CALL TO ORDER
Mayor Pro Tem Terri Briere 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, Mayor Pro Tem; MARCIE PALMER; DON PERSSON; RANDY CORMAN, Council President Pro Tem; TONI NELSON; DAN CLAWSON; DENIS LAW.

CITY STAFF IN ATTENDANCE
JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; KAREN MCFARLAND, Engineering Specialist; JAN ILLIAN, Engineering Specialist; ALEX PIETSCH, Economic Development Administrator; ERIKA CONKLING, Associate Planner; DON ERICKSON, Senior Planner; MIKE WEBBY, Human Resources Administrator; MICHAEL BAILEY, Finance and Information Services Administrator; DENNIS CULP, Community Services Administrator; SYLVIA ALLEN, Recreation Director; LINDA HERZOG, Interim Assistant to the CAO; COMMANDER KENT CURRY, Police Department.

SPECIAL PRESENTATION
Recreation Director Sylvia Allen reviewed the programs and events the Recreation Division offered during the summer. She noted the growing number of participants, and described the many activities that took place for all ages, including sports programs, leisure classes, special populations programs, various camps, aquatics programs, trips, lunch programs, and cultural arts programs. Ms. Allen pointed out that the second year of operation of the award winning Henry Moses Aquatic Center drew 68,100 participants and earned a net income of $67,210. She concluded by expressing her appreciation for the opportunity to work for the City of Renton, and for the investments the City has made to its parks and recreation programs.

Mayor Pro Tem Briere announced that this was Ms. Allen's final presentation as she is leaving the City's employment. Ms. Briere presented Ms. Allen with a certificate of appreciation in recognition of her contributions to the City.

PUBLIC MEETING
Annexation: Perkins, SE 95th Way & 128th Ave SE
This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Pro Tem Briere opened the public meeting to consider the 10% Notice of Intent petition for the proposed Perkins Annexation; 15.1 acres, including the Union Ave. NE right-of-way, generally located east of 128th Ave. SE (if extended), west of Union Ave. NE, north of SE 98th St. (if extended), and south of SE 95th Way.

Don Erickson, Senior Planner, explained that three single-family dwellings exist on this site, which slopes to the north and drops nearly 65 feet with a slope of 13%. He noted that downstream drainage conveyance issues exist that will need to be rectified at the time of development. The estimated surface water mitigation cost per year is $4,040. Reviewing the public services, Mr. Erickson reported that Fire District #25, Renton sewer and water, and the Renton School District serve the site.

Mr. Erickson stated that current King County zoning for the site is R-4 (four dwelling units per gross acre), and the Renton Comprehensive Plan designation is Residential Low Density, for which R-4 (four dwelling units per net acre)
zoning is proposed. He noted that since the site is within 600 feet of an existing R-8 zone, clustered development is allowed. Mr. Erickson reviewed the fiscal impact analysis, which revealed an estimated $11,403 surplus at full development, assuming 43 new single-family homes with an average assessed value of $450,000. The estimated one-time parks acquisition and development cost is $15,213.

In conclusion, Mr. Erickson stated that the annexation proposal is generally consistent with relevant City policies and Boundary Review Board criteria. Public comment was invited.

Marion Vandermay, 9639 132nd Ave. SE, Renton, 98059, reported that she is the major landowner in the subject area and a resident of more than 50 years. She indicated that annexation to Renton is appropriate for this area.

Glenn Perkins, 9623 132nd Ave. SE, Renton, 98059, stated that he is the initiator of the annexation. He spoke in favor of the annexation, saying that it is much easier to develop and sell property in Renton.

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

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ACCEPT THE PERKINS 10% ANNEXATION PETITION, AND AUTHORIZE CIRCULATION OF THE 60% DIRECT PETITION TO ANNEX REQUIRING THAT PROPERTY OWNERS ACCEPT ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN AND ASSUME A PROPORTIONAL SHARE OF THE CITY'S BONDED INDEBTEDNESS. CARRIED.

PUBLIC HEARINGS
Comprehensive Plan: 2005 Amendments, R-1 & RC Zones

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Pro Tem Briere opened the public hearing to consider amendments to the R-1 (Residential - one dwelling unit per acre) and RC (Resource Conservation) zones, which are associated with Comprehensive Plan Amendment 2005-M-1, Low Density Residential Map Revisions.

Erika Conkling, Associate Planner, explained that Comprehensive Plan Policy LU-135 requires a review of low density implementation to ensure consistency with Residential Low Density (RLD) objectives and policies. This includes review of the zoning and Comprehensive Plan designations, development standards, and allowed uses. RLD-designated lands include lands zoned RC, R-1, and R-4. Ms. Conkling pointed out that the development standards and land uses are appropriate for the R-4 zone, and no changes are recommended.

Ms. Conkling stated that the R-1 zone provides suitable land for residential development where pervasive sensitive areas exist, without compromising the sensitive areas. The zone provides for suburban estate and single-family dwellings, provides urban separators between neighboring jurisdictions, and prohibits incompatible uses that may be detrimental to the residential or natural environment. She conveyed that changes are not recommended for the zone's development standards; however, changes in the land use are recommended that limit activities of an urban size, scale, or intensity. The changes include prohibiting Adult Day Care II, Day Care Centers, Convalescent Centers, and Medical Institutions uses.

Continuing, Ms. Conkling reported that the RC zone provides some use of lands characterized by extensive critical areas, allows for agricultural uses, promotes
uses compatible with the functions and values of sensitive areas and reduces the intensity of uses in accordance with the extent of the sensitive area. She explained that changes are not recommended for the development standards. Land use changes are recommended that limit or prohibit larger, more intensive uses for maximum sensitive area protection. Additionally, medium intensity uses will be allowed with additional review, and lower intensity uses will be allowed. Ms. Conkling indicated that the same four changes are recommended for the RC zone as in the R-1 zone, plus an additional six restrictions on other uses are proposed.

Ms. Conkling stated that few private property owners will be adversely affected by the tightening of the use regulations. She noted that the RC zone is more than 75% in public ownership, and one-third of the lands in private ownership are open spaces held in common by subdivision homeowners. The R-1 and R-C zone changes only limit uses of an urban scale and intensity. By making these changes, Ms. Conkling said the City will be more consistent with its Comprehensive Plan, and the changes will promote and protect valuable resources for citizens and businesses.

Ms. Conkling concluded that limiting uses of an urban size, scale, and intensity in the R-1 and RC zones will better protect sensitive areas and better serve the purposes of these zones.

Public comment was invited.

Richard Underwood, 2314 NE 28th St., Renton, 98056, stated that the recommended changes are adequate and fair.

Correspondence was read from Bill H. Williamson, Attorney for Alicia Mena (Member of MT Development, LLC), PO Box 99821, Seattle, 98139, withdrawing Ms. Mena's application for a Comprehensive Plan Amendment submitted by her predecessor in interest, Sabina Molina, and recommending Council take no action to amend the Comprehensive Plan since it affects the Mena parcels.

City Attorney Larry Warren stated that Ms. Mena's issue relates to the annexation of this property and the rezoning that would occur if the property was annexed. He pointed out that the issue has nothing to do with the Comprehensive Plan Amendment. Mr. Warren explained that the property is included within a larger area being considered for an amendment, and Comprehensive Plan Amendments are part of the City's annual review of the Comprehensive Plan.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 413 for Planning and Development Committee Report.)

Vacation: Rosario Ave SE, Jacques, VAC-05-004

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Pro Tem Briere opened the public hearing to consider the petition to vacate a portion of Rosario Ave. SE right-of-way, approximately five feet in width and 133 feet in length, located north of SE 2nd Pl. (Petitioner: James Jacques).

Karen McFarland, Engineering Specialist, explained that the petitioner is in the initial stages of designing a short plat, and if the vacation is approved, the right-of-way will allow development of an additional lot. She noted that the vacation area does not contain any City facilities.
Ms. McFarland reported that the vacation request was circulated to various City departments and outside agencies for review and no objections were raised. However, the Community Services Department indicated that vacating the property may impact the King County Regional Trail System. Although King County has not formally responded, she said King County desires an easement so a future trail can be accommodated. Additionally, Comcast indicated that an easement is needed for its facilities.

In conclusion, Ms. McFarland stated that staff recommends approval of the request to vacate, subject to the petitioner providing satisfactory proof that Comcast and King County have received the necessary easements.

Councilman Persson expressed concern regarding the lack of response from King County, and indicated he does not want the process to be delayed as a result. Ms. McFarland stated that staff is recommending that the petitioner grant King County an easement for the area in order for the process to move forward.

In response to Councilman Corman's inquiry, the applicant's representative Jim Hanson, 17446 Mallard Cove Lane, Mt. Vernon, 98274, confirmed that the vacation area is not paved.

Public comment was invited.

Previous speaker Jim Hanson relayed that the applicant concurs with the staff recommendation.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL APPROVE THE VACATION PETITION. CARRIED.

Development Services: Deferral of Street Improvements

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Pro Tem Briere opened the public hearing to consider replacing the existing option for deferral of street improvements by restrictive covenants for short plats, with a fee in lieu of constructing street improvements.

Gregg Zimmerman, Planning/Building/Public Works Administrator, reported that City Code requires developments involving residential subdivisions to install street improvements, which can include curbs, gutters, sidewalks, street lights, and the extension of utilities. For short plats, the developer may request deferral of some of the required improvements under certain circumstances.

Jan Illian, Engineering Specialist, indicated that two types of deferrals currently exist. The first allows a developer to temporarily defer street improvements by submitting a security devise that is released when the improvements are completed, and the second allows a developer of a short plat to defer street improvements with a restrictive covenant. She stated that staff proposes removing the existing option for deferral of street improvements by restrictive covenant for short plats, and replacing it with a deferral of the street improvement subject to a voluntary fee in lieu to the City of the estimated costs for the deferred street improvements.

Ms. Illian explained that the restrictive covenant commits the property owner to not protest participation in a future Local Improvement District (LID) or City capital improvement project to install the improvements. Even though the
restrictive covenant is recorded against the title of the property, property owners may be surprised when they are required to pay for street improvements. She reported that since this deferral option was adopted in 1995, over 100 restrictive covenants have been recorded. To date, no LIDs or capital improvement projects have triggered the enforcement of the restrictive covenants.

Continuing, Ms. Illian stated that the proposed option requires that a special street fund be set up to receive the payments, and the funds will be used to build sidewalks or other street frontage improvement projects throughout the City. She pointed out that this option assures fairness for developers regarding costs of City-required improvements, and provides the City with financial means to build the improvements at a later date without having to require the residents to make financial contributions to the project.

Responding to Councilman Clawson's inquiry as to what kind of improvement this type of deferral applies to, Mr. Zimmerman explained that the deferral is used for infill development, is usually applied to short plats of four or fewer lots, and is common in isolated places where contiguous street improvements are lacking. A short plat's street frontage is often 100 to 120 feet, and if street improvements are installed by the developer, the result may be an improved strip of frontage length that is out of character with the rest of the neighborhood. He noted that the improvements may need to be torn out and replaced in the future if a larger project is built.

In response to Councilman Law's inquiry, Mr. Zimmerman stated that larger area improvements can take place through LIDs, which do not occur very often, or through City capital improvement projects, which are more common. Even though owners of property with the restrictive covenants are required to financially participate in the project, they are still surprised when presented with the bill. He indicated that this has caused controversy in other cities. Mr. Zimmerman noted staff's preference for the proposed option, where the developer voluntarily contributes a dollar amount equal to the cost of the improvements, which will be placed in a special fund.

Noting that the developer will pass on the cost to the new homeowner, Councilman Law commented that the homeowner will have already paid for a future sidewalk that other nearby residents will not have to pay for. Mr. Zimmerman agreed that is a concern; however, the fees will substantially add to the City's expanded sidewalk program, and potentially result in improvements reaching neighborhoods more quickly than by the current restrictive covenant method.

In response to Councilman Persson's inquiry, Mr. Zimmerman confirmed that property owners will not have to participate in a future LID or capital improvement project if the improvements costs have already been paid. Mr. Persson noted that the costs for future improvements will be paid in today's dollar value.

Councilman Clawson agreed with the elimination of the restrictive covenant deferral, and pointed out that the proposed deferral option may benefit a neighborhood, if not the individual lots, by improving a sidewalk near a school.

Public comment was invited.

Jim Hanson, 17446 Mallard Cove Lane, Mt. Vernon, 98274, expressed concern that a property owner or developer will pay a fee for a sidewalk in front of the
property, and the fee will be used for a sidewalk elsewhere in the City. He recommended that the City be reasonable in the charging of the fee for the small projects, as a small project by itself can cost more than if it were part of a larger project. Mr. Hanson also recommended that the criteria for qualifying for the proposed deferral option be made less restrictive than it is now for the restrictive covenant deferral.

James Jacques, 1216 N. 38th St., Renton, 98056, questioned whether a developer has the option of either deferring or installing the improvements. Receiving an affirmative reply, Mr. Jacques indicated that he would most likely install the improvements himself, rather than pay the fee. He noted, however, that this option will continue to result in intermittent street improvements.

Councilman Corman commented that as a practical matter, there may be fewer deferrals; therefore, the standards need to be such so that the sidewalks will ultimately link up correctly.

Julie Dalpay, 13033 SE 95th Way, Renton, 98056, suggested that when a plat is developed, the surrounding neighbors be asked if they want to continue the street improvements beyond the plat, as the improvements enrich the neighborhood and property values.

In response to Councilman Persson's inquiry, Mr. Jacques stated that he may be able to install the improvements less expensively than the City can. Mr. Persson suggested that the City price the improvements at the contractors' price. Mayor Pro Tem Briere commented that it will be nice to have the intermittent street improvements connected together in the future.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 411 for Transportation Committee report.)

RECESS

MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL RECESS FOR FIVE MINUTES. CARRIED. Time: 8:30 p.m.

The meeting was reconvened at 8:35 p.m.; roll was called; all Councilmembers present.

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 Clam Lights display at Gene Coulon Memorial Beach Park begins on December 2nd, and will run nightly through January 1st.

🌟 The Mayor hosted the second meeting of the Transit Center Solutions Work Group on November 3rd. This collaborative effort focuses on Renton Transit Center security and is made up of representatives from the Renton School District, King County, Metro Transit, owners and managers of nearby businesses, interested citizens, and City staff.

AUDIENCE COMMENT

Citizen Comment: Engbaum - Wedgewood Lane Division 3 Preliminary Plat, NE 10th St, PP-05-086

Renee Korsmo Engbaum, 5424 NE 10th St., Renton, 98059, stated that 185 feet of her property along NE 10th St. fronts the Wedgewood Lane Division 3 Preliminary Plat. She indicated that she had submitted a letter to Council last week expressing concerns regarding the development, and stated her hope that the City and the developer will address her concerns at the beginning of the project. Ms. Engbaum reported that both the City and developer have
Citizen Comment: Gilroy - Wedgewood Lane Division 3 Preliminary Plat, NE 10th St, PP-05-086

Patrick Gilroy, LandTrust, Inc., 1560 140th Ave. NE, Suite 100, Bellevue, 98005, stated that he is the applicant and the developer of the Wedgewood Lane Division 3 Preliminary Plat, which is listed on this evening’s consent agenda. He reported that he has been in contact with Ms. Engbaum and City staff, and is working with staff to address her concerns and will schedule a meeting with Ms. Engbaum in the near future.

Responding to Councilman Clawson's inquiry, Mr. Gilroy indicated that most of Ms. Engbaum's concerns regard public utility improvements and drainage. He noted that those concerns can be addressed through the permitting process.

CONSENT AGENDA

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

Appointment: Planning Commission


AJLS: Sister Cities Fund, Renton Community Foundation

Administrative, Judicial and Legal Services Department recommended approval of an agreement with the Renton Community Foundation to establish a special purpose Renton Sister Cities Fund within the foundation. Approval was also sought for Renton to grant this fund the unexpended balance of the Sister City program allocation in the 2005 Budget. Refer to Finance Committee.

Annexation: Lindberg, 138th Ave SE & SE 132nd St

Economic Development, Neighborhoods and Strategic Planning Department recommended a public hearing be set on 12/5/2005 to consider the proposed Lindberg Annexation and R-8 zoning for 10.11 acres located east of 138th Ave. SE and north of SE 132nd St. Council concur.

Utility: Sewer Moratorium in East Renton Plateau PAA


Budget: 2005 Year-End Amendments

Finance and Information Services Department recommended approval of the 2005 year-end budget amendment ordinance. Refer to Finance Committee.

Plat: Wedgewood Lane Division 3, NE 10th St, PP-05-086

Hearing Examiner recommended approval, with conditions, of the Wedgewood Lane Division 3 Preliminary Plat; 40-lot subdivision on 12.7 acres located at 5325 NE 10th St. Council concur.

Library: Catalog & Circulation Tracking System Software Migration, Dynix

Library Division recommended approval of a contract in the amount of $43,267 with Dynix, Inc. for the automated catalog and circulation tracking system software migration. Refer to Finance Committee.

UNFINISHED BUSINESS

Transportation (Aviation) Committee

Development Services: Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to approve the amended City Code Section 4-9-060C, City of Renton Deferral of Plat Improvements. The amendments will eliminate the option of deferrals subject
Deferral of Street Improvements

to recording of restrictive covenants and establish a new option of voluntary payment of a fee in lieu for approved street improvement deferrals. This option will only apply to short plats, and only for short plats that meet the criteria for deferral of the construction of the required street improvements associated with the short plat approval.

The Committee further recommended that the ordinance regarding this matter be prepared for first reading. MOVED BY PALMER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee

Finance: Business License Fee Reporting Period

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve changes to the business license fee reporting period as follows: 1) annual invoicing of small businesses (less than 50 employees); 2) quarterly invoicing of large businesses (50 or more employees); and 3) establishment of a schedule when small businesses will receive and pay their annual business license fee. The Committee further recommended that the ordinance regarding this matter be presented for reading. MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 414 for ordinance.)

Committee of the Whole

Comprehensive Plan: 2005 Amendments, Inclusion of West Hill in PAA

Council President Pro Tem Corman presented a Committee of the Whole report recommending concurrence in the staff recommendation to add the West Hill to the City of Renton Potential Annexation Area (2005 Comprehensive Plan Amendment File 2005-M-3). The Committee further recommended concurrence in the staff recommendation to amend the City of Renton Comprehensive Plan Land Use Map to adopt land use designations and a Potential Annexation Area boundary as shown on the map "Proposed Land Use Designations for the West Hill PAA," dated 11/14/2005. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Council: Committee on Committees

Council President-Elect Corman announced that the Committee on Committees will be comprised of himself and Councilmembers Nelson and Law.

Utilities Committee

WSDOT: I-405 to SR-169 Off-Ramp Alignment

Utilities Committee Chair Corman presented a report recommending concurrence in the staff recommendation to grant the Washington State Department of Transportation's request for approval of a concurrence letter for the proposed alignment for the northbound I-405 to SR-169 off-ramp and future widening of I-405. The Committee recommended that the Mayor and City Clerk be authorized to sign the concurrence letter. MOVED BY CORMAN, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utility: Central Plateau Interceptor Phase II, Roth Hill Engineering Partners

Utilities Committee Chair Corman presented a report recommending concurrence in the staff recommendation to approve the engineering consultant contract with Roth Hill Engineering Partners, LLC for the design and permitting of the Central Plateau Interceptor Phase II project in the amount of $258,599, and the transfer of $400,000 from the Sunset Interceptor Phase II project account to the Central Plateau Interceptor Phase II project account within fund number 421, Sanitary Sewer Main Extensions. The Committee further recommended that the Mayor and City Clerk be authorized to execute the contract. MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Release of Easement: Robert

Utilities Committee Chair Corman presented a report regarding the request for
West, Lake WA Blvd N & Wells Ave N, RE-05-001

partial release of easement by Robert West for property owners Steven Altringer and Robin Shapland (for property located between Lake Washington Blvd. N. and Wells Ave. N. at N. 37th St.). The Committee recommended concurrence in the staff recommendation to approve the partial release of a certain City of Renton easement contained and described under King County recording number 6660972.

The Committee also recommended concurrence with the recommendation that City Council collect the requisite processing fee from the applicant. No public funds were spent in acquiring or maintaining that portion of the easement to be partially released; therefore, this is a Class "B" easement and requires no further compensation other than the processing fee. City Code Section 9-1-4 defines this type of easement as follows:

"Class B: All City of Renton easements for which no public funds have been expending in the acquisition, improvement or maintenance of same, or easements originally dedicated or otherwise conveyed to the City by the present petitioner for the release of said easement for which no public expenditures have been made in the acquisition, improvement or maintenance thereof."

The Committee further recommended that Council authorize the Mayor and City Clerk to execute the partial release of easement document and that the City Clerk record the document with King County. MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utility: System Development Charges, Annexation Fee

Utilities Committee Chair Corman presented a report regarding the 2006 System Development Charges and Annexation Fee. The Committee recommended concurrence in the staff recommendation to approve increases in the water, wastewater, and surface water utilities System Development Charges, and to establish an Annexation Fee. The Committee further recommended that the ordinance regarding this matter be prepared for first reading. MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services Committee

Community Services Committee Chair Nelson presented a report recommending concurrence in the staff recommendation to grant the Washington State Department of Transportation's request for approval of a concurrence letter for the proposed alignment for the northbound I-405 to SR-169 off-ramp and future widening of I-405. The Committee recommended that the Mayor and City Clerk be authorized to sign the concurrence letter. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee

Planning and Development Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve the 2005 Comprehensive Plan Amendments as shown on the matrix entitled "2005 Comprehensive Plan Amendments," summarized as follows:

- 2005-M-1 – City of Renton applicant; Refinement of Residential Low Density mapping within the Comprehensive Plan and Citywide zoning.
- 2005-M-2 – City of Renton applicant; Add the Department of Natural Resources/Shorelands property to Renton's Potential Annexation Area (PAA) and to the Comprehensive Plan Land Use Map.
- 2005-M-3 – City of Renton applicant; Add entire West Hill area to Renton's PAA and to the Comprehensive Plan Land Use Map.
- 2005-M-4 – City of Renton applicant; Review of Renton's PAA map (pending).
- 2005-M-5 – City of Renton applicant; Amendments to reflect changes made by King County during its Comprehensive Plan update.
- 2005-M-6 – Jim Hanson for OJ Harper and City of Renton applicants; (denied).
- 2005-M-7 – City of Renton applicant; Redesignate Southport to Urban Center-North.
- 2005-M-9 – City of Renton applicant; Redesignate WSDOT remnant adjacent to I-405 to Residential Low Density.
- 2005-T-1 – City of Renton applicant; Update Comprehensive Plan introduction.
- 2005-T-2 – City of Renton applicant; Update and remove potentially outdated private utility purveyor information.
- 2005-T-3 – City of Renton applicant; Update names of agencies and programs in Comprehensive Plan glossary.
- 2005-T-4 – City of Renton applicant; Amend maps and language referring to Commercial Business Districts for clarity.

The Committee recommended adoption of the ordinance approving the 2005 Comprehensive Plan update and the annual Citywide Zoning Map amendments. The Committee further recommended adoption of the related ordinance amending City Code Title IV Development Standards in the Resource Conservation and Residential 1 zones. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Comprehensive Plan: 2006 Amendments, Pre-Applications

Planning and Development Committee Chair Clawson presented a report regarding the pre-applications for the 2006 Comprehensive Plan review cycle. The Committee recommended concurrence in the staff recommendation to deny pre-application request 2006-Pre-03 for a Comprehensive Plan map amendment from Residential Low Density to Residential Single Family for the Perkins property located at 9623 132nd Ave. SE based on the finding that the application is not timely since the Council changed this designation to the current Residential Low Density during the 2004 Growth Management Act update to reflect current policies, and the proposed redesignation does not meet the findings in City Code Section 4-9-020G for further review.

The Committee further recommended concurrence in the staff recommendation to approve the following pre-application requests:

- 2006-Pre-01 – Chee Property, 1315 N. 30th St.; Residential Single Family (R-8 zoning) to Commercial Neighborhood (CN zoning).
- 2006-Pre-02 – Kinzer Property, Kennydale Blueberry Farm, 1733 NE 20th St.; Residential Low Density (RC zoning) to Residential Single Family (R-8 zoning).
• 2006-Pre-04 – Springbrook Associates; Residential Medium Density (R-10 zoning) to Commercial Corridor (CO zoning).

These pre-application requests meet one or more of the findings in City Code Section 4-9-020G. To meet the submittal requirements for further review of these requests, these applicants are directed to file complete applications for Comprehensive Plan Amendments prior to the 12/15/2005 deadline. Upon receipt of these applications, the issues will be referred to the Planning Commission and the Planning and Development Committee for review and recommendation during the 2006 Comprehensive Plan review cycle.

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

<table>
<thead>
<tr>
<th>RESOLUTIONS AND ORDINANCES</th>
<th>The following ordinance was presented for first reading and referred to the Council meeting of 11/28/2005 for second and final reading:</th>
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<tbody>
<tr>
<td>Budget: 2006 Property Tax Levy</td>
<td>An ordinance was read establishing the property tax levy for the year 2006 for both general purposes and for voter approved bond issues. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 11/28/2005.*</td>
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Councilman Persson encouraged Councilmembers to vote no on this item, as there has been little if any discussion regarding whether to increase the tax levy. Councilman Corman indicated that two more budget meetings are scheduled prior to the second reading of the ordinance, and Mayor Pro Tem Briere noted that the ordinance needs to be adopted by December 1st.

*MOTION CARRIED.

The following ordinance was presented for first reading and advanced for second and final reading:

| Finance: Business License Fee Reporting Period | An ordinance was read amending Chapters 5-5-2 and 5-5-3 of Chapter 5 (Business Licenses) of Title V (Finance and Business Regulations) of City Code by revising the requirements for business licenses in the City, establishing a short term business license, providing for renewals, and establishing penalties. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED. |

Ordinance #5166
Finance: Business License Fee Reporting Period

Following second and final reading of the above ordinance, it was MOVED BY LAW, SECONDED BY PERSSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS
School District: Activities

Councilwoman Nelson reviewed the various announcements, events, and activities of the Renton School District, including: student scholarship recipients, Hazen High School's hosting of a Northwest minority pioneers exhibit, and Kennydale Elementary School's Family Fun Math Night.

EXECUTIVE SESSION AND ADJOURNMENT

MOVED BY CORMAN, SECONDED BY LAW, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 20 MINUTES TO DISCUSS LABOR NEGOTIATIONS WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 9:13 p.m.

Executive session was conducted. There was no action taken. The executive
session and the Council meeting adjourned at 9:26 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
November 21, 2005