning districts proposed; and supporting documents have been prepared, including a development agreement. Indicating that the Planning Commission supports the adoption of the new Urban Center-North Comprehensive Plan designation, Ms. Lind pointed out the proposed Urban Center-North area on a map, noting that the existing Urban Center designation has not changed; however, new policies have been created for the designation.

Ms. Lind reported that the Urban Center-North designation is consistent with the development thresholds analyzed in the EIS alternatives, and allows a wide range of mixed uses in an urban form, including airplane manufacturing. She stated that the zoning text amendment would create two new zones - Urban Center-North 1, and Urban Center-North 2, which correspond to the Comprehensive Plan designation. Additionally, the zoning map will be changed, and Citywide development standards related to urban center design guidelines, the master site plan process, parking, airport overlay, and definitions will be amended.

Continuing, Ms. Lind displayed the Hybrid Map, which was developed to show the threshold that could be allowed under a combined alternative that was derived from the environmental review. This theoretical map indicates capacity for 10.6 million square feet of land use over the next 30 years, and will be used to test transportation proposals and zoning capacity.

In regards to the proposed new zones, development is expected to occur first in the Urban Center-North 1 zone (District 1), as surplus land may be available in the next few years. The Urban Center-North 2 zone (District 2) supports current Boeing operations, and if the property is vacated, new uses will occur. The zoning use table provides flexibility in creating the mixed-use developments for business, retail, and residential opportunities; but discourages uses best located in suburban, less dense locations of the City. Ms. Lind contrasted what uses are allowed in the proposed zones to what is currently allowed in the downtown area, noting that big-box retail will be allowed in District 1.

With respect to the development standards, she explained that the proposed changes encourage urban uses, design, and densities. For example, up to 90% lot coverage will be allowed, a minimum of 20 dwelling units per net acre is required, and a minimum lot size of 25 acres is required. Ms. Lind detailed the changes to the parking regulations; and described the conceptual planning requirement established in the development agreement, pointing out that the 310-acre site is divided into three planning areas, each to have its own conceptual plan. The intent of the conceptual planning process is to examine the mix of development, so as to achieve consistency with the Comprehensive Plan vision and policies.

Ms. Lind reviewed the proposed amendments to the City's existing site plan regulations, and stated that design guidelines were created to work together with the zoning and policies. The design guidelines cover a wide range of types of activities and types of site design, such as building location, parking, pedestrian
environment, gateways, and building architectural design. She pointed out that creativity and innovation are encouraged, but projects must meet the intent of the design guidelines.

Additionally, City Code amendments are proposed to implement portions of the Airport Compatibility Land Use Report. Ms. Lind stated that the amendments will clarify the existing City Code, provide more legible maps, and make the new regulations consistent with Federal Aviation Administration (FAA) requirements.

In regards to the proposed development agreement between the City and The Boeing Company, Ms. Lind summarized that it frames redevelopment through 2020, ensures conceptual large-scale redevelopment planning, establishes public and private infrastructure funding, and ensures certainty for Boeing and developers through a vesting process. Ms. Lind concluded her presentation by reviewing the upcoming Council and Planning Commission schedules related to the Boeing Comprehensive Plan amendments and related ordinances.

Public comment was invited.

Bill Brubaker, South Cove Ventures LLC, PO Box 1607, Bellevue, 98009, submitted a letter from Charles E. Hill, President, suggesting revisions to the proposed policy statements related to the Renton Airport and he highlighted three as follows: Reference Part 77 of the Federal Air Regulations (which concerns object free areas around an airport) in the policies and City Code as a minimum requirement; require that disclosure statements on all real estate transactions include references to Airport noise and proximity; and establish an airport overlay zone. Additionally, Mr. Brubaker also urged Council to include a public transportation element in the Comprehensive Plan amendment.

Al Banholzer, 14932 165th Pl. SE, Renton, 98059, stated that he has been working with the Airport Advisory Committee, and the issue of Airport noise is raised at almost every meeting. He pointed out that the noise issue can be viewed from two angles - the creation of the noise and the perception of noise. Mr. Banholzer acknowledged that the Airport noise has been reduced due to the Airport community's voluntary noise abatement procedures. However, the place where the noise is perceived as a problem needs addressing, and he recommended that a statement be placed on property titles indicating that properties are located in an "airport-influenced area." Mr. Banholzer also noted that bird strikes are common at the Airport, and recommended that bird-unfriendly landscaping be required for any new development in the area.

Mayor Tanner commented that the only way a statement can be placed on a property title is via an avigation easement, which is a property right; and the City cannot place an easement of any sort of someone's property. He stated that a notification cannot be placed on the title, as it has no standing or bearing on the title. Mr. Banholzer stated that he thought it was being done in other cities.

Discussion ensued regarding the technicalities of the airport notification, what the benefits are of the notification, and the notification practice via land use processes.

Shaunta Hyde, Boeing Local Government Relations Manager, PO Box 3707, Mail Code 14-49, Seattle, 98124, stated that the Boeing Comprehensive Plan amendment package represents a considerable amount of staff time and energy, and was achieved through the dedication of several staff members working
nearly full time on the project for almost a year. The resulting environmental analysis, City Code provisions and development agreement are thorough, careful, and fully supported by relevant analysis; and she thanked City staff, the Mayor, and Council for supporting this effort. Ms. Hyde indicated that Boeing is supportive of the vision for the highest and best use for these properties, and is eager to market the beginning phase of this property.

Mayor Tanner expressed his appreciation to Boeing and City staff for the time and effort they spent on this project. Chief Administrative Officer Jay Covington added that a balance has been struck with both sides offering significant value to the development agreement.

Ray Giometti, 323 Pelly Ave. N., Renton, 98055, emphasized that big-box retail development should only be allowed on the east side of Park Ave. N.

Suzette Cooke, Greater Renton Chamber of Commerce President/CEO, 300 Rainier Ave. N., Renton, 98055, thanked the City for listening to public comment on the proposed Comprehensive Plan amendments, and she expressed the Chamber's endorsement of the amendments. She stated that everyone benefits by having a major employer such as Boeing in Renton, through jobs, customers, and increased City revenue. Zoning some of Boeing's surplus property for large retail use will also benefit Renton, and she indicated that in the long term, if Boeing chooses to surplus land north of the downtown area, the Chamber supports zoning the property for uses with the highest likelihood of increasing good paying jobs. Ms. Cooke concluded by complimenting Boeing and the City for reaching an agreement that moves this community forward.

A petition submitted by Ray Giometti, 323 Pelly Ave. N., Renton, 98055, containing 132 signatures, including 81 Renton registered voters, was entered into the record expressing disappointment with the City Council's apparent support for policies that would allow big-box retail development on both sides of Park Ave. N. The petition asked that the City create zoning that will initially allow big-box development only on the east side of Park Ave. N. and leave the west side available for other development. The petition further stated that big-box development should only be allowed on the west side of Park Ave. N. when the east side is filled to capacity with big-box retail, and if the market supports the use.

A letter was read from Michael P. Christ, President of Southport, LLC, 1083 Lake Washington Blvd. N., Suite 50, Renton, 98056, objecting to the implied inclusion of Southport property in the subject rezone. Additionally, Mr. Christ expressed concern regarding inconsistencies of the true location of the Boeing storm drain Outfall No. 12.

Ms. Lind confirmed that the Southport property is not included in the proposed amendments. City Attorney Larry Warren stated that the location of Outfall No. 12 has no bearing on the current matter.

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

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 sixth annual food drive is underway through the end of November at the Community Center. Last year, eleven barrels of food were donated to
the Renton Food Bank.

The Special Populations athletic program participated in the Special Olympics on November 8 and 9. The volleyball team won a gold medal, and the bowling team won six gold, seven silver, and four bronze medals.

AUDIENCE COMMENT

Citizen Comment: DeMastus - Highlands Community Association
Sandel DeMastus, Highlands Community Association (HCA) President, 1137 Harrington Ave. NE, Renton, 98056, announced that City of Renton Code Compliance Officer Paul Baker will speak at the next HCA meeting on November 20.

Citizen Comment: Bates - Sex Offender Notification
Curtis Bates, 1150 Tacoma Ave. NE, Renton, 98056, stated that he was not aware that so many registered sex offenders lived in his neighborhood. Mr. Bates expressed concern for his children's safety, noting that he no longer allows his son to walk home from school, nor lets his children play outside unsupervised. Pointing out that his neighbor would not have sold his home had he known that the purchaser was a sex offender, Mr. Bates questioned why there is such a concentration of sex offenders in his area, and why he and his neighbors were not notified of their presence.

Mayor Tanner referred Mr. Bates questions to the Police Department. Police Commander Kathleen McClincy commented that unless there are legal restrictions preventing sex offenders from living in a certain place, limitations otherwise cannot be instituted as to where they live. She assured that the Police Department will follow up on his questions.

Citizen Comment: Kyes - Sex Offender Notification
Doug Kyes, 3924 NE 11th Pl., Renton, 98056, reported that a sex offender lives across the street from him, and he stressed the need for citizens to be notified before the sex offender moves into the neighborhood.

CONSENT AGENDA

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

Council Meeting Minutes of November 10, 2003

Transportation: SR-169 Corridor Safety & Capacity Improvements, Supporting Resolution
Transportation Systems Division recommended adoption of a resolution encouraging the Washington State Legislature, King County, and affected jurisdictions to join in working together to improve safety and capacity on the SR-169 corridor. Refer to Transportation (Aviation) Committee.

MOVED BY PERSSON, SECONDED BY PARKER, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

OLD BUSINESS

Utilities Committee

Utility: Utility System Development Charges
Utilities Committee Chair Corman presented a report recommending concurrence in the recommendation of staff to increase the Utility System Development Charges for the water, wastewater, and storm water utilities. In addition, the Committee recommended that the increase take effect January 1, 2004. The Committee further recommended that the ordinance regarding this matter be presented for first reading. MOVED BY CORMAN, SECONDED BY BRIERE, COUNCIL CONCUR IN THE COMMITTEE REPORT.*

Councilman Parker voiced his objections to the System Development Charges increase. He stated that Renton leads the Puget Sound area in new construction, and although he acknowledges that it is reasonable to expect that the
development charges keep steady with the rate of inflation, raising some of the fees by 38% is not appropriate.

Councilman Clawson stated that a substantial amount of money is spent on infrastructure improvements, and he explained that if the money is not replaced, the City will have to cut back on replacing and maintaining the infrastructure. Rather than letting the utility systems deteriorate, Councilman Clawson urged support of the System Development Charges increase.

Explaining that these are charges that new development is assessed to hook-up to the utility systems, Councilman Corman stated that ratepayers do not have to bear the cost of new development when hook-ups are priced at the real cost.

Councilwoman Briere reported that even with the 38% increase in the water utility charge, Renton charges less for hook-ups than most surrounding cities. She stated that the City is trying to cover the expenses of the hook-ups. Mayor Tanner added that the Administration supports this increase.

Councilman Parker stated that he understands the need to cover expenses; however, he emphasized that the development charges increase as presented is excessive, especially since Renton's amount of new development is the highest of cities in King County.

Councilman Persson pointed out that the City has been subsidizing the hook-up cost by a substantial amount, and the 38% water utility increase is needed to cover the cost.

*MOTION CARRIED. Councilman Parker requested that his "no" vote be recorded. (See page 417 for ordinance.)

Utility: Rates

Additionally, Councilman Parker expressed his objection to the proposed utility rate increases, stating that the increases are not warranted. He suggested using year-end fund balances to fund capital improvement projects rather than increasing the rates.

Commenting that the rates needs to be increased, Councilman Clawson pointed out that they can be increased by 3% now, or at a higher rate in the future.

Councilman Corman announced that the Utilities Committee report regarding utility rates will be held until November 24.

Finance Committee

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 220864 - 221263 and two wire transfers totaling $3,037,386.88; and approval of Payroll Vouchers 47242 - 47479, one wire transfer and 573 direct deposits totaling $1,775,617. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

ORDINANCES AND RESOLUTIONS

The following ordinance was presented for first reading and referred to the Council meeting of 11/24/2003 for second and final reading:

Utility: Utility System Development Charges

An ordinance was read amending subsections 4-1-180.I.2.b and 4-1-180.I.2.c of Section 4-1-180, Public Works Fees, of Chapter 1, Administration and Enforcement, of Title IV (Development Regulations) of City Code by increasing water, wastewater, and surface water fees (Utility System Development Charges). MOVED BY CORMAN, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 11/24/2003. CARRIED.

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

**Ordinance #5025**

Community Services: Maplewood Golf Course Fees

An ordinance was read amending Chapter 1, Fee Schedule, of Title V, Finance and Business Regulations, of City Code by increasing certain Maplewood Golf Course greens fees and the golf cart fee. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: FIVE AYES: BRIERE, PARKER, PERSSON, CORMAN, CLAWSON; ONE NAY: NELSON. CARRIED.

**NEW BUSINESS**

**SCATBd: SR-167 & I-405 Funding Cut**

Councilman Persson expressed his appreciation to Mayor Tanner and Council President Keolker-Wheeler for writing a letter to the South County Area Transportation Board objecting to its decision to cut funding for SR-167 and I-405.

**EDNSP: 2003 Neighborhood Grant Program**

Councilwoman Nelson announced that the special presentation for the 2003 Neighborhood Program Grant Awards (second round) and 2003 Neighborhood Program Review, originally scheduled for the Council meeting on November 24, 2003, will instead be held on December 1, 2003.

**Human Services: Renton Food Bank Donations**

Councilwoman Nelson relayed that upon speaking with a gentleman who is using the food bank since his lay-off from Boeing, she discovered that tuna fish is a highly desired food bank item. If able to, she encouraged citizens to include tuna fish in their donations to the food bank.

**ADJOURNMENT**

MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL ADJOURN. CARRIED. Time: 10:28 p.m.

Bonnie I. Walton, City Clerk

Recorder: Michele Neumann

November 17, 2003