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

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

DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Senior Assistant City Attorney; JASON SETH, City Clerk; CHIP VINCENT, Community and Economic Development Administrator; GREGG ZIMMERMAN, Public Works Administrator; JENNIFER HENNING, Planning Director; PETER RENNER, Facilities Director; RON STRAKA, Utility Engineering Supervisor; DEPUTY CHIEF ERIK WALLGREN, Fire & Emergency Services Department; COMMANDER PAUL CLINE, Police Department.

A proclamation by Mayor Law was read declaring January 14, 2015 to be “Ann Grinolds Day” in the City of Renton and encouraging all citizens to join in wishing Ann a very happy birthday and thanking her for 30 years of dedicated service. MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Ms. Grinolds’ daughter, Linda Marweg, accepted the proclamation with appreciation. She explained that Ann could not attend due to a fear of heights as a result of Post-Traumatic Stress Disorder from World War II. She introduced family members in attendance, and stated that volunteering has truly helped her mother survive into her nineties. Ms. Marweg remarked that Ann loves Renton, but noted that London will always be her true home.

Councilmember Persson congratulated Ann for receiving the proclamation. Councilmember Taylor added that Ann is a wonderful, compassionate person that everyone should meet. Mayor Law thanked Ann for her many years of dedicated service and wished her a wonderful birthday.

Public Works Administrator Gregg Zimmerman reported that the City is being recognized for achieving a Class 5 rating in the Community Rating System of the national flood insurance program. He explained that the Community Rating System is a voluntary incentive program that encourages community flood plain management activities that exceed the minimum national flood insurance program requirements. Mr. Zimmerman introduced Ken Murphy, Regional Administrator for Region X for the Department of Homeland Security’s Federal Emergency Management Administration (FEMA).

Mr. Murphy remarked that the City has accomplished a great achievement by reducing its rating to Class 5 in the Community Rating System. He stated that this particular rating saves businesses and homeowners approximately $345 per year on their premiums. He highlighted the various work programs the City completed in order to receive the reduced rating. Mr. Murphy commended the City and presented a plaque commemorating the achievement to Mayor Law.
Mayor Law expressed appreciation for the plaque. He remarked that it was not too long ago when Renton Village would be underwater after a significant rain storm. He thanked Mr. Zimmerman and his staff for their great work managing storm water issues.

**AUDIENCE COMMENT**

*Citizen Comment: Harris – Proposed Development Regulations Changes*

Kristen Harris (Renton) expressed concern that the proposed R-6 zoning would negatively affect her and her neighbors’ future financial and property investments. She also expressed concern that the community was not given sufficient notice regarding the proposed changes. Ms. Harris suggested enforcing the current building codes more strictly instead of adopting new regulations.

*Citizen Comment: Zwicker – Proposed Development Regulations Changes*

Elizabeth Zwicker (Renton) shared her history of living and volunteering in the Renton community. She stated that the proposed zoning and development changes would negatively affect her ability to sell her property. She explained that she bought the property with the expectation that it could be sold at a higher value, but the new regulations are hampering her efforts to sell it at a profit. Ms. Zwicker noted that it was inferred at the last Council meeting that her comments should be dismissed because they were solicited by the Master Builders Association. She emphasized that she was not contacted by the Master Builders Association to comment on this issue.

Mayor Law stressed that Ms. Zwicker’s opinion was appreciated. He invited Community and Economic Development Administrator Chip Vincent to the podium to speak on this topic.

*CED: Proposed Development Regulation Changes*

Mr. Vincent remarked that the Master Builders Association inferred at last week’s Council meeting that Renton was going to fall short of meeting its obligations under the Growth Management Act with respect to density based on the proposed development regulation changes. Displaying a table depicting density factors, he emphasized that Renton is number three of all 39 cities within King County in terms of accepting additional residential growth through density. He added that the City is only behind Seattle and Bellevue and is number one in this category compared to Renton’s ten peer-cities. Mr. Vincent remarked that the reason the Comprehensive Plan is being updated is because of this high rate of growth and development.

Mr. Vincent reported that residents have voiced concern and opposition to the type of homes and developments that have been allowed to be constructed over the past 20 years. He added that the City is working hard to balance the rights of property owners, developers, and future residents as the Comprehensive Plan is updated.

Mr. Vincent also remarked that he took Mr. Boyer’s testimony regarding the Alpine Nursery at last week’s Council meeting very seriously. He stated that he talked with the Quadrant Corporation and was able to provide the organization with the certainties and predictability they needed to re-engage negotiations for that property. He noted however, that a different developer is in the process of acquiring the property and is moving forward with a residential development.

Additionally, Mr. Vincent reported that the Growth Management Act does not require public notice before adopting interim zoning and moratoria. He emphasized however, that the City decided to follow the regular legislative
process, conducted the public hearings, and allowed people who had applications in the pipeline to move those projects forward before the rules changed. He remarked that the City spent nearly two months working through the process prior to adopting the interim zoning so that the public could be provided adequate notice of the proposed changes.

Concluding, Mr. Vincent emphasized that the City has not re-zoned any properties. He explained interim zoning rules preserve options and choices for Council so that informed decisions can be made about the final Comprehensive Plan. He added that the interim zoning also prevents a large number of subdivisions to vest to rules that were written over 20 years ago. He reiterated that the City is balancing the rights of the property owners, developers, and future residents in order to make informed decisions about the future of the Comprehensive Plan.

Responding to Mayor Law's inquiry, Mr. Vincent reported that anyone interested in receiving notice regarding the update to the Comprehensive Plan should contact the City and become a party of record. Chief Administrative Officer Covington added that citizens can also contact the City Clerk to become a party of record.

Councilmember Corman remarked that he is looking forward to discussing this issue as the Chair of the Planning and Development Committee. He added that he is hearing from a lot of residents that do not like the size and scale of the homes going in on very small lots. He remarked that these homes often change the character of their neighborhoods. Mr. Corman also described several scenarios where R-8 zoning might be appropriate in the interim R-6 zone.

Citizen Comment: Allen — Wireless Facilities Regulations

Kim Allen (Redmond), speaking on behalf of a law firm representing AT&T, Wireless Facilities Regulationsexpressed appreciation for Council's adoption of new wireless facilities regulations. She explained how there had been some difficulty siting new wireless infrastructure in Renton, especially due to height restrictions, and thanked City staff for processing the proposed changes. Ms. Allen also commended the City's Planning Commission board members.

Citizen Comment: McOmber — Homeless Feed Program Location Change

Howard McOmber (Renton) thanked City officials and staff who were instrumental in finding a new place to feed the homeless Friday through Sunday nights. He reported that the feeding program has moved to the old Chamber of Commerce building located at 300 Rainier Ave. N. Friday through Sunday at 5:30 p.m. He explained that building is located on the north side of Airport Way between Rainier Ave. and the airport.

CONSENT AGENDA

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

Council: 1/5/2015 Council Meeting Minutes

Approval of Council meeting minutes of 1/5/2015. Council concur.

CAG: 14-151, Grady Way Pavement Preservation, Lakeside Industries

City Clerk reported bid opening on 12/18/2014 for CAG-14-151, Grady Way Pavement Preservation project; six bids; engineer's estimate $1,063,225; and submitted staff recommendation to award the contract to the low bidder, Lakeside Industries, in the amount of $847,338.50. Council concur.
Community Services: Youth Facility Grant at Cedar River Boathouse, King County
Community Services Department recommended approval of a King County Youth Facility Grant to accept $67,500 to assist with capital improvements at Cedar River Boathouse. Council concur.

Lease: 4th Amendment to NE 12th St. Reservoir, Verizon Wireless
Lease: 4th Amendment to LAG-97-004 with Verizon Wireless to extend the lease for five years and increase the monthly revenue by $200 for equipment installation at the NE 12th St. Reservoir. Refer to Finance Committee.

Lease: Rolling Hills Reservoir, New Cingular Wireless PCS
Lease Agreement with New Cingular Wireless PCS, LLC (AT&T), in the amount of $2,500 per month (plus a one-time inception fee of $7,500) for installation of new antennae and supporting ground equipment at the Rolling Hills Reservoir. Refer to Finance Committee.

MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL CONCUR TO APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS
Planning & Development Committee
CED: Choice Neighborhoods Initiative
Planning and Development Committee Chair Corman presented a report recommending approval of a resolution to authorize an application for a HUD Choice Neighborhoods Initiative implementation grant for up to $30 million for the Sunset Area Transformation Plan. MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED. (See later page for resolution.)

CED: Amend RMC 4-1-210.C, Affordable Housing
Planning and Development Chair Corman presented a report recommending adoption of an ordinance to amend the “affordable housing” definition in RMC 4-1-210.C., Renton Housing Incentive. The Committee further recommended that the ordinance regarding this matter be presented for first reading. MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED. (See page 21 for ordinance.)

CED: Declare Sunset Area Redevelopment & Investment Priority Area
Planning and Development Committee Chair Corman presented a report recommending that Council approval a resolution to declare the Sunset Area as a “Redevelopment Area” and an “Investment Priority Area.” MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED. (See page 21 for resolution.)

CED: 2015 Comprehensive Plan Update
Planning and Development Committee Chair Corman presented a report recommending that the work of Phase II of the State required Comprehensive Plan Update be recognized and held for adoption with the work of Phase III, which is anticipated to be June 2015. The policies of the Phase II elements should be adopted as proposed by staff and recommended by the Planning Commission: Community Planning, Capital Facilities, and Housing and Human Services. MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

RESOLUTIONS AND ORDINANCES
RESOLUTION #4238
CED: HUD Choice Neighborhoods Initiative Implementation Grant
A resolution was read authorizing an application for a U.S. Department of Housing and Urban Development Choice Neighborhoods Initiative Implementation grant for the Sunset Area Transformation Plan. MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.
RESOLUTION #4239
CED: Declare Sunset Area Redevelopment & Investment Priority Area

A resolution was read declaring that the Sunset Area is a “Redevelopment Area” and “Investment Priority Area.” MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

The following ordinance was presented for first reading and referred to the 1/26/2015 Council meeting for second and final reading and adoption:

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

An ordinance was read amending Section 4-1-210, Waived Fees, of Chapter 1, Administration and Enforcement, of Title IV (Development Regulations), of City Code, by amending the definition of “Affordable Housing.” MOVED BY CORMAN, SECONDED BY PAVONE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING. ON 1/26/2015. CARRIED.

The following ordinances were presented for second and final reading:

ORDINANCE #5743
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 PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

ORDINANCE #5744
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 ADOPT THE ORDINANCE AS READ.* ROLL CALL: AYES: PRINCE; PEREZ; PAVONE; CORMAN; PALMER; PERSSSON. NOES: TAYLOR. *MOTION CARRIED.

ORDINANCE #5745
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 CORMAN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

ORDINANCE #5746
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 ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.
ORDINANCE #5747
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 ADOPT THE ORDINANCE AS READ.*

ROLL CALL: AYES: PRINCE; PEREZ; PAVONE; CORMAN; PALMER; PERSSON. NOES: TAYLOR. *MOTION CARRIED.

ORDINANCE #5748
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 ADOPT THE ORDINANCE AS READ.*

ROLL CALL: AYES: PRINCE; PEREZ; PAVONE; CORMAN; PALMER; PERSSON. NOES: TAYLOR. *MOTION CARRIED.

ORDINANCE #5749
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 ADOPT THE ORDINANCE AS READ.*

ROLL CALL: AYES: PRINCE; PEREZ; PAVONE; CORMAN; PALMER; PERSSON. NOES: TAYLOR. *MOTION CARRIED.

ADJOURNMENT

MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL ADJOURN. CARRIED.
TIME: 7:57 p.m.

Jason A. Seth, CMC, City Clerk

Jason Seth, Recorder
January 12, 2015
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<tr>
<th>Date</th>
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| January 13, 2015      | 10:00 AM | Transportation Committee         | Chair Palmer | Council Conference Room        | 1. Rainier Flight Service Lease Amendment 1  
2. Rainier Flight Service Lease Amendment 2  
3. Emerging Issues in Transportation (Capital Projects Update) |
| January 19, 2015      | 4:00 PM  | Finance Committee                | Chair Persson | Council Conference Room        | 1. Verizon Wireless Lease Addendum  
2. Waived Fees for Sunset Area RHA Projects  
3. Lease Agreement with Cingular Wireless  
4. Emerging Issues in Finance |
| January 26, 2015      | 4:30 PM  | Planning & Development Committee | Chair Corman | Council Conference Room        | 1. 2015 Comprehensive Plan Update  
2. Title IV (Development Regulations), Docket #11 Discussion  
3. Critical Area Regulations Update (briefing) |
|                       |          | CANCELED Community Services Committee | Chair Pérez |                  | CANCELED |
|                       |          | CANCELED Utilities Committee     | Chair Taylor |                  | CANCELED |
|                       | 5:30 PM  | Committee of the Whole           | Chair Prince | Council Chambers            | 1. Community Services Report on 2014 Services  
(Recreation, Neighborhoods, Resources & Events, Parks Maintenance & Golf Course) |