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
RANDY CORMAN, Council President; GREG TAYLOR; RICH ZWICKER; TERRI BRIERE; ED PRINCE; DON PERSSON; and MARCIE PALMER.

CITY STAFF IN ATTENDANCE
DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Senior Assistant City Attorney; BONNIE WALTON, City Clerk; IWEN WANG, Administrative Services Administrator; CHIP VINCENT, Community and Economic Development Administrator; GREG ZIMMERMAN, Public Works Administrator; TERRY HIGASHIYAMA, Community Services Administrator; PETER RENNER, Facilities Director; KELLY BEYMER, Parks & Golf Course Director; ANGIE MATHIAS, Associate Planner; FIRE & EMERGENCY SERVICES ADMINISTRATOR MARK PETERSON and EMERGENCY MANAGEMENT COORDINATOR MINDI MATTSON, Fire & Emergency Services Department; COMMANDER KATIE MCCLINCY, Police Department.

PROCLAMATION
A proclamation by Mayor Law was read declaring September 2013 to be “Ready in Renton Month” in the City of Renton, and encouraging all citizens to join in this special observance. MOVED BY TAYLOR, SECONDED BY BRIERE, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Emergency Management Coordinator Mindi Mattson accepted the proclamation on behalf of the Fire and Emergency Services Department, and thanked the City for taking the time to spotlight the “Ready in Renton” campaign. She reported that this year’s focus is on reaching out to culturally diverse communities and to make residents aware that helping each other is one of the most important components of disaster preparedness.

PUBLIC MEETINGS
Annexation: Alpine Nursery, SE 146th Pl & 160th Ave SE; File # A-13-003

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 10% Notice of Intent to Commence Annexation Proceedings petition for the proposed Alpine Nursery Annexation; approximately 17.1 acres bounded on the south by parcel line near SE 146th Pl., on the north by SE 8th, if extended, on the east by 161st Ave. SE and on the west by 160th Ave. SE.

Associate Planner Angie Mathias reported that the proposed Alpine Nursery annexation site is within Renton’s East Plateau potential annexation area (PAA), and contains single-family homes, the Alpine Nursery business, and vacant land. She noted that there is some slight topographical slope upward in the north, but that is already built out. She stated that there are no streams or wetlands in the area. Ms. Mathias stated that public services are currently provided by Fire District #25, Water District #90, Renton sewer utility, and the Issaquah School District.

Reviewing the site’s zoning, Ms. Mathias stated that the area is designated in King County’s Comprehensive Plan as Urban Residential Medium (four to
Ms. Mathias reported that it is estimated there would be $32,403 in revenues and $29,992 in costs annually to the City’s Operating Fund if annexed, which could change to $65,064 in revenues and $58,231 in costs if the potential 25 additional dwelling units are built over the next ten years.

Concluding, Ms. Mathias stated that the proposed annexation is generally consistent with City annexation policies and Boundary Review Board objectives, and the City’s best interests and general welfare would be served by this annexation.

Responding to Council President Corman’s inquiry about whether or not Alpine Nursery will be able to continue to operate as a nursery in the City’s R-4 zone after annexed, Ms. Mathias explained that the City could grandfather them in as long as they continue that use.

Councilmember Persson indicated that the difference between the City's R-4 designation and the King County's R-4 designation is that the City requires “net acre”, which means fewer houses would be built under the City’s R-4 than it would be under the County.

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

MOVED BY ZWICKER, SECONDED BY PRINCE, COUNCIL ACCEPT THE 10% NOTICE OF INTENT PETITION FOR THE ALPINE NURSERY ANNEXATION, 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. CARRIED.

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 10% Notice of Intent to Commence Annexation Proceedings petition for the proposed Colacurcio Annexation; approximately 4.1 acres bordered by parcel lines at approximately S 114th St. to the north and S 115th St. to the south, Lake Washington to the east and Rainier Ave. S to the west.

Associate Planner Angie Mathias reported that the proposed Colacurcio annexation site is in the City’s West Hill potential annexation area (PAA), and contains mobile homes and vacant land. She noted that the site contains no regulated slopes, and abuts Lake Washington, the Cedar River and an unnamed Class 4 stream. She stated public services are currently provided by Skyway Fire District #20, Skyway water and sewer service, and the Renton School District.

Ms. Mathias stated that the area is designated in King County’s Comprehensive Plan as Urban Residential High (twelve or more dwelling units per gross acre) with R-48 zoning (forty-eight dwelling units per acre). She reported that the City’s Comprehensive Plan designates the area as Commercial Office Residential (COR). Ms. Mathias explained that if the City decides to move forward with the
annexation, zoning hearings will be conducted simultaneously with the annexation process.

Ms. Mathias reported that currently there are 17 dwelling units in the area, and if annexed, $15,020 in revenues and $7,627 in costs annually to the City’s Operating Fund are estimated, which would change to $74,408 in revenues and $32,011 in costs if the potential 39 additional dwelling units are built, along with a capacity of 66,000 square feet of commercial/office use over the next ten years.

Ms. Mathias noted that there are concerns over the provision of City services and preventing abnormally irregular boundaries. She stated that the administration recommends amending the proposed annexation boundary to bring the parcel line at the south-end down to abut with the current city limits and include the three parcels to the south that are east of Rainier Avenue.

Concluding, Ms. Mathias stated that the proposed annexation is generally consistent with City annexation policies and Boundary Review Board objectives, and the City’s best interests and general welfare would be served by this annexation.

Councilmember Zwicker expressed concern over the manufactured home park, and asked for information about what considerations the City has taken into inheriting the area.

Responding to Council inquiries, Ms. Mathias explained that the proponents are aware of the recommendation to amend the annexation boundary, and that the property owners in the additional areas have been notified about the possibility of joining the annexation. Further responding, she explained that if the annexed area currently has a city address other than Renton, it will be ultimately up to the Postal Service to decide and make a change.

Public comment was invited.

Nisan Harel (Seattle), Era Living’s Director of Capital Projects commented on behalf of The Lakeshore living facility their opposition to the City’s acceptance of the 10% Notice of Intent to Annex petition and proposed zoning of Commercial Office Residential (COR). He also expressed objection to the addition of the Lakeshore parcel to the annexation boundary. Mr. Harel stated that The Lakeshore facility was developed and is compatible with the surrounding properties under King County R-48 zoning, and that changing any of those properties to COR zoning would affect the characteristics of the existing neighborhood and the quality of life of the elderly residents who live in the community. He commented that without the financial support of the offsetting sales tax, it would be costly for the City to provide public services to the West Hill area. Additionally, Mr. Harel opined that the fiscal analysis for the next 10 years should be based on the mixed uses of the area that COR zoning allows, not only for an additional 39 housing units.

Council President Corman stated that he believes the value of having COR zone is to allow an intense mix of developments into the area, which makes the Lakeshore area more approachable to the public. He asked if the residents of the Lakeshore complex would prefer not having an access to the water.
Mr. Harel responded that the residents support having a residential building with retail in the area, but are concerned that COR zoning also allows hotels and industrial offices to be built there.

Katherine Laird (Seattle) speaking on behalf of the proponents from Seattle and the estate of William Colacurcio, stated that she believes that being within the City of Renton is the best for the property. She noted that she has been in contact with the owners of the Lakeshore property and the apartment building about the annexation. Ms. Laird pointed out that there have been 41 petitions for annexation approved by the City in the past 10 years, and that there have been times where annexation was approved and a county road was used for accessing the annexation area. She requested that the annexation be approved as originally proposed without the boundary modifications.

Peggy Jordan (King County) stated that she has lived in the manufactured home park for 15 years, and the residents there understand that there could be new development coming in the area. She asked for clarifications on how long the annexation takes and what it means for the residents who live in the park.

Mayor Law referred Ms. Jordan to city staff for answers to her questions. He emphasized that what is being proposed is only the annexation, not the development of the property.

Mark Johnston (King County) expressed opposition to the 10% Notice of Intent. He opined that the annexation proposal violates the City’s Objective LU-K and Policy LU-44. Mr. Johnston also expressed concern that the annexation could result in high value properties being absorbed into Renton, and proportionally lower value properties being left to remain in the unincorporated West Hill area.

Responding to Councilmember Briere’s inquiry regarding the annexation boundaries, Ms. Mathias stated that if the annexation was to proceed without the additional three parcels, the City would want to consider adding the small area at the south, which is actually a portion of the City’s larger Renton airport parcel, in order to abut with the city limit more fully.

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

Councilmember Persson expressed his concern over the zoning of the proposed annexation, and asked if the process can be held off until an agreement is reached between the City and the Lakeshore residents.

Community and Economic Development Administrator Chip Vincent stated that he would like to have the opportunity to sit down with the applicants and the property owners who would be affected by the annexation and see if there are alternative zoning options that would be acceptable to all parties. He asked if Council could take action to allow a meeting to occur between the applicants and the properties’ representatives with the idea of coming back with an alternative recommendation.

Discussions ensued regarding Council’s options and action to be taken. Senior Assistant City Attorney Zanetta Fontes affirmed that by state law the purpose of tonight’s meeting is to accept, reject, or geographically modify the annexation, and suggested that Council take such action accordingly.
MOVED BY ZWICKER, SECONDED BY PRINCE, COUNCIL REJECT THE 10% NOTICE OF INTENT PETITION FOR THE COLACURCIO ANNEXATION. CARRIED.

Annexation: Maertins, NE 16th St & 144th Ave SE; File # A-13-004

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 10% Notice of Intent to Commence Annexation Proceedings petition for the proposed Maertins Annexation; approximately 4.2 acres bounded by NE 16th St. to the north, SE Renton-Issaquah Rd to the south, parcel lines in proximity to 145th Pl. SE to the east and 144th Ave. SE to the west.

Associate Planner Angie Mathias reported that the proposed Maertins annexation site is within the City’s East Plateau potential annexation area (PAA), and current use includes single family and vacant land. She stated that there is within the area a Class 4 stream and the Class 4 Honey Creek. She stated the public services are currently provided by Fire District #25, Water District #90, Renton sewer utility, and the Renton School District.

Ms. Mathias explained that the area is designated in King County’s Comprehensive Plan as Urban Residential Medium (four to twelve dwelling units per gross acre) with R-4 zoning (four dwelling units per acre). She reported that the City’s Comprehensive Plan designates the site as Residential Low Density (RLD) and has not been pre-zoned. She explained that RLD zoning designation allows Resource Conservation (one dwelling unit per ten net acres), R-1 (one dwelling unit per one net acre), and R-4 (four dwelling units per net acre). Ms. Mathias further explained that if the City decides to move forward with the annexation, zoning hearings will take place as part of the annexation process.

Ms. Mathias reported that currently there is one dwelling unit in the area, and if annexed, $1,603 in revenues and $1,701 in costs annually to the City’s Operating Fund are estimated, which would change to $25,015 in revenues and $18,281 in costs if the projected 13 additional dwelling units are built over the next ten years.

Concluding, Ms. Mathias stated that the proposed annexation is generally consistent with City annexation policies and Boundary Review Board objectives, and the City’s best interests and general welfare would be served by this annexation.

Public comment was invited.

Evan Hamilton (King County) expressed opposition to the annexation and concern for traffic impact due to high density housing under R-4 zoning. He suggested a written explanation be provided regarding what 10% Notice of Intent and 60% Direct Petition mean in the annexation process.

James O’Brien (King County) raised questions regarding the Alpine Nursery being affected by the annexation. Mayor Law explained that Mr. O’Brien will have an opportunity to testify in the up-coming 60% petition public hearing if the annexation goes forward.

Matthew Kimball (Renton) stated that he is not opposed to the annexation, but expressed his concern about the R-4 zoning and about access road development in the area.
There being no further public comment, it was MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL CLOSE THE PUBLIC MEETING. CARRIED.

MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL ACCEPT THE 10% NOTICE OF INTENT PETITION FOR THE ALPINE NURSERY MAERTINS ANNEXATION, 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. CARRIED.

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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 2013 and beyond. Items included were:

* Monday, September 2nd is the last day for lifeguards at Kennydale Beach and Coulon Beach.

* The 2nd annual Pooch Plunge is scheduled for Saturday, September 7th at the Henry Moses Aquatic Center. One-hour sessions are available from 9:00 to 10:00 a.m., 10:00 to 11:00 a.m., and 11:00 a.m. to 12:00 p.m. Advance registration is recommended, since last year's sessions were sold out.

AUDIENCE COMMENT

Citizen Comment: Asher – Downtown Revitalization

Beth Asher (Renton) stated that Renton Technical College is looking for a property in downtown Renton for their campus, and remarked that the old City Hall building, which is close to the library could be a good location for them. She remarked that having students around could lead to increased revenue for businesses nearby. Ms. Asher stated that the City could also draw more visitors to the downtown area by keeping the Farmers Market open year-round and using the Piazza building for the market one day each week. She reiterated that an arts and cultural district would be good to have in downtown Renton as well.

Mayor Law announced that he had a meeting with management staff to discuss a comprehensive approach to dealing with the City's re-development efforts in the downtown area and those initiatives are being worked on in this regard. He stated that all of the targeted properties available are being reviewed with interested parties and developers. He stated that there will be a stakeholders' meeting on this coming up in the next few weeks.

CONSENT AGENDA

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

Council: Meeting Minutes of 8/12/2013

Approval of Council meeting minutes of 8/12/2013. Council concur.

Appointment: Parks Commission

Mayor Law appointed Sojin Thompson to the youth position on the Parks Commission for a term expiring 6/1/2017. Refer to Community Services Committee.

Appointment: City Center Community Plan Advisory Board

Mayor Law reappointed the following individuals to the City Center Community Plan Advisory Board: Angela Benedetti, Dana Rochex, Rod Swift, and Brian Van Houten for terms expiring 8/31/2016; and Doug Baugh for a term expiring 8/31/2014. Council concur.
August 19, 2013

Renton City Council Minutes

Page 257

Appointment: Planning Commission

Finance: Project #65, Community Connectivity Consortium, CAG-11-176
Administrative Services Department recommended approval of an addendum for Project #65 to the Community Connectivity Consortium agreement (CAG-11-176), to provide additional fiber optic cable from SW 7th St. and Rainier Ave. S to the intersection of SW Grady Way and State Route 181, also known as West Valley Highway. Council concur.

Attorney: Possessing or Consuming Alcohol Penalty Reduction, Code Amendment
City Attorney recommended amending City Code section 2-9-8 by reducing the penalty for possessing or consuming alcohol in parks to a civil violation consistent with State law. Refer to Community Services Committee.

Vacation: Portion of Right-of-Way along Sunset Lane NE; Renton Housing Authority, VAC-13-001
Community and Economic Development Department recommended approval of the Street Vacation and waiver of the compensation and processing fee for the Sunset Lane NE Street Vacation; VAC-13-001, Renton Housing Authority, Petitioner. Council concur. (See page 258 for Ordinance.)

Lease: Tiffany Park Recreation Building, Renton Youth Advocacy Center
Community Services Department recommended approval of a one-year lease agreement, with up to four mutually-agreed one-year extensions, of the Tiffany Park Recreation Building to the Renton Youth Advocacy Center (RYAC) to provide after-school programs for youth age 12-18. Revenue generated is $7,200 per year. Council concur.

Lease: New 30-Year, DNR Aquatic Lands for Gene Coulon Memorial Beach Park
Community Services Department recommended approval of a new thirty-year lease agreement with the Department of Natural Resources (DNR) for use of state-owned aquatic lands at Gene Coulon Memorial Beach Park. Council concur. (See page 258 for Resolution.)

CAG: 13-149, 200 Mill Building City Attorney Office Improvements, Bergschauer Phillips
Community Services Department recommended approval of Job Order Contract (JOC) Work Order #1 with Bergschauer Phillips (CAG-13-149), in the amount of $320,028.44 for City Attorney Office tenant improvements in the 200 Mill Building. Council concur.

Transportation: Wildlife Hazard Assessment, FAA Grant
Transportation Systems Division recommended approval of an agreement with the Federal Aviation Administration for Grant 026 application to accept up to $150,000 for a Wildlife Hazard Assessment (WHA) for the Renton airport. Council concur.

MOVED BY CORMAN, SECONDED BY TAYLOR, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS

Finance Committee
Finance: Vouchers
Finance Committee Chair Briere presented a report recommending approval of Claim Vouchers 322811 - 323169, two wire transfers and one payroll run with benefit withholding payments totaling $5,176,645.45, and payroll vouchers including 818 direct deposits and 128 payroll checks totaling $1,713,473.76. MOVED BY BRIERE, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services: Coulon Beach Timber Log Boom Replacement, Ballard Diving & Salvage
Finance Committee Chair Briere presented a report recommending concurrence in the staff recommendation to approve the contract with Ballard Diving & Salvage in the amount of $221,267.07 to replace the timber log booms at Gene Coulon Memorial Beach Park (Fund 316). The Committee further
RESOLUTIONS AND ORDINANCES

RESOLUTION 4193
A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal agreement with the Washington State Department of Natural Resources entitled “Aquatic Lands Lease” for Gene Coulon Memorial Beach Park. MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for first reading and referred to the 9/9/2013 Council meeting for second and final reading:
An ordinance was read vacating a portion of right-of-way on Sunset Lane NE, from NE 10th Street to Harrington Avenue NE (Renton Housing Authority; VAC-13-001). MOVED BY PALMER, SECONDED BY TAYLOR, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/9/2013. CARRIED.

Councilmember Zwicker pointed out that there is some confusion with the internet’s “Google Map” identification of Riverside Drive and the renamed Nishiwaki Lane in Renton, which might also create difficulties for Renton Fire and Police Department. MOVED BY ZWICKER, SECONDED BY PALMER, COUNCIL REFER THE RIVERSIDE DRIVE AND NISHIWAKI LANE GOOGLE MAP ERROR TO THE ADMINISTRATION. CARRIED.

Councilmember Palmer encouraged everyone to attend the annual downtown Renton Art & Antique Walk on Saturday, August 24th from 12:00 to 4:00 p.m.
MOVED BY PERSSON, SECONDED BY ZWICKER, COUNCIL ADJOURN. CARRIED.

Time: 8:29 p.m.

Bonnie I. Walton, CMC, City Clerk
## RENTON CITY COUNCIL COMMITTEE MEETING CALENDAR

Office of the City Clerk

COUNCIL COMMITTEE MEETINGS SCHEDULED AT CITY COUNCIL MEETING
August 19, 2013

<table>
<thead>
<tr>
<th>COMMITTEE/CHAIRMAN</th>
<th>DATE/TIME</th>
<th>AGENDA</th>
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<tbody>
<tr>
<td>COMMITTEE OF THE WHOLE (Corman)</td>
<td>MON., 8/26</td>
<td>NO MEETINGS (COUNCIL HOLIDAY)</td>
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<td>MON., 9/2</td>
<td>NO MEETINGS (CITY HOLIDAY)</td>
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<td>MON., 9/9</td>
<td>Alley Loaded Lot Requirements</td>
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<td>COMMUNITY SERVICES (Taylor)</td>
<td>MON., 9/9</td>
<td>Decriminalizing Alcohol Consumption in Parks; Thompson Appointment to Parks Commission; Muni Arts Commission Master Plan Update (briefing)</td>
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<td>5:30 p.m.</td>
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<tr>
<td>FINANCE (Briere)</td>
<td>MON. 9/9</td>
<td>Vouchers; Emerging Issues in Revenue Streams</td>
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<td>PLANNING &amp; DEVELOPMENT (Zwicker)</td>
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<td>PUBLIC SAFETY (Persson)</td>
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<td>TRANSPORTATION (AVIATION) (Palmer)</td>
<td>THURS., 8/22</td>
<td>Emerging Issues in Transportation including CSATC (Aerospace Center) Update; Landing Gear Works Lease Agreement; Boeing Lease Amendment #3 (LAG 10-001)</td>
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<td>4 p.m.</td>
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<tr>
<td>UTILITIES (Prince)</td>
<td>MON., 9/9</td>
<td>CANCELED</td>
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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.