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

ROLL CALL OF COUNCILMEMBERS
TERRI BRIERE, Council President; RICH ZWICKER; GREG TAYLOR; RANDY CORMAN; MARCIE PALMER; DON PERSSON; KING PARKER.

CITY STAFF IN ATTENDANCE
DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Public Works Administrator; IWEN WANG, Finance and Information Technology Administrator; MARTY WINE, Assistant CAO; SUZANNE DALE ESTEY, Economic Development Director; PREETI SHRIDHAR, Communications Director; ANGIE MATHIAS, Associate Planner; ROCALIE TIMMONS, Associate Planner; EMERGENCY MANAGEMENT DIRECTOR DEBORAH NEEDHAM, Fire and Emergency Services Department; POLICE CHIEF KEVIN MILOSEVICH, DEPUTY CHIEF TIM TROXEL, COMMANDER KATIE MCCLINCY and COMMANDER FLOYD ELD RIDGE, Police Department.

SPECIAL PRESENTATION
Police Chief Kevin Milosevich recognized the following officers for their outstanding performances in 2010, and recapped each officer’s achievements:

Employee of the 1st Quarter and Employee of the Year - Officer Jeffery Hardin;
Co-Employees of the 2nd Quarter - Officers Jeanna Barrett and Shawn Tierney;
Employee of the 3rd Quarter - Officer Edward Sagiao; and Employee of the 4th Quarter - John Awai.

Additionally, Chief Milosevich recognized Officer Michael Walker, an Army Reservist, for his military service. He noted that Officer Walker spent 18 months in Afghanistan working on an international major crimes task force as a Special Agent. Chief Milosevich remarked that an Afghani flag presented to the department by Officer Walker will be incorporated into a display that recognizes department personnel who have served overseas.

PUBLIC MEETING
Annexation: Gaile, SE 160th St & 131st Pl SE

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Law opened the public meeting to consider the Notice of Intention to Commence Annexation Proceedings filed by Robert Harlan on 1/3/2011 for the proposed Gaile Annexation; 43.6 acres, located in the vicinity of SE 160th Pl. and 131st Pl. SE.

Ms. Mathias reported that the site is within the City’s potential annexation area, and contains single family lots and property owned by the City of Seattle. She remarked that there are no regulated slopes in the area, and there are two Class 2 streams nearby. Ms. Mathias stated that public services are currently provided by Fire District #40, Soos Creek Water and Sewer District, and the Renton School District.
Reviewing the site’s zoning, Ms. Mathias stated that existing King County zoning is R-6 (six dwelling units per gross acre). She stated that the City’s Comprehensive Plan designates the site as Residential Low Density and that the area was pre-zoned as R-4 (four dwelling units per net acre) in 2010.

Ms. Mathias reported that the proposed annexation is generally consistent with City annexation policies and Boundary Review Board objectives. Regarding the fiscal impact analysis, she stated that there are no new area development possibilities, and at the current development of 154 dwellings there would be a deficit of $18,366. She remarked that as property values increase to $350,000 over a ten year period, there would be a moderate surplus of $8,354. Ms. Mathias indicated that there were no concerns from City departments, although the Public Works Department requested that the boundaries be extended so an access easement and nearby roadway could be included in the annexation.

Ms. Mathias stated that the administration recommends accepting the petition, amending the boundary as requested, and authorizing circulation of the 60% petition specifying that property owners accept the City’s Comprehensive Plan land use designation and zoning.

Public comment was invited.

Robert Harlan (King County) remarked that although the proposed Gaile annexation area is within Fairwood, a larger area that previously rejected two incorporation efforts and one annexation effort, the majority of the residents in the proposed Gaile annexation area voted for annexation to Renton. He remarked that residents of the nearby Benson Hill area that was annexed in 2008 are happy with their decision, and he requested that Council accept the proposed Gaile annexation notice of intent.

Aaron McLuen (King County) remarked that he believes the proposed annexation violates the Boundary Review Board objective to preserve natural neighborhoods and communities. He explained that this proposed annexation would split the Fairwood West community into two parts. Mr. McLuen stated that the community has a homeowners’ association that would have half its residents in Renton city limits and half in unincorporated King County. He urged Council to review this matter further prior to accepting the proposed annexation.

Bill Vanderpas (King County) expressed support for the annexation. He noted that his daughter lives in the Benson Hill community, and was pleased that the City used de-icer, plowed, and sanded roads during the recent snow event. He also added that his daughter’s overall costs did not increase after her property was annexed. Mr. Vanderpas stated that for him this annexation cannot happen fast enough.

Paul Witt (Renton) stated that although he does not oppose this annexation, the fiscal analysis model used in the preparation of the annexation documents should be reviewed. He remarked that it is unlikely the costs to provide all City services except fire to the residents will remain flat, and that the cost to provide fire service will double over a ten-year period.
Continuing, Mr. Witt noted that the City made an alteration regarding the valuation of the properties over the ten-year period, but pointed out the City would not receive double the tax revenue even if the properties had doubled in value.

Don Erickson (King County) expressed opposition to the annexation. He stated that the City's website did not explain what new taxes residents could expect to pay, but conceded that they would most likely be comparable to County taxes. Mr. Erickson also voiced concern that the annexation would break up the Fairwood West community, and that the access easement was City of Seattle right-of-way that area residents are not entitled to use.

Correspondence was entered into the record from Ronald W. Graver, Kimberle Graver, and Sarah Graver (King County) expressing opposition to the annexation.

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

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ACCEPT THE 10% NOTICE OF INTENT PETITION FOR THE GAILE ANNEXATION, AMEND THE BOUNDARY AS REQUESTED, AND AUTHORIZE THE CIRCULATION OF A 60% DIRECT PETITION TO ANNEX SPECIFYING THAT SIGNERS SUPPORT FUTURE ZONING CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN LAND USE DESIGNATION AND ZONING.*

Discussion ensued regarding the deliberation of future annexation issues at the upcoming (3/10/2011) Council retreat, voting prematurely on the Gaile annexation petition, and parliamentary procedures. *MOTION AND SECOND WITHDRAWN.

MOVED BY ZWICKER, SECONDED BY PARKER, COUNCIL REFER THE GAILE ANNEXATION NOTICE OF INTENT TO THE COMMITTEE OF THE WHOLE (FOR DISCUSSION AFTER THE 3/10/2011 COUNCIL RETREAT).*

Councilmember Zwicker clarified that the City's annexation policy and not the Gaile annexation specifically would be discussed at the Council retreat. Councilmember Parker noted for the record that he would like a discussion at the upcoming retreat on how fiscal appropriateness of all annexations is determined and the criteria used. *MOTION CARRIED.

PUBLIC HEARING

CED: School Impact Fees

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Law opened the public hearing to consider the collection of impact fees for the Issaquah, Kent and Renton School Districts.

Associate Planner Rocale Timmons stated that the school impact fees are assessed on new development being constructed within the City of Renton. She explained that the money collected then can be used towards school district Capital Facilities only and not for ongoing operations or maintenance. Ms. Timmons remarked that each school district is required to adopt a Capital Facilities Plan and the plans authorize collection of the fees in order to offset anticipated growth within each district.
Ms. Timmons stated that Issaquah’s service area within Renton allows single-family units only and that the Issaquah School District has requested a fee of $3,344, which is an increase of $464. She reported that the Kent School District is requesting an impact fee of $5,486 per new single-family unit, which is an increase of $92 from last year. She stated that the Kent School District is also requesting a $3,378 fee for new multi-family units, which is an increase of $56 from last year.

Regarding the Renton School District, Ms. Timmons reported that impact fees of $6,310 per new single-family unit and $1,258 per new multi-family unit are again being requested. She remarked that the fees have not increased from last year.

Concluding, Ms. Timmons stated that staff recommends adoption of the requested fees after final review by the Finance Committee.

Responding to Councilmember Zwicker’s inquiry, Ms. Timmons stated that Renton is the only jurisdiction within Renton School District boundaries that collects an impact fee on their behalf. Mr. Zwicker urged members of the Finance Committee to consider this fact when deliberating on this issue.

There being no public comment, it was MOVED BY ZWICKER, SECONDED BY PARKER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

CONSENT AGENDA

Items listed on the consent agenda are adopted by one motion which follows the listing. At the request of Councilmember Zwicker, Items 8.f. and 8.g. were removed for separate consideration.

Council Meeting Minutes of 2/14/2011

Approval of Council meeting minutes of 2/14/2011. Council concur.

Latecomer Agreement:
Friedman Development, S 2nd St & S Tobin St, LA-05-001

Community and Economic Development Department recommended final approval of the 15-year Friedman Development, LLC latecomer agreement requested by Steven Friedman for 12-inch water main extension along Williams Ave. S, between S. 2nd St. and S. Tobin St. Refer to Utilities Committee.

CED: Title IV (Development Regulations) Docket #6

Community and Economic Development Department submitted the proposed 2011 Title IV (Development Regulations) Docket #6 recommendations for review and approval. Refer to Planning and Development Committee and Planning Commission.

Community Services:
Encroachments on Public Property

Community Services Department recommended amending City Code by adopting an ordinance regarding encroachments on public property. Refer to Community Services Committee.

CAG: 07-014, 2006 Flood Damages, WA State Military Department Grant

Fire and Emergency Services Department recommended approval of Amendment B to CAG-07-014, with the Washington State Military Department, for public assistance for the November 2006 flood event, in order to extend the expiration date to 12/31/2012. Council concur.

MOVED BY BRIERE, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA MINUS ITEMS 8.f. and 8.g. CARRIED.
Separate Consideration Item
8.f.
Transportation: Phase II SW 27th St/Strander Blvd Extension, City of Tukwila

Transportation Systems Division recommended approval of an interlocal agreement with the City of Tukwila establishing the City of Renton as the lead agency for Phase II of the SW 27th St./Strander Blvd. Extension project. Refer to Transportation (Aviation) Committee.

Separate Consideration Item
8.g.
Transportation: Strander Blvd. Underpass, City of Tukwila & BNSF Railway

Transportation Systems Division recommended approval of an agreement with the City of Tukwila and the Burlington Northern Santa Fe (BNSF) Railway regarding the assignment of rights and responsibilities for the construction and maintenance of the Strander Blvd. underpass. Refer to Transportation (Aviation) Committee.

Councilmember Zwicker stated that Consent Agenda Items 8.f. and 8.g. pertain to the Strander Blvd. project, and that most Councilmembers had served on Transportation committees in the past and would like to know about this project.

MOVED BY ZWICKER, SECONDED BY PARKER, COUNCIL REFER CONSENT AGENDA ITEMS 8.f. and 8.g. TO THE COMMITTEE OF THE WHOLE. CARRIED.

UNFINISHED BUSINESS
Finance Committee
Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 300790 - 301100 and three wire transfers totaling $4,103,710.91; and approval of 727 direct deposits, 385 payroll vouchers, and one wire transfer totaling $3,286,769.72. MOVED BY PERSSON, SECONDED BY TAYLOR, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to set the net operating cost threshold of $2.6 million for the City’s fiscal year 2011 and the State’s fiscal year 7/1/2011 to 6/30/2012, and set the sales tax rate for 2011 at 0.1% which is a credit against the state tax. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption.

MOVED BY PERSSON, SECONDED BY TAYLOR, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page later this page for resolution.)

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to write off a total bad debt of $23,054.41 and to authorize the necessary accounting adjustments to remove these debts as owing on the City’s financial records. The bad debts being written off include Government General $8,654.44, Community Services $1,801, and Risk Management $12,598.97. The administration and the City’s collection agency have attempted to collect these debts for over 12 months without success.

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

The following resolution was presented for reading and adoption:

RESOLUTION #4084
Finance: 2011 Threshold and Sales Tax Rebate, Benson Hill Communities Annexation

A resolution was read authorizing the City to impose a sales and use tax, authorized by RCW 82.14.415, as a credit against the State sales and use tax, relating to annexations. MOVED BY PERSSON, SECONDED BY TAYLOR, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.
ORDINANCE #5589
CED: 2010 Title IV (Development Regulations)
Docket #D-50, Small Scale Scientific Research Facilities

The following ordinances were presented for second and final reading:

An ordinance was read amending Subsection 4-2-060.A., Agriculture and Natural Resources, of Chapter 2, Zoning Districts - Uses and Standards, and Section 4-11-180, Definitions R, of Chapter 11, Definitions, of Title IV (Development Regulations), of City Code, amending the zoning use regulations regarding agriculture and natural resources by adding a use to the zoning use table specifying which zones allow for small-scale scientific research activities or uses, and adding a definition for “Research - Scientific (Small Scale).” MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL. ALL AYES. CARRIED.

ORDINANCE #5590
CED: 2010 Title IV (Development Regulations)
Docket #D-52, Evaluation of Residential Development Standards

An ordinance was read amending Subsections 4-2-020.C., Residential One Dwelling Unit per Net Acre (R-1), 4-2-110.A, Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures), 4-2-110.B., Development Standards for Residential Development (Detached Accessory Buildings), and 4-2-110.D., Conditions Associated with Development Standards Table for Residential Zoning Designations, of Chapter 2, Zoning Districts - Uses and Standards, of Title IV (Development Regulations), of City Code, clarifying the regulations regarding development standards and conditions associated with the Residential-1 (R-1), Residential-4 (R-4), Residential-8 (R-8), and Residential-10, (R-10) zoning designations. MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL. ALL AYES. CARRIED.

ORDINANCE #5591
CED: 2010 Title IV (Development Regulations)
Docket #D-53, Fee-In-Lieu of Provision for Parks

An ordinance was read amending Chapter 1, Administration and Enforcement, Subsection 4-2-115.F.2., Open Space, of Chapter 2, Zoning Districts - Uses and Standards, and Subsection 4-3-100.E.4., Recreation Areas and Common Open Space, of Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations), of City Code, by adding a new Section 4-1-240, Common Open Space Substitutions, and amending current regulations by adding provisions permitting trail and/or park dedications or a fee-in-lieu for common open space standards required in the Residential-10 (R-10) and Residential-14 (R-14) zone, Design Districts A,C, and D, and King County vested subdivisions. MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL. ALL AYES. CARRIED.

ORDINANCE #5592
CED: 2010 Title IV (Development Regulations)
Docket #D-56, Cedar River Pipeline Zoning

An ordinance was read establishing the zoning classification of certain properties annexed with the City of Renton (Cedar River Pipeline) generally located south of S. 134th St, east of Oakesdale Ave. SW, and west of Hardie Ave. SW, to R-8 (Residential Eight Dwelling Units per net Acre) zoning and R-10 (Residential Ten Dwelling Units per net Acre) zoning. MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL. ALL AYES. CARRIED.

NEW BUSINESS
Community Event: MLK Church Black History Month Celebration

Councilmember Taylor announced that he attended the 34th anniversary celebration of the Martin Luther King, Jr. Baptist Church. He stated that the MLK church was the first African American church in Renton, and was founded in 1977 by Margie Williams, Reverend J.W. Henderson, Reverend Jones, and several others. Mr. Taylor remarked that the collective contributions of the MLK church have been countless over the years, ranging from feeding and clothing families to housing homeless men.
Mr. Taylor added that the church is building a new center called the Benson Family Christian Education Center, which will help youth by offering workshops, tutoring, and job skills.

ADJOURNMENT

MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED.

Time: 8:00 p.m.

Bonnie I. Walton, CMC, City Clerk

Jason Seth, Recorder
February 28, 2011
# RENTON CITY COUNCIL COMMITTEE MEETING CALENDAR

Office of the City Clerk  
COUNCIL COMMITTEE MEETINGS SCHEDULED AT CITY COUNCIL MEETING  
February 28, 2011

<table>
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<th>COMMITTEE/CHAIRMAN</th>
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| **COMMITTEE OF THE WHOLE**  
(Briere) | MON., 3/7 5 p.m. | Solid Waste Contract - Briefing; SAFER Grant Award - Briefing; Strander Blvd. Interlocal Agreement with City of Tukwila; Strander Blvd. Underpass Agreement with City of Tukwila and BNSF Railway; Emerging Issues in Economic Development  
*7th Floor Conferencing Center* |
| **COUNCIL WORKSHOP**  
(BRIERE) | THURS., 3/10 8 a.m. - 5 p.m. | 2012-2017 Business Plan; City Center Plan; Annexation Policy; Future Quality of Life Initiative; 2010 Census; Public Safety Issues Update; Renton’s Diversity  
*Merrill Gardens at Renton Centre, 104 Burnett Ave. S.* |
| **COMMUNITY SERVICES**  
(Palmer) | | |
| **FINANCE**  
(Persson) | MON., 3/7 3:15 p.m. | Vouchers; Emerging Issues in Revenue; School Impact Fees |
| **PLANNING & DEVELOPMENT**  
(Parker) | WED., 3/2 5 p.m. | Joint Meeting with Planning Commission - Planning Division Work Program  
*Note Special Day and Time* |
| **PUBLIC SAFETY**  
(Taylor) | MON., 3/7 4 p.m. | Fire & Emergency Services Department Staffing (briefing only) |
| **TRANSPORTATION (AVIATION)**  
(Corman) | | |
| **UTILITIES**  
(Zwicker) | | |

**NOTE:** Committee of the Whole meetings are held in the Council Chambers unless otherwise noted. All other committee meetings are held in the Council Conference Room unless otherwise noted.