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; TERRI BRIERE; KING PARKER; DON PERSSON; RANDY CORMAN; TONI NELSON; DAN CLAWSON.

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; LYS HORNBSY, Utility Systems Director; ALEX PIETSCH, Economic Development Administrator; ELAINE GREGORY, Fiscal Services Director; SYLVIA DOERSCHEL, Finance Analyst Supervisor; JILL MASUNAGA, Finance Analyst; DON ERICKSON, Senior Planner; DEREK TODD, Assistant to the CAO; COMMANDER KENT CURRY, Police Department.

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.

Sylvia Doerschel, Finance Analyst Supervisor, reported that the total proposed 2004 Budget for the City of Renton is $145,700,500, a 2.3 percent increase above the 2003 Budget. She noted that the General Governmental Funds, which represent the general services offered to citizens, are in the amount of $65,920,600. Ms. Doerschel indicated that the proposed 2004 Budget maintains the 2003 levels of service, and staffing changes add 8.1 full time equivalent (part time/temporary) employees due to the opening of 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.

Annexation: Falk, S 47th St & 102nd Ave SE

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 annexation and R-8 (Residential - eight dwelling units per net acre) zoning of 6.43 acres, including the abutting 102nd Ave. SE right-of-way, bounded by S. 47th St. to the north, SE 185th Pl. to the south, and 102nd Ave. SE to the east (Falk Annexation).

Senior Planner Don Erickson reported that the first public hearing on this matter was held on January 27, 2003; subsequently, the Boundary Review Board approved the annexation on April 11, 2003, and voters unanimously approved the annexation, R-8 zoning, and acceptance of the fair share of the City's debt at the Special Election held on September 16, 2003. Mr. Erickson stated that the subject site contains two single-family dwellings, and noted that the essentially flat site hosts a seasonal stream along the eastern property line.

Pointing out that the site is within the Soos Creek Water and Sewer District, and is served by Fire District #40, Mr. Erickson indicated that roadway and stormwater improvements are likely. He stated that Renton's Comprehensive Plan designates this site as Residential Single Family, and R-8 zoning is
proposed to replace the existing King County R-1 zoning. Mr. Erickson reported that a fiscal analysis of the site, assuming a new home value of $300,000 and an increase to 40 single-family homes at full development, determined an estimated surplus of $3,477 per year. He added that an estimated one-time expense in the amount of $23,442 is necessary for parks acquisition and improvements.

In conclusion, Mr. Erickson stated that the proposed annexation furthers City business goals, is consistent with City policies for annexation, and appears to serve the best interests and general welfare of the City. He recommended that Council adopt the ordinance that annexes the 6.43 acre Falk Annexation site, including the abutting portion of 102nd Ave. SE; designate the non-street portion R-8; and establish that the site be assessed and taxed at the same rate as other properties within the City to pay all or any portion of the City's outstanding indebtedness.

Responding to Council inquiries, Mr. Erickson clarified that the streets are not zoned, only private property is zoned. Regarding the fiscal analysis, he explained that the analysis is based upon an assumption of full development of the site, which can take years to achieve or may never happen.

Councilman Clawson commented that the City's costs will increase year by year, and he noted the property tax limitation of one percent per year. Mayor Tanner added that the City requires developers to complete the basic developmental infrastructure; therefore, the City does not incur that cost.

Public comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 435 for ordinance.)

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 Piazza Renton organization presented a $200 donation to the Renton Youth Council in recognition of their excellent work and community involvement.

- The Transportation Improvement Board awarded $2,352,000 in transportation grant money to the City of Renton for two projects in fiscal year 2005. The Rainier Ave. Improvements Project received $2,202,000 (local match of $1,468,000), and the Benson Rd. S. Sidewalk Improvements Project received $150,000 (local match of $331,900).

AUDIENCE COMMENT

Citizen Comment: Marweg - Smithers Ave S Traffic Concerns

Linda Marweg, 2201 Smithers Ave. S., Renton, 98055, encouraged Council to concur in the forthcoming Transportation Committee report, which recommends measures to address speeding traffic and pedestrian safety on Smithers Ave. S. She indicated that the proposal is within the best interest of the affected neighborhood.

Citizen Comment: Sansaver - Smithers Ave S Traffic Concerns

Bill Sansaver, 2126 Smithers Ave. S., Renton, 98055, commended the Transportation Committee and the Renton School District for listening to the neighborhood concerns regarding the traffic problems on Smithers Ave. S. He stressed that traffic congestion is considerable during the drop-off and pick-up times when Talbot Hill Elementary School is in session.

Citizen Comment: Marconi - Smithers Ave S Traffic Concerns

Terry Marconi, 2114 Smithers Ave. S., Renton, 98055, also encouraged the Council to concur in the Transportation Committee report regarding Smithers Ave. S. Mr. Marconi noted that the presence of both Talbot Hill Elementary
School and Thomas Teasdale Park contribute to the traffic congestion, noise, and speeding traffic, and he emphasized that the traffic problems negatively affect the neighborhood.

**CONSENSUS AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing. At the request of Councilman Corman, item 6.g. was removed for separate consideration.

**Council Meeting Minutes of November 17, 2003**


**Budget: 2003 Year-End Adjustments**

Finance and Information Services Department submitted proposed 2003 Year-End Budget Adjustments ordinance in the total amount of $9,176,407. Refer to Finance Committee.

**Budget: 2004 Annual City of Renton**

Finance and Information Services Department requested approval of an ordinance adopting the 2004 annual City of Renton Budget in the total amount of $145,700,500. Refer to Committee of the Whole.

**Community Services: Gene Coulon Park Boat Launch Fees**

Finance and Information Services Department requested approval of an ordinance increasing 2004 boat launch fees at Gene Coulon Memorial Beach Park. Refer to Committee of the Whole.

**Community Services: Gene Coulon Park Picnic Shelter Fees**

Finance and Information Services Department requested approval of an ordinance increasing 2004 picnic shelter fees at Gene Coulon Memorial Beach Park. Refer to Committee of the Whole.

**Community Services: Athletic Field Light Fees**

Finance and Information Services Department requested approval of an ordinance increasing 2004 athletic field light fees. Refer to Committee of the Whole.

**Community Services: Community Center Fees**

Finance and Information Services Department requested approval of an ordinance increasing the damage deposit and after hours fees at the Community Center. Refer to Committee of the Whole.

**Finance: Insurance Healthcare Fund Establishment**

Finance and Information Services Department recommended approval of an ordinance establishing a new fund entitled "Insurance Healthcare Fund," which provides accounting for self-insurance services to all City departments for health care programs. Refer to Committee of the Whole.

**CAG: 02-020, Fire Department Records Management System, Public Safety Consultants**

Fire Department recommended approval of an addendum to CAG-02-020, contract with Public Safety Consultants, Inc., for additional work related to the implementation of their records management system in the amount of $74,348.95. Refer to Public Safety Committee.

**Human Resources: Labor Contract, Police Officers Guild Non-Commissioned Unit**


**Public Works: Cedar River Floodplain Mapping Project, Fund Transfer**

Surface Water Utility Division recommended approval to transfer $10,000 from the completed Morris Ave. S. Storm Improvement Project account to the Cedar River Floodplain Mapping Project (CAG-00-111) account to provide sufficient funding for project completion. Council concur.

MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL APPROVE THE CONSENSUS AGENDA AS AMENDED TO REMOVE ITEM 6.g. FOR SEPARATE CONSIDERATION. CARRIED.
**Separate Consideration**  
**Item 6.g.**

Community Services: Henry Moses Aquatic Center Fees

Finance and Information Services Department requested approval of an ordinance establishing admission fees for the Henry Moses Aquatic Center.

Councilman Corman noted that the fees range from $3 to $12, with reduced fees of $3 or $4 for lap swims. He questioned whether there would be a different fee structure for people who are only going to watch their children swim, and he asked staff to review that possibility.

MOVED BY CORMAN, SECONDED BY PARKER, COUNCIL REFER CONSENT AGENDA ITEM 6.g. TO COMMITTEE OF THE WHOLE. CARRIED.

**CORRESPONDENCE**

Citizen Comment: Cameron - Boeing Renton Site EIS

Correspondence was read from Eric Cameron, Planning Commission Vice Chair, 55 Williams Ave. S., #308, Renton, 98055, requesting inclusion of two motions approved by the Planning Commission on November 19, 2003, into the final rezone documents regarding the Boeing property rezone. The first restricts big-box retail development south of N. 8th St. in District 1, and the second incorporates only the retail sales category west of Park Ave. N. and north of N. 8th St. in District 1. Additionally, Mr. Cameron expressed concern that the current standards for this rezone include very little definition and standards related to signage, pedestrian-oriented standards, building materials and landscaping.

Citizen Comment: Berkholtz - (CTED), Boeing Renton Site EIS

Correspondence was read from Karin Berkholtz, Washington State Department of Community, Trade and Economic Development (CTED), PO Box 42525, Olympia, 98504, regarding the Boeing Environmental Impact Statement and Comprehensive Plan amendments. The letter detailed what CTED liked about the documents, and also offered suggestions for strengthening the Comprehensive Plan and development regulation amendments.

**OLD BUSINESS**

**Committee of the Whole**

Planning: Boeing Renton Site EIS

Council President Keolker-Wheeler presented a report regarding the application (2003-M-13) for The Boeing Company Renton plant site land use map amendment; land use element text amendment; concurrent rezoning and development standards, including parking standards, site development plan review, design guidelines; and two new zone designations - the Urban Center-North 1 and Urban Center-North 2; and the application (2003-M-05) for the Fry's Electronics 2003 Comprehensive Plan amendment and rezone.

The Committee met monthly throughout 2003 and weekly during October and November to review these Comprehensive Plan amendments and associated rezones, and zoning text amendments. The Committee recommended approval of the applications subject to the following findings as documented in the staff report dated November 17, 2003, for the Boeing application, and October 31, 2003, for the Fry's application.

Findings:

1. The proposed amendments meet Section 4-9-020G, Review Criteria, in Renton Municipal Code Title IV (Development Regulations). The proposals support criteria 1 relating to the vision in the adopted Comprehensive Plan by providing further policy direction to implement the City's Urban Center. The proposal also meets adopted Business Plan Goal 1 "To promote citywide economic development," by providing additional employment capacity to diversify the employment base. The proposal also provides a policy basis to transition industrial properties to their highest and best use, and facilitates quality development of waterfront land.

2. The property is potentially classified for the proposed zone being requested.
pursuant to the policies set for the Comprehensive Plan, and the subject reclassification was not specifically considered at the time of the last area land use analysis and area zoning. As a result of regional changes in the manufacturing sector and decisions made by Boeing to consolidate operations on a portion of their plan site (District 2 within the new land use designation), land areas formerly used for parking and operations to support manufacturing of airplanes are no longer used for this purpose. This changed circumstance has created the opportunity for the City to review land use in the North Renton area, including properties owned by Boeing and other privately owned parcels in the immediate vicinity to determine the policy direction for future use and development in ways that were not previously analyzed.

Recommendations:

1. Adoption of a Comprehensive Plan land use map amendment redesignating the 310-acre study area to Urban Center-North. This action includes Boeing North Renton plant, Puget Sound Energy property, Fry's Electronics property, and several small private businesses along Park Ave. N., including the Wendall, Wiemeyer, and Burlington Northern Santa Fe Railroad properties.

2. Adoption of a new Comprehensive Plan designation, as recommended by the Planning Commission in the draft dated November 13, 2003. The text amendment sets forth vision, objectives and policies for the Urban Center-North, and each of its districts. The existing Center Downtown designation is redesignated Urban Center - Downtown. Amendments also update and clarify general Centers policies to be consistent with the new designations, and repeal the Employment Center - Transition policies.

3. Amend the official zoning map of the City to change the classification of property in the Urban Center-North. Property in the area bordered by the Cedar River to Logan Ave. N., and Lake Washington will be in the Urban Center-North 2 (UC-N 2) zone. Property in the area bordered by the Cedar River on the south, Garden Ave. N., N. 5th St., and N. 6th St. will be in the Urban Center-North 1 (UC-N 1) zone.

4. Adopt zoning text amendments to create two new zone districts, including use tables and notes, and development standards tables and notes.

5. Adopt parking code amendments to address parking needs in the UC-N 1 and UC-N 2 zones, and amend standards for shared parking and off-site parking requirements.

6. Amend existing site plan regulations to define applicability for development in the UC-N 1 and UC-N 2 zones, establish the name of the process as "Site Development Plan," and change references from Site Plan Level I and Site Plan Level II to Master Plan and Site Plan throughout Renton Municipal Code Title IV.

7. Make amendments to definitions in Renton Municipal Code Title IV.

8. Amend existing urban center design overlay standards and guidelines to establish a new District C, encompassing the Urban Center-North. Provide guidance to accomplish quality urban scale development, define pedestrian streets, and achieve gateway entry features into the redevelopment area.*
Responding to Council President Keolker-Wheeler's inquiry, City Attorney Larry Warren confirmed that the recent Planning Commission recommendations were included in the related ordinances.

*MOVED BY KEOLKER-WHEELEER, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See pages 432 to 435 for ordinances.)

Planning and Development Committee Chair Briere presented a report regarding the 2003 Comprehensive Plan amendments and rezones. The Committee met on October 30, November 6, and November 13, 2003, to consider the recommendation of the Planning Commission for the 2003 Comprehensive Plan amendments and rezones. The Committee recommended approval of the Planning Commission's recommendations with modifications, as appropriate, as shown on the matrix entitled "Attachment A - 2003 Comprehensive Plan Amendments" dated November 24, 2003, listed as follows:

- 2003-M-1 – City of Renton applicant; S. Talbot Rd. and S. 43rd St. (WSDOT)
- 2003-M-2 – City of Renton applicant; King County Public Health Department; NE 4th St. (on hold until 2004 amendment cycle)
- 2003-M-3 – City of Renton applicant; I-405/Cedar River Trail (WSDOT); on hold until 2004 amendment cycle
- 2003-M-4 – City of Renton applicant; East Renton Plateau
- 2003-M-5 – City of Renton applicant; Fry's Electronics
- 2003-M-6 – City of Renton applicant (withdrawn)
- 2003-M-7 – City of Renton applicant (holdover - 2004 update)
- 2003-M-8 – City of Renton applicant; SR 900 LLC (Merlino)
- 2003-M-9 – JDA Group LLC applicant; Rainier Ave. N.
- 2003-M-10 – JDA Group LLC applicant; NW 5th St.
- 2003-M-11 – JDA Group LLC applicant (on hold until 2004 amendment cycle)
- 2003-M-12 – James Dalpay applicant; NE 12th St
- 2003-M-14 – Liberty Ridge LLC (Tydico)
- 2003-T-3 – The Boeing Company applicant (on hold until 2004 amendment cycle)

MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See pages 432, 435 & 436 for ordinances.)

Planning and Development Committee Chair Briere presented a report regarding the fencing required around pools and spas. The Committee discussed a proposed amendment to Renton Municipal Code Section 4-5-110C, Fencing Required Around Pools and Spas, to require a locking cover, instead of a six-foot fence with a self-latching, self-closing device, around a hot tub or spa. At the October 13, 2003, City Council meeting, Renton resident Sueellen Ebertz
requested consideration of this amendment.

The Committee discussed whether the six-foot fence requirement was an appropriate level of protection, or over-regulation by the City. Several other cities surveyed by staff do not require as stringent measures as Renton for this situation. Staff noted that modifying the existing fence and latch requirements would reduce the level of protection for citizens. A locking cover is an excellent secondary protection device. However, it should not be the primary and only source of protection, as there is no assurance a locking cover would be properly secured at all times when a hot tub or spa is not in use. A six-foot gated fence, equipped with a self-latching, self-closing device, with the latch installed on the inside of the gate, does provide this protection.

Staff agreed that the Ms. Ebertz’ specific request would be granted through the Modifications and Alternates Section of the Uniform Building Code. This approval would be based on retention of the existing four-foot fence around the subject yard and the use of a locking lid system. The administrative modification approval would also allow for the existing chain link fence in place of a solid fence. This modification would provide for a similar level of safety protection as a solid six-foot fence, with no locking lid system.

The Committee concluded that a locking lid cover by itself was not adequate protection for an outdoor hot tub. The Committee therefore recommended denial of the request for modification consideration of the subject City Code. The Committee further recommended that the Administration allow for the use of a locking lid system for Ms. Ebertz’ hot tub in conjunction with the retention of the existing four-foot fence around the subject yard. This can be approved administratively through the Modifications and Alternatives Section of the Uniform Building Code.

The Committee further recommended that this item be placed on the docket for future City Code revision consideration, to include the approved alternate of a locking lid system with a minimum four-foot fence. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Comprehensive Plan: 2004 Amendment Pre-Application, 2904 Maple Valley Hwy

Planning and Development Committee Chair Briere presented a report regarding the 2004 Comprehensive Plan pre-application for the 2904 Maple Valley Hwy. site (Jones rezone). The Committee met on November 10, 2003, to consider the land use map amendment pre-application submitted on October 1, 2003. The pre-application requested a redesignation from Residential Options (RO) to Convenience Commercial (CC) with a concurrent rezone from R-10 to CC for 0.2 acres of property. Although the redesignation may not comply with some siting criteria for the CC designation, the Committee found merit to further investigate the application due to its unique history as a business site, its unique zoning for the area, and the fact that it has direct access to Maple Valley Hwy., offering future business development potential.

The Committee recommended referring the 2904 Maple Valley Hwy. land use map amendment for consideration during the 2004 Comprehensive Plan amendment cycle. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Development Services: Real Estate Sign Code Amendments

Planning and Development Committee Chair Briere presented a report regarding temporary signs obscuring neighborhood signs. The Committee recommended concurrence in the staff recommendation to approve revised real
November 24, 2003 Renton City Council Minutes

estate and garage sale sign standards to address sign types, allowed locations, and length of permits in order to make City Code more compatible with current practices, easier to use, and more enforceable.

The Committee further recommended that the ordinance regarding this matter be prepared and presented for first reading. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation (Aviation) Committee**

**Airport: Building Utility Conversion, W&H Pacific**

Transportation (Aviation) Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve funds in the amount of $100,000 to convert Airport buildings from the existing Boeing-owned power system to City-owned utilities. The Committee further recommended that the Mayor and City Clerk be authorized to execute the contract with W&H Pacific, Inc. in the amount of $79,794.76 for this conversion, and authorize that the additional $20,205.24 be used to cover City staff costs and contingencies. MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation: Smithers Ave S Traffic Concerns**

Transportation (Aviation) Committee Chair Persson presented a report regarding the Smithers Ave. S. traffic concerns. Smithers Ave. S. is a narrow residential street, without sidewalks that carries an average traffic volume of 500 to 600 vehicles per day. Many of these trips occur during the hours of 9:00 to 10:00 a.m., and again between the hours of 3:00 to 4:00 p.m. when Talbot Hill Elementary School is in session.

To address the safety and traffic concerns of the neighborhood abutting Smithers Ave. S., the City has prohibited left turns for eastbound vehicles from S. 23rd St. to Smithers Ave. S. during the above stated hours. In addition, to help accommodate the school traffic, S. 23rd St. was rechannelized to include a westbound right turn only lane for the Talbot Rd. S. approach.

Although these measures have been moderately successful, there still remains the neighborhood concern of speeding traffic and pedestrian safety. To address these concerns, the Committee recommended Council direct the Administration to implement the following:

1. Prohibit left turns at S. 21st St. and Smithers Ave. S. with the use of signing and traffic delineators;
2. Remove the existing turning restrictions at S. 23rd St. and Smithers Ave. S.;
3. Address drainage and pedestrian concerns, add a sidewalk on the east side of the street, and overlay the street in 2004; and
4. As a demonstration project, install a speed pillow on Smithers Ave. S. to evaluate the effectiveness of the device to control vehicle speeds and the impacts to emergency response.

The Committee further recommended holding the referral in Committee for further evaluation as to the effectiveness of these measures once they are installed.*

Councilman Persson stated that a lot of time was spent reviewing this matter, and the proposal is supported not only by the affected community but also by
the Renton School District.

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

In response to Council President Keolker-Wheeler's inquiry regarding the cost of installing a speed pillow, Planning/Building/Public Works Administrator Gregg Zimmerman stated that the cost ranges from several hundred to a few thousand dollars, and he confirmed that it is not specifically budgeted for in 2004; however, money can be used from the street fund.

Utilities Committee

Utility: Rates

As he was not present at the Utilities Committee meeting at which the topic of the utility rates increase was discussed, Councilman Corman asked Councilwoman Briere to present the report.

Utilities Committee Vice Chair Briere presented a report regarding the 2004 water and wastewater rate increases. The Committee recommended approval to increase the water utility charges by 3%, and to increase the wastewater utility charges by 3%. The Committee further recommended that the ordinance regarding this matter be presented for first reading.*

Councilwoman Briere explained that the Committee is recommending a small increase this year, rather than waiting until next year when a higher increase may be needed.

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

Councilman Corman solicited further debate on the matter, indicating that the Mayor is not proposing the increase in the 2004 Budget, Councilman Parker opposes the increase, and Council President Keolker-Wheeler, in the past, has questioned whether an increase is needed to fund upcoming projects.

Responding to Councilman Clawson's comments regarding enterprise funds, Planning/Building/Public Works Administrator Gregg Zimmerman confirmed that the utilities are an enterprise fund, are self-sustaining, and at times are supplemented by bond issuances to help pay for the Capital Improvement Program. The utility fund does not receive general fund money.

Pointing out that the increase is necessary, Mr. Clawson indicated that the utility rates can be increased by 3% now, or at a higher rate in the future.

Councilman Parker stated that the current state of the economy must be considered, and this is not an appropriate time to raise rates that will affect the entire Renton population. He added that there is no reason why money from the general fund cannot be put into the utility fund to pay for capital improvement projects.

Council President Keolker-Wheeler acknowledged the importance of fully funding the utilities, and expressed her support to raise the rates in a nominal amount this year.

Mayor Tanner confirmed that the City will not have to defer a single project if the rate increase is not approved; however, a larger rate increase will be necessary next year. He stated that although he is not proposing a rate increase, he is not opposed to one.

In response to Councilwoman Nelson's inquiry regarding the dollar amount of the increase, Mr. Zimmerman stated that the average residential customer would
see an increase of approximately one dollar per month.

*ROLL CALL: FOUR AYES: KEOLKER-WHEELER, BRIERE, NELSON, CLAWSON; THREE NAYS: PARKER, PERSSON, CORMAN. MOTION CARRIED. (See page 435 for ordinance.)

**ORDINANCES AND RESOLUTIONS**

The following ordinances were presented for first reading and advanced for second and final reading:

Comprehensive Plan: 2003 Amendments

An ordinance was read adopting the 2003 amendments to the City's 1995 Comprehensive Plan, maps, and data in conjunction therewith, and declaring an emergency. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #5026**

Comprehensive Plan: 2003 Amendments

Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Planning: Urban Center-North Zoning Designations

An ordinance was read amending Chapter 2, Zoning Districts - Uses and Standards, of Title IV (Development Regulations) of City Code to add the Urban Center-North zoning designations, and declaring an emergency. MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #5027**

Planning: Urban Center-North Zoning Designations

Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Planning: Urban Center-North Zoning, Addition to Processes & Procedures

An ordinance was read amending Chapter 1, Administration and Enforcement; Chapter 2, Zoning Districts - Uses and Standards; Chapter 3, Environmental Regulations and Overlay Districts; Chapter 8, Permits and Decisions; Chapter 9, Procedures and Review Criteria; and Chapter 11, Definitions; of Title IV (Development Regulations) of City Code by adding regulations implementing the Urban Center-North zoning to Citywide processes and procedures, and updating names of City site plan processes, and declaring an emergency. MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #5028**

Planning: Urban Center-North Zoning, Addition to Processes & Procedures

Following second and final reading of the above ordinance, it was MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Planning: Urban Center-North, Airport & Design Overlay

An ordinance was read amending Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of City Code revising Airport related height and use regulations and urban center design overlay regulations for development in the Urban Center-North, and declaring an emergency. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #5029**

Planning: Urban Center-North, Airport & Design Overlay

Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.
An ordinance was read amending Section 4-4-080, Parking, Loading, and Driveway Regulations, of Chapter 4, Citywide Property Development Standards, of Title IV (Development Regulations) of City Code by creating parking standards for development in Urban Center-North, and declaring an emergency. MOVED BY BRIERE, SECONDED BY CORMAN, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #5030**
Planning: Urban Center-North, Parking Standards
Rezone: BNSF Railroad Property, Logan Ave N, IL to UC-N 1 (R-02-141)

An ordinance was read changing the zoning classification of property consisting of 2.78 acres located at Logan Ave. N. and N. 6th St. from Light Industrial (IL) to Urban Center-North 1 (UC-N 1) zoning, and declaring an emergency; R-02-141 (Burlington Northern Santa Fe Railroad). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #5031**
Rezone: BNSF Railroad Property, Logan Ave N, IL to UC-N 1 (R-02-141)

An ordinance was read changing the zoning classification of property consisting of 13.77 acres located on Park Ave. N., between N. 5th St. and N. 8th St. from Commercial Office (CO) to Urban Center-North 1 (UC-N 1) zoning, and declaring an emergency; R-02-141 (Boeing). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #5032**
Rezone: Boeing Property, Park Ave N, CO to UC-N 1 (R-02-141)

An ordinance was read changing the zoning classification of property consisting of 89.85 acres located north of N. 6th St., between Logan Ave. N. and Garden Ave. N. from Heavy Industrial (IH) to Urban Center-North 1 (UC-N 1) zoning, and declaring an emergency; R-02-141 (Boeing). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #5033**
Rezone: Boeing Property, N 6th St, IH to UC-N 1 (R-02-141)

An ordinance was read changing the zoning classification of property consisting of 154.47 acres located between Lake Washington on the north, Nishiwaki Lane on the west, and Logan Ave. N. on the east from Heavy Industrial (IH) to Urban Center-North 2 (UC-N 2) zoning, and declaring an emergency; R-02-141 (Boeing). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.
Ordinance #5034
Rezone: Boeing Property, Logan Ave N, IH to UC-N 2 (R-02-141)
Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Rezone: Wendell Property, Park Ave N, CO to UC-N 1 (R-02-141)
An ordinance was read changing the zoning classification of property consisting of 0.57 acres located at Park Ave. N. and N. 6th St. from Commercial Office (CO) to Urban Center-North 1 (UC-N 1) zoning, and declaring an emergency; R-02-141 (Wendell). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5035
Rezone: Wendell Property, Park Ave N, CO to UC-N 1 (R-02-141)
Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Rezone: Wiemeyer Property, N 5th St, CO to UC-N 1 (R-02-141)
An ordinance was read changing the zoning classification of property consisting of 0.40 acres located at N. 5th St. and Garden Ave. N. from Commercial Office (CO) to Urban Center-North 1 (UC-N 1) zoning, and declaring an emergency; R-02-141 (Wiemeyer). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING.

Ordinance #5036
Rezone: Wiemeyer Property, N 5th St, CO to UC-N 1 (R-02-141)
Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Rezone: Fry's Property, Garden Ave N, COR 3 to UC-N 1 (R-03-100)
An ordinance was read changing the zoning classification of property consisting of 21.3 acres located at Garden Ave. N. and N. 8th St. from Center Office Residential 3 (COR 3) to Urban Center-North 1 (UC-N 1) zoning, and declaring an emergency; R-03-100 (Fry's). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5037
Rezone: Fry's Property, Garden Ave N, COR 3 to UC-N 1 (R-03-100)
Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Rezone: BNSF Railroad Property, Lake WA Blvd N, IH to UC-N 2 (R-02-141)
An ordinance was read changing the zoning classification of property consisting of 3.91 acres located at Lake Washington Blvd. N. from Heavy Industrial (IH) to Urban Center-North 2 (UC-N 2) zoning, and declaring an emergency; R-02-141 (Burlington Northern Santa Fe Railroad). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5038
Rezone: BNSF Railroad Property, Lake WA Blvd N, IH to UC-N 2 (R-02-141)
Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Rezone: Puget Sound Energy
Ordinance #5039
Rezone: Puget Sound Energy
Property, Lake WA Blvd N, IH to UC-N 2 (R-02-141)

Following second and final reading of the above ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

The following ordinances were presented for first reading and referred to the Council meeting of 12/01/2003 for second and final reading:

Annexation: Falk, S 47th St & 102nd Ave SE

An ordinance was read annexing contiguous unincorporated territory known as the Falk Annexation consisting of 6.43 acres bounded by S. 47th St. to the north, SE 185th Pl. to the south, and 102nd Ave. SE to the east, by the election method; and setting the taxation rate, establishing a zoning classification of R-8, and fixing the effective date of the annexation. MOVED BY CORMAN, SECONDED BY PERSSSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/01/2003. CARRIED.

Budget: 2004 Property Tax Levy

An ordinance was read establishing the property tax levy for the year 2004 for both general purposes and for voter approved bond issues. MOVED BY PARKER, SECONDED BY PERSSSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/01/2003. CARRIED.

Utility: Rates

An ordinance was read amending Sections 8-4-31 of Chapter 4, Water, and 8-5-15 of Chapter 5, Sewers, of Title VIII (Health and Sanitation) of City Code by increasing utility fees. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/01/2003. CARRIED.

Rezone: JDA Group Property, Rainier Ave N, R-8 to CA (R-02-140)

An ordinance was read changing the zoning classification of property consisting of 0.52 acres located on the 600 block of Rainier Ave. N. from Residential - eight dwelling units per acre (R-8) to Commercial Arterial (CA) zoning; R-02-140 (JDA Group LLC). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/01/2003. CARRIED.

Rezone: JDA Group Property, Rainier Ave N, R-8 to CA (R-02-142)

An ordinance was read changing the zoning classification of property consisting of 0.57 acres located on the 500 block of Rainier Ave. N. from Residential - eight dwelling units per acre (R-8) to Commercial Arterial (CA) zoning; R-02-142 (JDA Group LLC). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/01/2003. CARRIED.

Rezone: WSDOT Carr Rd Site A, R-1 to R-10 (R-01-165)

An ordinance was read changing the zoning classification of property consisting of 13.88 acres located south of S. 43rd St., if extended, and west of Panther Creek canyon to its east, and north of S. 47th St. from Residential - one dwelling unit per acre (R-1) to Residential - ten dwelling units per acre (R-10) zoning; R-01-165 (WSDOT Carr Rd. Site A). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/01/2003. CARRIED.
Rezone: WSDOT Carr Rd Site B, R-1 to R-5 (R-01-165)

An ordinance was read changing the zoning classification of property consisting of 8.14 acres located north of S. 47th St. and west of Panther Creek canyon to its east from Residential - one dwelling unit per acre (R-1) to Residential - five dwelling units per acre (R-5) zoning; R-01-165 (WSDOT Carr Rd. Site B). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/01/2003. CARRIED.

Rezone: WSDOT Carr Rd Site C, R-1 to R-5 (R-01-165)

An ordinance was read changing the zoning classification of property consisting of 8.37 acres located to the northeast of the Panther Creek canyon and south of S. 43rd St., if extended, and west of 104th Ave. SE from Residential - one dwelling unit per acre (R-1) to Residential - five dwelling units per acre (R-5) zoning; R-01-165 (WSDOT Carr Rd. Site C). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/01/2003. CARRIED.

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

**Ordinance #5040**
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 BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: SIX AYES: KEOLKER-WHEELER, BRIERE, PERSSON, CORMAN, NELSON, CLAWSON; ONE NAY: PARKER. CARRIED.

The following resolutions were presented for reading and adoption:

**Resolution #3666**
Comprehensive Plan: Dalpay Development Agreement

A resolution was read authorizing the Mayor and City Clerk to execute a development agreement between the City of Renton and Dalpay Properties LLC, a Washington Limited Liability Company, Louis B. Woodcock, Godofredo and Avelina Blanco, and Edwin Goebel (owner). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3667**
Comprehensive Plan: Tydico Development Agreement

A resolution was read authorizing the Mayor and City Clerk to execute a development agreement with Liberty Ridge LLC (Tydico). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3668**
Comprehensive Plan: Merlino Development Agreement

A resolution was read authorizing the Mayor and City Clerk to execute a development agreement with SR 900 LLC (Merlino). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3669**
Comprehensive Plan: Boeing Development Agreement

A resolution was read authorizing the Mayor and City Clerk to enter into a development agreement with The Boeing Company, establishing certain roles and responsibilities for the potential phased redevelopment of all or a portion of the Boeing Renton plant site. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Added**

**Resolution #3670**

A resolution was read terminating a moratorium on development in portions of the Heavy Industrial (IH) Zone, effective December 1, 2003. MOVED BY
Planning: Heavy Industrial
Zone Development
Moratorium

CORMAN, SECONDED BY NELSON, COUNCIL ADOPT THE
RESOLUTION AS READ. CARRIED.

NEW BUSINESS
Police: Animals at Large

Councilman Corman reported receipt of complaints from some Highlands area
residents regarding menacing pit bull dogs, and he advised residents to call the
Police Department if they are intimidated by any animals on the loose.

ADJOURNMENT

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL ADJOURN.
CARRIED. Time: 9:03 p.m.

Bonnie I. Walton, City Clerk

Recorder: Michele Neumann
November 24, 2003