CALL TO ORDER

Mayor Kathy Keolker-Wheeler 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; DENIS LAW; DAN CLAWSON; TONI NELSON; RANDY CORMAN; DON PERSSON; MARCIE PALMER.

CITY STAFF IN ATTENDANCE

KATHY KEOLKER-WHEELER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; ALEX PIETSCHE, Economic Development Administrator; DON ERICKSON, Senior Planner; REBECCA LIND, Planner Manager; TINA HARRIS, Domestic Violence Victim Advocate; LINDA HERZOG, Interim Assistant to the CAO; DEPUTY CHIEF LARRY RUBE, Fire Department; COMMANDER FLOYD ELDRIDGE, Police Department.

PROCLAMATIONS

National Breast Cancer Awareness Month - 10/2005 & National Mammography Day - 10/21/2005

A proclamation by Mayor Keolker-Wheeler was read declaring the month of October, 2005, to be "National Breast Cancer Awareness Month" and the day of October 21, 2005, to be "National Mammography Day" in the City of Renton and encouraging all citizens to join in this special observance.  MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL CONCUR IN THE PROCLAMATION AS READ.  CARRIED.

Fire Prevention Week - October 9 to 15, 2005

A proclamation by Mayor Keolker-Wheeler was read declaring the week of October 9 to 15, 2005, to be "Fire Prevention Week" in the City of Renton in commemoration of the Great Chicago Fire of 1871, which killed more than 250 persons, left 100,000 homeless, and destroyed more than 17,400 buildings. MOVED BY LAW, SECONDED BY NELSON, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

Deputy Fire Chief Larry Rude accepted the proclamation with appreciation on behalf of the Renton Fire Department. He encouraged citizens to check their smoke detectors and practice their home evacuation plans frequently, and be careful in their use of candles.

National Domestic Violence Awareness Month - October, 2005

A proclamation by Mayor Keolker-Wheeler was read declaring the month of October, 2005, to be "National Domestic Violence Awareness Month" in the City of Renton and encouraging everyone in the community to take an active role in supporting all victims so they can lead healthy lives, safe from violent and abusive behavior. MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

Tina Harris, Domestic Violence Victim Advocate, and Ken Colman, Domestic Violence Task Force Co-Chair, accepted the proclamation on behalf of the Renton Domestic Violence Task Force. Ms. Harris expressed her appreciation for the continued funding of the domestic violence programs, and explained that citizens can help victims by directing them to available programs, donating clothing and household items to local shelters, and donating old cell phones. Additionally, Ms. Harris recognized various people and businesses for their contributions to domestic violence programs. Councilwoman Nelson thanked Ms. Harris for all of her efforts in supporting the victims.

PUBLIC HEARINGS

This being the date set and proper notices having been posted and published in
Annexation: Park Terrace, SE 112th Pl & Anacortes Ave NE

accordance with local and State laws, Mayor Keolker-Wheeler opened the public hearing to consider the proposed expanded annexation and zoning of 80 acres located generally between SE 112th Pl. on the north and NE 6th Pl. on the south, and between 136th Ave. SE on the west and 144th Ave. SE, if extended, on the east (Park Terrace).

Don Erickson, Senior Planner, stated that this is the second of two public hearings on the expanded annexation proposal, the area of which was approved for expansion from 7.65 acres by the Boundary Review Board. He explained that 112 structures currently exist on this peninsula of unincorporated land, which abuts Renton on more than 80% of its perimeter. Public services are currently provided by Fire District #25, Water District #90, Renton water, Renton sewer, and the Renton School District.

Reviewing the fiscal impact analysis, Mr. Erickson estimated that the City will realize a surplus of $481 at current development, and a surplus of $39,955 at full development. He reviewed the site's current King County zoning, and reported that Renton's Comprehensive Plan designates the northern tip of the site as Residential Medium Density, for which R-10 (ten dwelling units per net acre) zoning is proposed for this 3.14-acre area consisting of three parcels. The remaining 59.9 acres, consisting of 113 parcels, is designated Residential Single Family, for which R-8 (eight dwelling units per net acre) zoning is proposed.

Mr. Erickson stated that the proposed annexation is generally consistent with Boundary Review Board objectives and City policies, and appears to serve the best interests and general welfare of Renton. Mr. Erickson noted the need to continue the public hearing to 10/17/2005, as a 30-day separation is required per State law between the first public hearing and the second public hearing at which action will be taken on the matter.

Councilmembers Briere and Persson recommended expanding the R-10 zone to include the parcels south and west of the Kingdom Hall Church parcel. Economic Development Administrator Alex Pietsch explained that an amendment to the Comprehensive Plan is needed to expand the R-10 zone, and he indicated that staff will work with the property owners to that effect. He pointed out that the proposed annexation can proceed with the current R-8 designation, and a Comprehensive Plan amendment can be considered at a later time.

Responding to Councilman Law's inquiry, Planning/Building/Public Works Administrator Gregg Zimmerman confirmed that improvements are needed on Duvall Ave. NE (138th Ave. SE) in the estimated amount of $500,000.

Public comment was invited.

Bret Holmes, 3711 NE 10th Lane, Renton, 98056, stated that he is currently developing property located at 11827 141st Ave. SE, and expressed his support for the annexation. Mayor Keolker-Wheeler referred Mr. Holmes' concerns regarding the permitting process to Mr. Zimmerman.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL: CONCUR WITH THE BOUNDARY REVIEW BOARD AND EXPAND THE PARK TERRACE ANNEXATION SITE TO 80 ACRES BY INCLUDING THE UNINCORPORATED PENINSULA OF LAND TO THE NORTH AND EAST; SUPPORT FUTURE ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN; AND CONTINUE THE PUBLIC HEARING TO 10/17/2005 FOR CONSIDERATION OF THE ANNEXATION ORDINANCE AND THE R-8
Planning: Residential Uses in Commercial Arterial Zones

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker-Wheeler opened the public hearing to consider zoning code amendments pertaining to residential uses in the Commercial Arterial (CA) zone.

Rebecca Lind, Planner Manager, explained that the purpose of the amendments is to promote a better connection between the residential and commercial components of the CA zone. She reviewed the issues raised that led to these proposed changes, such as determining the purpose of residential development in the CA zone and whether stand-alone residential uses should be allowed. Ms. Lind noted that staff is working with the Planning and Development Committee and the Planning Commission on this matter.

Ms. Lind reviewed the proposed CA zone changes, as follows:

– Amend the purpose of the CA zone by stating "Limited residential uses may be integrated into the CA zone if there are permanent physical connections to commercial uses."
– Allow attached and semi-attached housing in the NE 4th, Puget, and Sunset Business Districts, specifically limited to townhouse units with an administrative conditional use permit.
– Disallow detached single-family units.
– Reduce the minimum lot size for attached residential plats. This allows for the development of platted townhomes. Currently, the 5000 square foot minimum lot size prevents the development of a fee simple ownership residential product.
– Create development and design standards for the NE 4th, Puget, and Sunset Business Districts in the Commercial Business District Overlay.

Ms. Lind detailed the following changes to commercial and residential uses:

– Include public plazas at major intersections.
– Designate future pads for development.
– Limit parking to minimum requirement.
– Require pedestrian connections between the entry and the street, from the parking area to the entry, and to adjacent uses.
– Require design standards set for pedestrian connections.

Continuing, Ms. Lind reviewed the changes to the residential only uses, which include: compliance with Urban Center design standards, rear access parking within an enclosed structure, and a modified street grid system for dwellings fronting on the street. In regard to the mixed use areas, changes include: limiting hammerhead turnarounds, reserving 1st floor development for commercial development, conforming to Urban Center Design Guidelines District B standards, and providing residential parking below surface for the residential use.

Additionally, Ms. Lind reviewed the added conditional use criteria for residential uses in business districts. She noted the recommendation that residential uses may not be developed within 150 feet of the adjacent arterial, must be surrounded by a mix of uses, and must have a physical connection to other uses in the zone.

Ms. Lind explained that the proposed changes tie the commercial and residential
uses closer together, and still allow limited residential development in the business districts. She pointed out that as a conditional use, not every parcel, nor every project, will be suitable for residential development in the districts.

Correspondence was read from Charlotte VanLaningham, Davis Real Estate Group, 1201 Monster Rd. SW, Suite 320, Renton, 98055, expressing concern regarding the proposed change that does not allow stand-alone residential projects to be developed within 150 feet of the adjacent arterial. She suggested that an option be included that allows the 150-foot rule to be waived administratively, and that the 150-foot rule not be applied when the parcel is less than 25,000 square feet.

A memorandum was read from the Planning Commission requesting that if a development is to include residential as a conditional use, that there be a condition to have allocation for a public street grid for future use.

Public comment was invited.

Patrick Gilroy, LandTrust, Inc., 1560 140th Ave. NE, Suite 100, Bellevue, 98005, expressed his support for the changes to the CA zone, and commented that builders now prefer stand-alone townhouse development to stacked-flat development. Mr. Gilroy recommended allowing the Development Services Division some flexibility to work with design standards at the building permit stage.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL REFER THE TWO ITEMS OF CORRESPONDENCE TO THE PLANNING AND DEVELOPMENT COMMITTEE AND CLOSE THE PUBLIC HEARING. CARRIED.

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 2005 and beyond. Items noted included:

- The Washington State Department of Transportation will host an open house regarding SR-169 (Maple Valley Hwy.) on October 13th, from 6:00 p.m. to 8:00 p.m. at the Renton Community Center.

Development Services: Demolition of Abandoned Bagnariol Building, Union Ave NE

Mr. Covington reported that the abandoned Bagnariol Building at 421 Union Ave. NE was demolished by the owner on October 1st. Gregg Zimmerman, Planning/Building/Public Works Administrator, displayed photographs of the building before and after its demolition. Stating that this building has been the subject of long-standing code compliance actions, Mr. Zimmerman emphasized that the demolition of the structure is a significant accomplishment for the REACT program.

CONSENT AGENDA

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

Council Meeting Minutes of 9/26/2005


Court Case: MT Development & Banane Properties, CRT-05-011

Court Case filed on behalf of MT Development, LLC, Banane Properties, LLC and King County (involuntarily) by Bill H. Williamson, Williamson Law Office, 701 5th Ave., Suite 5500, Seattle, 98104, concerning zoning and the issuance of water and sewer certificates for property located at the intersection of Talbot Rd. S. and S. 55th St. in unincorporated King County. Refer to City Attorney and Insurance Services.

Plat: Wedgewood Lane

Hearing Examiner recommended approval, with conditions, of the Wedgewood
Division 2, Hoquiam Ave NE, PP-05-009

Lane Division 2 Preliminary Plat; 46 single-family residences on 7.16 acres located at 700, 750, 760, and 780 Hoquiam Ave. NE (PP-05-009). Council concur.

WSDOT: SR-167 Mainline Alignment Concurrence Letter

Transportation Systems Division recommended concurrence with the Washington State Department of Transportation regarding the SR-167 mainline alignment from the southern Renton City limit to I-405. Refer to Transportation (Aviation) Committee.

CAG: 03-168, Maplewood Water Treatment Facility Improvements, HDR Engineering

Utility Systems Division recommended approval of Addendum No. 3 to CAG-03-168, contract with HDR Engineering, Inc., for additional work on the Maplewood Water Treatment Facility improvements in the amount of $134,211. Refer to Utilities Committee.

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

NEW BUSINESS

Transportation: Bus Rapid Transit

Councilman Corman reported that the Eastside Transportation Partnership met last Friday and discussed the issue of bus rapid transit. He indicated that City staff is preparing a report on the matter for presentation at next week’s Council meeting.

Community Services: Farmers Market

Councilman Corman emphasized that the rumor regarding the Spirit of Washington Dinner Train wanting to get rid of the Farmers Market is not true. He noted that the dinner train leases the Pavilion Building, which is located next to the Piazza where the Farmers Market is held.

ADJOURNMENT

MOVED BY NELSON, SECONDED BY LAW, COUNCIL ADJOURN. CARRIED. Time: 8:11 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
October 3, 2005