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
ED PRINCE, Council President; RUTH PEREZ; ARMONDO PAVONE; GREG TAYLOR; RANDY CORMAN; MARCIE PALMER; DON PERSSON.

CITY STAFF IN ATTENDANCE
DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; JASON SETH, City Clerk; CHIP VINCENT, Community and Economic Development Administrator; IWEN WANG, Administrative Services Administrator; GREGG ZIMMERMAN, Public Works Administrator; TERRY HIGASHIYAMA, Community Services Administrator; PREETI SHRIDHAR, Deputy Public Affairs Administrator; DEPUTY CHIEF ERIC WALLGREN, Fire & Emergency Services Department; COMMANDER KATIE MCCLINCY, Police Department.

SWEARING-IN CEREMONY
Mayor Law announced that newly appointed Councilmember Ruth Perez would be sworn in at tonight's meeting. He noted that her family and friends, and former Councilmember Toni Nelson, were in attendance.

City Clerk Jason Seth administered the oath of office to appointed Councilmember Ruth Perez, Council Position No. 6.

Ms. Perez expressed appreciation for being appointed to serve the citizens of Renton. She remarked that she looks forward to working collaboratively with her Council colleagues and City staff. She stated that she will work hard to continue Terri Briere’s legacy of commitment to the community.

RECESS
MOVED BY PRINCE, SECONDED BY PERSSON, COUNCIL RECESS FOR APPROXIMATELY 15 MINUTES FOR A SPECIAL RECEPTION TO WELCOME NEW COUNCILMEMBER RUTH PEREZ. CARRIED. Time: 7:04 p.m.

The meeting reconvened at 7:18 p.m.; roll was called; all Councilmembers present.

PROCLAMATION
A proclamation by Mayor Law was read declaring January 2015 to be “National Mentoring Month” in the City of Renton in tribute to the many dedicated individuals who volunteer their time, compassion, and talents to mentor young people, and encouraging all citizens to join in this special observance and give back to the community as mentors. MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Community In Schools of Renton (CISR) Mentor Program Manager Mara Fiksdal accepted the proclamation with appreciation. She recognized CISR mentors and board members in attendance, and reported that 112 volunteers provided 2,357 hours of service to Renton's children during the 2013-2014 school year. Ms. Fiksdal stated that mentors are matched with children who are at risk for academic failure. She explained that mentors meet with their mentees for one hour per week. Ms. Fiksdal introduced CISR mentor Akeem Blake.
Mr. Blake stated that growing up he had did not have a father figure in his life. He remarked that he decided to make a positive impact on a child’s life because of his own life experiences. He encouraged everyone, especially men, to mentor a child. Ms. Fiksdal added that anyone interested in becoming a mentor can contact her at 425-430-6659. She challenged Council to recruit at least one mentor over the next year.

Mayor Law thanked Mr. Blake for his commitment to the CISR mentor program.

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 2014 and beyond. Item noted was:

* Seattle Seahawks will host a Blue Friday playoff rally at City Hall this Friday, January 9, beginning at 11:30 a.m. Folks are encouraged to come enjoy free hotdogs; Seahawks alumni, Sea Gals, Blitz, Blue Thunder, and others will be present. There will be prizes for best costume and more. Additionally, the City is excited to announce that 710 ESPN Radio will be broadcasting from City Hall. Parking is a challenge, but gratefully Sam’s Club has opened up their parking lot area for attendees.

Howard McOmber (Renton) stated that changes have been made to the Salvation Army homeless feeding program dinner. He explained that the meals will be served Monday through Thursday at the Salvation Army, and Friday through Sunday at the new location of the old Chamber of Commerce building at 300 Rainier Ave. N., at 5:30 p.m. each night. He thanked Mayor Law and Chief Administrative Officer Covington for providing this new place to feed hungry people in the community.

Alex Wilford (Bellevue), representing the Master Builders Association of King and Snohomish Counties (MBA), stated that the organization is concerned about the proposed changes to the City’s development regulations. He remarked that the proposed downzoning will result in a loss of taxes, revenue, and jobs for Renton and its residents. Mr. Wilford reported that the MBA took the request from Council to consider the effects of increased density on existing home values seriously, and found that studies indicate that home values tend increase in areas of high density. He remarked that he has over 30 pages of comments from Renton residents and stakeholders concerned about how the proposed changes will affect their future property values and investments. He requested that Council consider alternatives to the proposed development regulation changes.

Cyndi Carver (Renton) stated that she works for John L. Scott and is representing a client who owns property in the Kennydale neighborhood. She remarked that her client’s wife is undergoing cancer treatment and he is requesting that Council allow him enough time to process the sale of his property before enacting the proposed development regulations. Ms. Carver added that her client understands how congested the area has become, but needs the money from the property sale to pay for the cancer treatments.
Citizen Comment: Boyer – Proposed Development Regulations Changes

Roy Boyer (Renton) stated that he has lived in the Renton area for over 33 years and lives next to the family who owns the Alpine Nursery which recently closed due to competition. He stated that the nursery and adjacent properties, including his own, were recently annexed to Renton. He indicated that his intention was to sell the land to developers to supplement his retirement. Mr. Boyer stated that three willing buyers have backed out of sales due to the uncertainties of the proposed regulation changes.

Responding to Councilmember Corman’s inquiry, Council President Prince clarified that the City adopted interim zoning late last year, and noted these proposed changes to the development regulations were thoroughly vetted by the Planning Commission and Planning and Development Committee.

Councilmember Palmer remarked that she believes that for every resident unhappy with the proposed regulations there are just as many unhappy with the type of homes the City has allowed since development has picked back up. She added that she is sympathetic with the building community, but noted that it is just as important to let the City’s residents know they too are being heard.

Councilmember Taylor remarked that he understands that people on both sides of this situation have high concerns and emotions about this topic. He stated that it is difficult for him to ignore the concerns of those who have a vested interest in the land as a retirement plan, especially after hearing a number of people coming forward and making legitimate arguments about how they are being impacted financially. Mr. Taylor stated that he appreciates the work that has been done by staff, the Planning Commission and the Planning and Development Committee. He added, however, that he is not satisfied with the outcome and would like to spend more time reviewing this issue so as to get closer to a win-win scenario for all parties involved.

Councilmember Persson stated that the intent of the interim zoning and these new regulations is to give the City time to have a more studied approach on land development. He remarked that this issue is a work in progress, and if not done, could result in someone being able to vest to regulations that do not fit the character of a particular neighborhood. He added that he is empathetic to residents who are hampered by the proposed regulations and remarked that Council has made suggestions in several cases that staff look at how the City could help property owners on an individual basis.

Mr. Taylor acknowledged that the City has attempted to help people, but would like to know if more could be done for people who have a financial interest in their future in terms of what they are allowed to do with their property. He remarked that he had not attended all of the meetings held on this issue, but noted that this issue had been vetted.

Council President Prince stated that as the he worked extensively with the MBA last year to find that win-win situation. He remarked that everything received from the MBA regarding zoning changes took the City back to where it was and a middle-ground could not be found. He conceded that the MBA would say that the City’s regulations had moved too far from where they should be and need to go back. Mr. Prince emphasized that something must be done to create smart zoning that maintains the character of the City’s neighborhoods.
Councilmember Taylor agreed with this assertion. He emphasized that he wanted to make his feelings known that he appreciates all of the work that has been done by staff, the commission and the committee on this issue. He added that he still believes the outcome will result in some residents losing out and he would hope that the City could have created a different outcome.

Councilmember Corman, current Planning and Development Committee Chair, stated that he would be looking to further refine these regulations this year. He remarked that he would be looking to match zoning to fit the character of each neighborhood, and at the same time find solutions for property owners with unique situations. Additionally, he outlined several scenarios that he believed would warrant how property development could be prioritized.

CONSENT AGENDA

Items listed on the consent agenda are adopted by one motion which follows the listing. Upon the request of Councilmember Persson, Item 7.i. was removed for separate consideration.

Council: 12/8/2014 Council Meeting Minutes


Appeal: Vuecrest Estates Preliminary Plat, LUA-13-000642

City Clerk reported appeal of the Hearing Examiner's final decision upon reconsideration regarding the Vuecrest Estates Preliminary Plat (LUA-13-000642) by Brent Carson, Van Ness Feldman, accompanied by required fee. Refer to Planning and Development Committee.

Attorney: Memorandum of Agreement, PSERN

City Attorney recommended adoption of a resolution authorizing a Memorandum of Agreement regarding future operation of the Puget Sound Emergency Radio Network (PSERN). Council concur. (See page 11 for resolution.)

CED: Review Structural Plans, Reid Middleton

Community and Economic Development Department recommended approval of a contract in an amount not to exceed $100,000 with Reid Middleton, Inc. to review structural plans through 12/31/2015. Council concur.

Appointment: Lodging Tax Advisory Committee

Community and Economic Development Department recommended appointing Michael Schabbing, General Manager of Marriott Renton and Southcenter Hotels, and Brent Camann, Senior Asset Manager at SECO Development, Inc., to the Lodging Tax Advisory Committee. Mr. Schabbing fills the vacancy left by Brad Knutson, and Mr. Camann has made a change in employer. Council concur.

CED: Amend RMC 4-1-210.C., Rental Housing Incentive

Community and Economic Development Department recommended adoption of an ordinance amending RMC 4-1-210.C., Rental Housing Incentive, to help leverage additional public and private funds to support affordable multi-family rental housing development in the Sunset Area. Refer to Planning and Development Committee.

CED: Declare Sunset Area as Redevelopment & Investment Priority Area

Community and Economic Development Department recommended adopting a resolution declaring the Sunset Area as a "Redevelopment Area" and an "Investment Priority Area." Refer to Planning and Development Committee.

CED: HUD Choice Neighborhoods Initiative Implementation Grant

Community and Economic Development Department recommended adopting a resolution to authorize application for a HUD Choice Neighborhoods Initiative implementation grant for up to $30 million for the Sunset Area Transformation Plan. Refer to Planning and Development Committee.
CAG: 14-100, Cedar River Gabion Repair, Jansen Inc
Community Services Department submitted CAG-14-100, Cedar River Gabion Repair project; and requested approval of the project, commencement of a 60-day lien period and release of retainage in the amount of $10,398.50 to Jansen, Inc., contractor, if all required releases are obtained. Council concur.

Public Works: Fill Lead Water Utility Pump Station Mechanic at Step E
Public Works Department requested authorization to fill a Lead Water Utility Pump Station Mechanic position at Step E of the Grade a 18 salary scale. Council concur.

Transportation: Duvall Ave. NE (NE 4th St. to NE 10th St.) Preservation, STP Grant Obligation
Transportation Systems Division requested approval of a Local Agency Agreement with the Washington State Department of Transportation for the obligation of Surface Transportation Program (STP) grant funding in the amount of $1,237,000; and all subsequent agreements required to complete the Duvall Ave. NE (NE 4th St. to NE 10th St.) Preservation project. Council concur.

Transportation: 116th Ave. SE (SE Petrovitsky Rd. to SE 172nd Ln. – extended), CMAQ Grant Obligation
Transportation Systems Division requested approval of a Local Agency Agreement with the Washington State Department of Transportation for the obligation of Congestion Mitigation and Air Quality (CMAQ) grant funding in the amount of $707,000; and all subsequent agreements required to complete the 116th Ave. SE (SE Petrovitsky Rd. to SE 172nd Ln. – extended) Sidewalk project. Council concur.

Transportation: Main Ave. S./Downtown Circulation (S. 3rd St. to Mill Ave. S.), TIB Grant Obligation
Transportation Systems Division requested approval of a Fuel Tax Grant Distribution Agreement with the Washington State Department of Transportation Improvement Board for the obligation of grant funding in the amount of $1,024,750; and all subsequent agreements required to complete the Main Ave. S./Downtown Circulation (S. 3rd St. to Mill Ave. S.) project. Council concur.

Transportation: Rainier Ave. S. Corridor Improvements – Phase 4 (S. 3rd St. to NW 3rd Pl.), STP Grant Obligation
Transportation Systems Division requested approval of a Local Agency Agreement with the Washington State Department of Transportation for the obligation of Surface Transportation Program (STP) grant funding in the amount of $2,600,000; and all subsequent agreements required to complete the Rainier Ave. S. Corridor Improvements – Phase 4 (S. 3rd St. to NW 3rd Pl.). Council concur.

Lease: Airport Storage Rent Reduction, Rainier Flight Service, LAG-14-005
Transportation Systems Division recommended approval of Amendment #1 to LAG-14-005, with Rainier Flight Service, LLC, for the use of a portion of their leased area for Airport equipment storage with a corresponding monthly rental reduction in the amount of $161.33 per month. Refer to Transportation (Aviation) Committee.

Lease: Airport Storage Rent Reduction, Rainier Flight Service, LAG-14-005
Transportation Systems Division recommended approval of Amendment #2 to LAG-14-005, with Rainier Flight Service, LLC, for lease language modification concerning the removal of movable office furniture or trade fixtures. Refer to Transportation (Aviation) Committee.

MOVED BY PRINCE, SECONDED BY CORMAN, COUNCIL CONCUR TO APPROVE THE CONSENT AGENDA MINUS ITEM 7.i. CARRIED.
January 5, 2015 Renton City Council Minutes

SEPARATE CONSIDERATION

ITEM 7.i.
CED: Fee Waiver Request for Sunset Area Transformation Plan, Renton Housing Authority

Community and Economic Development Department requested authorization to waive development and mitigation fees for Renton Housing Authority’s four Sunset Area Transformation Plan housing projects, contingent upon the receipt of a HUD Choice Neighborhoods Initiative Implementation grant. The requested fee waivers expire 12/31/2020 unless otherwise extended by Council. Refer to Planning and Development Committee.

MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL REFER CONSENT AGENDA ITEM 7.i. TO THE FINANCE COMMITTEE. CARRIED.

UNFINISHED BUSINESS

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 334564 - 335357, seven wire transfers and two payroll runs with benefit withholding payments totaling $10,840,462.83 and payroll vouchers including 1,446 direct deposits and 116 payroll checks totaling $3,267,293.80. MOVED BY PERSSON, SECONDED BY TAYLOR, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

RESOLUTIONS AND ORDINANCES

RESOLUTION #4237

A resolution was read authorizing the Mayor and City Clerk to enter into a Memorandum of Agreement with King County and the cities of Auburn, Bellevue, Federal Way, Issaquah, Kent, Kirkland, Mercer Island, Redmond, Seattle, and Tukwila related to the future negotiations of a Puget Sound Emergency Radio Network operator interlocal cooperation agreement. MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the 1/12/2015 Council meeting for second and final reading and adoption:

CED: Title IV (Development Regulations) Docket D-101, Applicability of Urban Design Regulations

An ordinance was read amending Subsection 4-3-100.B.1. of Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations), of City Code, by amending the applicability of the Urban Design Regulations. MOVED BY CORMAN, SECONDED BY PERSSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/12/2015. CARRIED.

CED: Title IV (Development Regulations) Docket D-104, Lot Areas, Building Coverage, Impervious Surface

An ordinance was read amending Sections 4-2-010, 4-2-020, 4-2-060, 4-2-100, 4-2-110, 4-2-115, 4-2-120, and 4-2-130, of Chapter 2, Zoning Districts – Uses and Standards, Section 4-4-080, 4-4-090, 4-4-095, 4-4-100 and 4-4-110 of Chapter 4, City-wide Property Development Standards, of Title IV (Development Regulations), and Section 8-7-4 of Chapter 4, Noise Level Regulations, of Title VIII (Health and Sanitation), of City Code, by amending the regulations related to maximum lot area, building coverage and impervious surface area and creating a new Residential Six Dwelling Units per Acre (R-6) zone. MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/12/2015.*

Councilmember Taylor abstained.

Responding to Mayor Law’s inquiry, City Attorney Warren explained that a Councilmember who abstains on a majority vote is deemed to have voted with the majority. At Mr. Taylor’s request, Mr. Warren repeated that when someone abstains from the vote, and the motion carries, that person is deemed to have voted with the majority.
January 5, 2015
Renton City Council Minutes

Mr. Taylor changed his abstention to a no vote.

*MOTION CARRIED.

CED: Title IV (Development Regulations) Docket D-105, Utilities & Open Spaces in Tracts

An ordinance was read amending Section 4-3-050, of Chapter 3, Environmental Regulations and Overlay Districts, Section 4-6-030, of Chapter 6, Street and Utility Standards, Sections 4-7-130, 4-7-190, 4-7-200, and 4-7-220, of Chapter 7, Subdivision Regulations, and Section 4-8-120, of Chapter 8, Permits — General and Appeals, of Title IV (Development Regulations), of City Code, amending the regulations regarding the creation of tracts to contain utilities, open space, critical areas, and other similar areas that warrant protection or serve a public purpose. MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/12/2015. CARRIED.

CED: Title IV (Development Regulations) Docket D-106, Wireless Communication Facilities

An ordinance was read amending Sections 4-2-060, 4-2-080, 4-2-120 and 4-2-130 of Chapter 2, Zoning Districts — Uses and Standards, Sections 4-4-095 and 4-4-140 of Chapter 4, City-wide Property Development Standards, Section 4-9-030 of Chapter 9, Permits — Specific, and Section 4-11-230 of Chapter 11, Definitions, of Title IV (Development Regulations), and Section 5-19-5 of Chapter 19, Telecommunications Licenses and Franchises, of Title V (Finance and Business Regulations), of City Code, amending the wireless communication facilities regulations. MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/12/2015. CARRIED.

CED: Title IV (Development Regulations) Docket D-108, Fences, Hedges & Retaining Walls

An ordinance was read amending Section 4-4-040 of Chapter 4, City-wide Property Development Standards, and Sections 4-11-060 and 4-11-180, of Chapter 11, Definitions, of Title IV (Development Regulations), of City Code, amending the regulations regarding fences, hedges, and retaining walls, and adding new definitions of “Fence,” “Retaining Wall,” “Retaining Wall Height,” “Retaining Wall Height, Exposed,” and “Rockery.” MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/12/2015.*

TAYLOR: OPPOSED

*MOTION CARRIED.

CED: Title IV (Development Regulations) Docket D-109, Tree Retention & Land Clearing

An ordinance was read amending Section 4-4-130, of Chapter 4, City-wide Property Development Standards, Section 4-8-120 of Chapter 8 Permits — General and Appeals, and Sections 4-11-080 and 4-11-200 of Chapter 11, Definitions, of Title IV (Development Regulations), of City Code, amending the regulations regarding tree retention and land clearing, and adding, amending, and deleting certain definitions related to trees. MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/12/2015.*

TAYLOR: OPPOSED

*MOTION CARRIED.

CED: Title IV (Development Regulations) Docket D-112, Administrative Code Interpretations

An ordinance was read amending Section 4-1-160 of Chapter 1, Administration and Enforcement, Sections 4-2-080 and 4-2-110 of Chapter 2, Zoning Districts — Uses and Standards, Section 4-3-050 of Chapter 3, Environmental Regulations and Overlay Districts, Sections 4-4-070 and 4-4-100 of Chapter 4, City-wide
Property Development Standards, Sections 4-5-040 and 4-5-060 of Chapter 5, Building and Fire Prevention Standards, Section 4-6-030 of Chapter 6, Street and Utility Standards, Section 4-8-120 of Chapter 8, Permits — General and Appeals, Sections 4-9-060, 4-9-150, 4-9-200, and 4-9-250 of Chapter 9, Permits — Specific, and Sections 4-11-030, 4-11-040, 4-11-120, and 4-11-150 of Chapter 11, Definitions, of Title IV (Development Regulations), and Section 8-7-8 of Chapter 7, Noise Level Regulations, of Title VIII (Health and Sanitation), of City Code, by amending certain regulations, and amending specific definitions pursuant to the Department of Community and Economic Development’s Administrative Code Interpretations. MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/12/2015.*

TAYLOR: OPPOSED

* MOTION CARRIED.

NEW BUSINESS

Lease: City Center Parking Garage, King County METRO

MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL REFER THE CITY CENTER PARKING GARAGE METRO LEASE TO THE COMMITTEE OF THE WHOLE FOR A BRIEFING. CARRIED.

MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL REFER THE CITY CENTER PARKING GARAGE METRO LEASE TO THE TRANSPORTATION (AVIATION) COMMITTEE FOR A BRIEFING. CARRIED.

Council: Service Award, 2014 Council President - Persson

Additionally, Mr. Prince presented a plaque to Mr. Persson to commemorate his service as the 2014 Council President. Mr. Persson expressed appreciation for the award.

Police: Community Involvement

Councilmember Persson shared a story of a Renton police officer offering to haul Christmas trees to a resident’s home in the back of his SUV after they had fallen off the top of her vehicle. He remarked that the woman was worried she would be ticketed when the officer pulled up, but was genuinely touched by his display of compassion that night. Mr. Persson thanked the officer and remarked that this is the type of story the public should hear.

AUDIENCE COMMENT

Citizen Comment: Martinez - Proposed Development Regulations Changes

Mark Martinez (Renton) expressed appreciation for Council’s refreshing discussion regarding the proposed development regulation changes. He shared that he is looking to purchase a home in Renton and lamented that at $500,000 most of them are out of his price range. He reiterated that he appreciates that Council is delving into this issue.

ADJOURNMENT

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

TIME: 8:19 p.m.

Jason Seth, Recorder
January 5, 2015

Jason A. Seth, CMC, City Clerk
Council Committee Meeting Calendar
January 5, 2015

January 12, 2015
Monday

3:30 PM
Planning & Development Committee, Chair Corman
Council Conference Room
1. 2015 Comprehensive Plan
2. Choice Neighborhoods Initiative Resolution
3. Sunset: Area Redevelopment Resolution
4. Amendment to RMC 4-1-210C Rental Housing Incentive for the “affordable housing” definition

CANCELED
Community Services Committee, Chair Pérez

CANCELED
Utilities Committee, Chair Taylor

6:00 PM
Committee of the Whole, Chair Prince -- Council Chambers
1. City Center Parking Garage -- Metro Lease