RENTON CITY COUNCIL
Regular Meeting

October 13, 2014
Monday, 7 p.m.

MINUTES

COUNCIL CHAMBERS
Renton City Hall

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

ROLL CALL OF COUNCILMEMBERS
DON PERSSON, Council President; MARCIE PALMER; ARMONDO PAVONE; TERRI BRIERE; ED PRINCE. MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

CITY STAFF IN ATTENDANCE
DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; JASON SETH, Acting City Clerk; IWEN WANG, Administrative Services Administrator; TERRY HIGASHIYAMA, Community Services Administrator; DOUG JACOBSON, Deputy Public Works Administrator – Transportation; CHIP VINCENT, Economic Development Administrator; KELLY BEYMER, Parks & Golf Course Director; MARK BARBER, Senior Assistant City Attorney; DEPUTY CHIEF ERIK WALLGREN, Fire & Emergency Services Department; COMMANDER PAUL CLINE, Police Department.

PROCLAMATION
DiscoverU Week –
October 13 to 17, 2014

A proclamation by Mayor Law was read declaring October 13 to 17, 2014 to be “DiscoverU Week” in the City of Renton, and encouraging everyone to join in this special event. MOVED BY PRINCE, SECONDED BY BRIERE, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Kristin Johnson-Waggoner, from the Community Center for Education Benefits, accepted the proclamation. She remarked that King County and the cities of Seattle, Federal Way, Burien, SeaTac and Kent have also declared DiscoverU weeks in their communities. Ms. Johnson-Waggoner stated that The Road Map project puts a spotlight on college and careers for all students. She thanked City officials for supporting the program.

ADDED SPECIAL PRESENTATION
Community Services: Renton Youth Advocacy Center

Mayor Law invited John Houston, Executive Director of the Renton Youth Advocacy Center (RYAC), to the podium to speak about the organization.

Mr. Houston thanked Council for supporting the human services funding recommendation for RYAC. He stated that the funding will go a long way in helping the organization help local children. He expressed appreciation for the reduction in rental fee for the use of the Renton Senior Activity Center. Mr. Houston explained that RYAC held a successful fundraiser at the Senior Activity Center earlier in the year. He also thanked City officials and staff who attended the fundraiser.

Concluding, Mr. Houston displayed a short video highlighting the activities and accomplishments made by the Renton Youth Advocacy Center over the past year. He thanked Council for approving the recent rent reduction at the Tiffany Park Building, and remarked that the lowered rent allows the organization to provide children at the center with snacks and other items. He added that RYAC’s primary purpose is to help kids graduate from high school and continue on to college.
Mayor Law congratulated Mr. Houston for having a successful fundraising event. He stated that the City appreciates the work and commitment the Renton Youth Advocacy Center provide to Renton children. Mayor Law also thanked Mr. Houston and the volunteers at RYAC for their service to the community.

**ADMINISTRATIVE REPORT**

Mayor Law reported that Vice President Joe Biden’s recent visit to the Renton Technical College caused traffic woes, but was a successful event overall. He stated that Renton assigned 70 police personnel to block streets and provide security at the college. He reported that the estimated overtime costs were approximately $900. Mayor Law added that police personnel from the Port of Seattle and Valley SWAT, as well as the cities of Federal Way, Bellevue, Auburn, Kent, and Tukwila assisted with security and traffic control efforts.

**AUDIENCE COMMENT**

**Citizen Comment: Hashdi – Human Services Funding Request**

Abdirisak A. Hashdi (Tukwila), Executive Director of Somali Refugee and Community Services, explained that his organization provides education, employment, immigration and other services for Somali refugees living in the area. He stated that Renton has denied his requests for human services funding on two separate occasions. He requested that Council alter the proposed 2015/2016 Human Services funding allocations and grant the Somali Refugee and Community Services organization $5,000.

Mayor Law thanked Mr. Hashdi for his remarks, and stated that Council will be making decisions regarding funding allocations as part of the budget process. He suggested that Mr. Hashdi continue to work with the Community Services Department in order to increase the competitiveness of the funding request application he submitted.

**Citizen Comment: Matinez- B&O Tax**

Mark Martinez (Renton) expressed appreciation for the City’s efforts that prevented budget reductions and cutbacks during the recent economic downturn. He remarked that the cities of Kent and Burien are better examples for comparisons of the proposed Business and Occupation (B&O) tax than Tukwila and Issaquah. He also expressed concern that the proposed B&O tax was buried in the budget, and urged Council to remove it and vote on it as a separate item.

Council President Persson remarked that he takes exception to Mr. Martinez’s comments regarding the proposed B&O tax. He stated that this is a well-vetted tax; Council discussed this issue two or three times in Chambers; and Council voted unanimously to approve a Committee of the Whole committee report authorizing the administration to pursue the issue. He also remarked that the proposed tax has been vetted through the Chamber of Commerce by way of several public meetings with the business community, and has been reviewed by the Mayor’s Citizen Budget Advisory Group. Mr. Persson added that after hearing feedback from these groups the proposed tax was adjusted to ensure that it does not affect small businesses or the City’s ability to attract new businesses.

Mayor Law remarked that the City of Kent has a B&O tax and their Council is set to double the rate this year. He added that not only are Kent officials doubling the rate, they are reducing the $250,000 threshold (which is when the tax kicks in) to $150,000.
Mayor Law remarked that new taxes are unfavorable, but Council has set a threshold of $1.5 million that protects small businesses; set a rate that is a fraction of what other jurisdictions of Renton’s size have set; and set a cap to protect large manufacturing companies so as not to discourage them from being in Renton.

Mark Pursley (Renton) expressed appreciation to Council for supporting the human services funding allocation recommendation for the Greater Maple Valley Community Center’s Date Wise program. He explained that this program teaches teenagers how to recognize and leave unhealthy relationships. He reported that 24 sessions were taught at Lindbergh High School during the last academic year. He stated that these programs reached 525 students, 241 of whom were Renton residents.

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

- Community and Economic Development Department recommended adoption of a resolution declaring Renton’s support for the King County – Cities Climate Collaboration (K4C) Joint Commitments Letter. Council concur. (See page 298 for resolution.)
- Police Department requested approval of a Memorandum of Understanding to accept $15,700 from the Washington State Traffic Safety Commission for Target Zero Teams project participation, a high-visibility traffic safety emphasis program. Council concur.
  
  MOVED BY PERRSON, SECONDED BY PRINCE, COUNCIL CONCUR IN THE CONSENT AGENDA AS PRESENTED. CARRIED.

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to approve the consultant agreement with KPG, Inc. in the amount of $148,818.69 for preliminary design of the Main Ave. S. Downtown Circulation Project – Phase I (Main Ave. S. and Bronson Way S.)

The Committee also recommended that the Mayor and City Clerk be authorized to execute the agreement.

  MOVED BY PALMER, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

Finance Committee Chair Briere presented a report recommending approval for payment claims vouchers 332797 – 333185, four wire transfers and one payroll run with benefit withholding payments totaling $5,472,820.49 and payroll vouchers including 749 direct deposits and 78 payroll checks totaling $1,567,159.42.

  MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.
Lease: City Center Parking Garage, King County

Finance Committee Chair Briere presented a report recommending concurrence in the staff recommendation to approve Amendment Seven to the lease agreement LAG-04-003 with King County METRO. Amendment Seven is for 200 parking spaces at the City Center Parking Garage to extend the lease term from 12/31/2013 to 12/31/2015 with generated revenue of $90,600 for that period.

The Committee further recommended that the Mayor and City Clerk be authorized to execute the lease amendment.

MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

Planning & Development Committee
CED: Title IV (Development Regulations) Docket #10A

Planning and Development Committee Chair Prince presented a report recommending concurrence in the staff and Planning Commission recommendations to adopt the following items on the 2014 Title IV Docket:


D-103: Private Street Standards – Specify that these private access drives are "shared driveways," limit their applicability to no more than four lots (currently six lots) and only to short subdivisions, require the driveway to be located within a tract, reduce the minimum width to sixteen feet (16') unless the Fire Department requires twenty feet (20'), and reduce the required number of lots that front on a public right-of-way from two (2) to one (1) provided the one (1) lot has at least fifty feet (50') of frontage.

D-110: Lot Line Adjustments – To prevent the use of Lot Line Adjustments (LLA) from circumventing development standards, specifically frontage improvements, allow the assessment of fees, right-of-way dedication, and frontage improvements to be imposed when approving LLAs, prohibit lots to be subdivided if their land areas was increased via an LLA within the previous five (5) years (unless frontage improvements are provided for lots that were segregated via the LLA), require subject lots: be among the same zoning district; share the adjusted line; not increase nonconformities due to the LLA. In addition, establish a maximum lot depth to width ratio of four to one (4:1).

D-111: Parking Modifications – Allow staff to grant a twenty-five percent (25%) reduction or increase from the minimum or maximum number of parking spaces if the Administrator deems a parking analysis justifies the deviation from the standard. Also, reduce the maximum number of driveways for all uses other than industrial, warehouse, and shopping center uses from two (2) per 330' of street frontage to one (1) per 165' of street frontage.

The Committee further recommended that the ordinances regarding these matters be presented for first reading.

MOVED BY PRINCE, SECONDED BY BRIERE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

RESOLUTIONS AND ORDINANCES

RESOLUTION #4229
CED: Joint Commitments Letter, King County – Cities (K4C)

A resolution was read declaring its support for the King County – Cities Climate Collaboration Joint Commitments Letter and encouraging the Mayor to sign.

MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.
October 13, 2014  Renton City Council Minutes  Page 299

The following ordinances were presented for first reading and referred to the 10/20/2014 Council meeting for second and final reading:

CED: Title IV (Development Regulations) Docket #D-102, Garage Setbacks

An ordinance was read amending Sections 4-2-110 and 4-2-115 of Chapter 2, Zoning Districts – Uses and Standards, of Title IV (Development Regulations), of City Code, establishing a minimum setback for garages and carports of twenty feet (20') and allowing a front and side yard along a street setback reduction for properties fronting a turnaround for emergency service vehicles. MOVED BY PRINCE, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/20/2014. CARRIED.

CED: Title IV (Development Regulations) Docket #D-103, Private Streets

An ordinance was read amending Section 4-4-080 of Chapter 4, City-wide Property Development Standards, Section 4-6-060 of Chapter 6, Street and Utility Standards, Section 4-7-170 of Chapter 7, Subdivision Regulations, and Sections 4-11-190 and 4-11-250 of Chapter 11, Definitions, of Title IV (Development Regulations), of City Code, reducing the number of lots that can be accessed by a private street, precluding the creation of a private street in conjunction with a subdivision of ten (10) or more lots, limiting their length to two hundred feet (200'), requiring the private street be within a tract and precise language be recorded on the face of the plat, and revising references to easements and private streets to tracts and shared driveways. MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/20/2014. CARRIED.

CED: Title IV (Development Regulations) Docket #D-110, Lot Line Adjustments

An ordinance was read amending Sections 4-7-060 and 4-7-170 of Chapter 7, Subdivision Regulations, and Section 4-11-120 of Chapter 11, Definitions, of Title IV (Development Regulations), of City Code, clarifying the lot line adjustment definition and standards, requiring subject lots to be within the same zoning district, creating a “non-evasive” provision to prevent lot line adjustments from circumventing development standards typically required for subdivisions, and establishing a maximum width to depth lot line ratio for all residential lots. MOVED BY PRINCE, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/20/2014. CARRIED.

CED: Title IV (Development Regulations) Docket #D-111, Parking Requirements

An ordinance was read amending Section 4-4-080 of Chapter 4, City-wide Property Development Standards, of Title IV (Development Regulations), of City Code, establishing criteria by which a development may reduce or increase the number of parking spaces provided on site, and reducing the number of driveways permitted for uses other than Industrial, Warehouse, and Shopping Centers based on the amount of street frontage. MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/20/2014. CARRIED.

ORDINANCE #5725

Attorney: Subsection 1-2-1.E., Clarifying Applicability of Modifications to RMC

AUDIENCE COMMENT

Citizen Comment: Martinez – Sunset Terrace Redevelopment

Mark Martinez (Renton) asked if the property owned by the Renton Housing Authority where the new Highlands Library will be located was transferred to the King County Library System.
City Attorney Larry Warren explained that the land was first transferred to the developer from the Renton Housing Authority and then transferred from the developer to the City of Renton. He stated that the ownership of the land is now with the City of Renton.

Mr. Martinez stated that old buildings have been torn down, the area is fenced off, there is construction equipment parked nearby, and the grass and weeds have grown high, making the area look like a derelict property. He requested that the City send maintenance crews to clean up the site.

Mayor Law remarked that the contractor will be breaking ground there very soon. Mr. Covington pointed out that the staged construction equipment is a sign that construction of the library and adjacent housing units is imminent.

EXECUTIVE SESSION & ADJOURNMENT

MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 30 MINUTES TO DISCUSS PROPERTY ACQUISITION (RCW 42.30.110.1.b.) WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 7:50 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 8:11 p.m.

Jason Seth, Recorder
October 13, 2014
October 20, 2014

CANCELED  Utilities Committee, Chair Pavone

CANCELED  Public Safety Committee, Chair Corman

CANCELED  Community Services Committee, Chair Taylor

4:30 PM  Nishiwaki Delegation Visit -- Conferencing Center

5:30 PM  Committee of the Whole, Chair Persson -- Council Chambers

1. 2015-2016 Budget Review