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

DON PERSSON, Council President; MARCIE PALMER; TERRI BRIERE; DENIS LAW; TONI NELSON. MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL EXCUSE ABSENT COUNCILMEMBERS DAN CLAWSON AND RANDY CORMAN. CARRIED.

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; SANDRA MEYER, Transportation Systems Director; NICK AFZALI, Transportation Planning and Programming Supervisor; ALEX PIETSCHE, Economic Development Administrator; DON ERICKSON, Senior Planner; SHAWNA MULHALL, Development Manager; NORMA MCQUILLER, Neighborhood Coordinator; VICTORIA RUNKLE, Finance and Information Services Administrator; DEREK TODD, Assistant to the CAO; CHIEF LEE WHEELER and FIRE MARSHAL/BATTALION CHIEF STAN ENGLER, Fire Department; COMMANDER CHARLES MARASLISI, Police Department.

SPECIAL PRESENTATIONS

EDNSP: 2004 Neighborhood Grant Awards

Norma McQuiller, Neighborhood Coordinator, expressed her pleasure in working with residents in association with the Neighborhood Program. She stated that the partnership between the City and the residents produces positive results in the neighborhoods. Ms. McQuiller presented certificates of appreciation to the 2004 Neighborhood Grant Award (second round) recipients for neighborhood projects such as common area improvements, urban park development, entranceway improvements, and traffic circle landscaping.

The eight grant recipients included Emerald Garden Homeowners Association, Falcon Ridge Homeowners Association, Honey Creek Ridge Homeowners Association, LaCrosse Homeowners Association, Maplewood Gardens Neighborhood Association, Monterey Terrace Neighborhood Association, Talbot Hill Neighborhood Association, and Winsper Homeowners Association. In addition, Ms McQuiller announced that the Maplewood Glen Neighborhood Association and Summerwind Homeowners Association received administrative newsletter grants.

WSDOT: I-405/SR-167 Corridor Improvements Update

Craig Stone, I-405 Project Manager for the Washington State Department of Transportation (WSDOT), provided an update on the I-405 corridor and SR-167 interchange improvements. He reported that through the 2003 approved statewide "nickel package" (funded by the five cent gas tax), the Renton area receives $136,000,000 for these improvements. The funded improvements include the addition of a northbound I-405 lane from West Valley Hwy. to the SR-167 interchange, the addition of a southbound I-405 lane from Maple Valley Hwy. to SR-167, and the extension of the southbound HOV lane from the SR-167 interchange. Stating that engineering has commenced for these improvements and the environmental review has begun, Mr. Stone announced
an open house on 1/27/2005 at the IKEA Performing Arts Center on the environmental issues associated with the proposed road improvements.

Continuing, Mr. Stone explained that the I-405 Master Plan is a 20-year vision of multi-modal improvements to the I-405 corridor and arterials, stretching from Tukwila to Lynnwood. The challenge involves taking the long-term vision, breaking it into projects, and obtaining funding.

Mr. Stone described some Renton-area unfunded projects, which are part of the overall master plan. One project entails replacing the SR-167 cloverleaf interchange with direction ramps resulting in two interchanges for the City of Renton at Lind Ave. SW and Talbot Rd. S. He pointed out that the subject project options are being reviewed, including the potential widening of I-405 to the south that would affect adjacent businesses and homes, and the improvements to Benson Rd. S.

In regards to Renton Hill, Mr. Stone reviewed options for this area, pointing out that I-405 will be widened to the west. He indicated that issues related to access points to Renton Hill, including emergency vehicle access, will continue to be reviewed. Mr. Stone also reviewed Liberty Park, Cedar River Park, and City wells access issues. He noted that in order to obtain a defined solution, all of these elements - Renton Hill, parks, and well access - have to work together.

Mr. Stone stated that funding is available to fully construct the nickel projects and to carry out a five percent design of the previously discussed elements. However, resources are not available to conduct a full environmental review until another funding package is put forward. In conclusion, Mr. Stone reported that WSDOT will continue to meet with the Renton Hill and Talbot Hill communities, and keep residents up-to-date on the I-405 Corridor Program.

Noting the difficulty of this process, Mayor Keolker-Wheeler acknowledged WSDOT's goal of ensuring that the designs for short-term improvements do not negatively affect the long-term improvements and waste money.

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

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 meeting to consider the 10% Notice of Intent petition for the proposed Lindberg Annexation, consisting of 10.11 acres, including the abutting street right-of-way, located east of 138th Ave. SE (Duvall Ave. NE) and north of SE 132nd St. (NE 2nd St.).

Don Erickson, Senior Planner, reported that nine single-family dwellings exist on this relatively flat site. The site is served by Fire District #25 and the Renton School District, and is within the Renton water, Water District #90, and Renton sewer service areas. Mr. Erickson stated that site's zoning under King County is R-4 (four dwelling units per gross acre); and Renton's Comprehensive Plan designates this area as Residential Single Family, for which R-8 (eight dwelling units per net acre) zoning is proposed.

Mr. Erickson indicated that the annexation proposal is generally consistent with Boundary Review Board criteria, noting that the City's boundary is interim pending other annexations within its Potential Annexation Area. He reported that the fiscal impact analysis indicates a surplus of $8,580 at full development, and an estimated one-time park development cost of $35,383. He concluded that the proposed annexation furthers City business goals, and is consistent with Renton policies. Noting some potential flooding in the area, Mr. Erickson suggested mitigation with future development.
Public comment was invited. There being none, it was MOVED BY LAW, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC MEETING. CARRIED.

MOVED BY BRIERE, SECONDED BY LAW, COUNCIL ACCEPT THE LINDBERG ANNEXATION 10% NOTICE OF INTENT TO ANNEX PETITION AND AUTHORIZE CIRCULATION OF THE 60% DIRECT PETITION TO ANNEX, SPECIFYING THAT PROPERTY OWNERS SUPPORT FUTURE ZONING CONSISTENT WITH RENTON'S COMPREHENSIVE PLAN LAND USE DESIGNATION AND PROPERTY OWNERS ASSUME A PROPORTIONAL SHARE OF THE CITY'S EXISTING OUTSTANDING INDEBTEDNESS. CARRIED.

PUBLIC HEARING
Annexation: Park Terrace, NE 8th St & Duvall Ave NE

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 the 60% Notice of Intent petition to annex and R-8 zoning for the proposed 7.65-acre Park Terrace Annexation, including the abutting street right-of-way, located east of Duvall Ave. NE and south of NE 8th St., if extended.

Senior Planner Don Erickson explained that the subject site slopes upward from the southeast corner to the northeast corner at a three percent slope, and contains 17 single-family dwellings on an existing 23-lot plat. He noted that roadway improvements are likely in the future. Regarding the public services, he stated that the site is served by Fire District #25, Water District #90, Renton sewer, and the Renton School District.

Continuing, Mr. Erickson pointed out that existing King County zoning is R-4 (four dwelling units per gross acre). Renton's Comprehensive Plan designates this area as Residential Single Family, and concurrent zoning is R-8 (eight dwelling units per net acre). He indicated that the fiscal analysis revealed a deficit of $2,646 at full development, assuming a potential of 23 single-family homes and an assessed new home value of $350,000. The estimated one-time parks acquisition and development cost is $19,477.

Mr. Erickson reported that the annexation proposal is generally consistent with Renton policies and Boundary Review Board criteria. Some potential flooding is possible in the area, and he suggested mitigation with future development. In conclusion, he stated that the proposal serves the best interests and general welfare of the City.

Public comment was invited. There being none, it was MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL ACCEPT THE PARK TERRACE 60% DIRECT PETITION TO ANNEX, AND AUTHORIZE THE ADMINISTRATION TO TRANSMIT THE NOTICE OF INTENT PACKAGE TO THE BOUNDARY REVIEW BOARD AND PREPARE A REZONE ORDINANCE FROM KING COUNTY'S R-4 ZONE TO RENTON'S R-8 ZONE CONSISTENT WITH THE COMPREHENSIVE PLAN'S RESIDENTIAL SINGLE FAMILY DESIGNATION. 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 2004 and beyond. Items noted included:
The 3rd Annual Canine Candy Cane 5k Run or Walk was held on December 11th, with 175 dogs and masters participating in the activities.

Currently, there is a problem at Boeing Field created by small glass beads embedded in painted runway markings coming loose and lodging in the engines of some Boeing aircraft. There will be some additional landings and departures of 737 aircraft at the Renton Airport over the next several days while this problem is being resolved at Boeing Field.

Jeff Davis, 10012 64th Ave. S., Seattle, 98178, stated that he represents the Aircraft Owners' and Pilots' Association on Renton's Airport Advisory Committee, and commended the City for its land use actions pertaining to the Airport. He reported that the Airport community is taking active steps to be a better community member, and the City and Airport community are working together in that regard. Mr. Davis pointed out that the Airport is a valuable City asset, and despite a recent tragedy, the Airport has an excellent safety record. He encouraged the City to address runway protection zones, especially on the south end of the field, so as to enhance the safety of the Airport and enhance economic growth and development of the City.

Brian Johnson, 14509 SE 167th St., Renton, 98058, spoke on the topic of the proposed Fairwood incorporation, noting the adversarial quotes in the newspaper. He expressed his wish to be within a city, due to the decrease of services from King County, and said discussions with affected community members led to the determination that there was support for incorporation. Mr. Johnson requested that the City review the information on the Fairwood incorporation website (www.fairwoodtaskforce.org), and emphasized his desire to be within a city, such as Renton, if the feasibility study proves that incorporation is not viable.

Greg Carras, 15944 SE 177th St., Renton, 98058, said he is a member of the Fairwood incorporation task force, and noted that information was gathered and public meetings were held on the incorporation effort. Mr. Carras reported that the community supports incorporation if financially viable, and explained how the proposed incorporation boundary was determined. He noted the issues surrounding the Cascade Vista area, which was not included in the incorporation area, and proposed that the City and the task force work together to address the deficiencies in this area.

Marleen Mandt, 1408 N. 26th St., Renton, 98055, reported there is a lack of safe places to walk dogs in the lower Kennydale area, due to the presence of traffic and bicycles. She requested that on-leash dogs be allowed on the walking paths at Gene Coulon Memorial Beach Park and at Kennydale Beach, and proposed a trial period during the winter months.

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


City Clerk reported bid opening on 12/14/2004 for CAG-04-143, 2004 Lift Station Rehabilitation Project (Lake Washington Flush Station and Misty Cove Lift Station); nine bids; engineer's estimate $119,897.60; and submitted staff recommendation to award the contract to low bidder, R.L. Alia Company, in the amount of $118,809.60. Council concur.
Plat: Maureen Highlands Division II, NE 4th St, FP-04-128  
Development Services Division recommended approval, with conditions, of the Maureen Highlands Division II Final Plat; 31 single-family lots on 14.2 acres located at 6118 NE 4th St. (FP-04-128). Council concur. (See page 460 for resolution.)

Planning: 2004 Annual Update of Zoning Book & Wall Map  
Economic Development, Neighborhoods and Strategic Planning Department recommended approval of the 2004 annual update of the City's Zoning Book and Wall Map. Council concur. (See page 460 for ordinance.)

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

CORRESPONDENCE  
Citizen Comment: Messina - R-1 Zone Community Separators  
Correspondence was read from Madonna Messina, 2218 Lyons Ave. NE, Renton, 98059, expressing support for a 50% or greater permanent open space requirement in the City's Urban Separators. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL REFER THIS CORRESPONDENCE TO THE PLANNING AND DEVELOPMENT COMMITTEE. CARRIED.

UNFINISHED BUSINESS  
Planning & Development Committee  
Comp Plan: 2005 Amendment Pre-Application, 4915 NE Sunset Blvd  
Planning and Development Committee Chair Briere presented a report regarding the pre-application for the 2005 Comprehensive Plan Amendment review cycle for property located at 4915 NE Sunset Blvd. The Committee recommended concurrence in the staff recommendation to deny the pre-application request for a Comprehensive Plan map amendment from Single Family Residential to Corridor Commercial at 4915 NE Sunset Blvd. based on the finding that the application is not timely, and that development of the property for commercial uses does not meet the intent of the Corridor Commercial designation. MOVED BY BRIERE, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Airport: Noise Mitigation (Compatible Land Use Program)  
Planning and Development Committee Chair Briere presented a report recommending adoption, by resolution, of the Renton Airport Compatible Land Use Program. The program will serve as a means to inform the citizens of Renton about Airport noise, safety, and other aviation-generated issues. It can be provided to Renton Airport-based pilots and businesses so that they are informed of citizens concerns in relation to aviation issues. MOVED BY BRIERE, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 460 for resolution.)

Planning: Planning & Development Committee Agenda Item Clean Up Report  
Planning and Development Committee Chair Briere presented a clean-up report for the following five items listed on the Committee's referral list and recommended that the referrals be closed:

1. Referral 920 - Periodic Review of Residential Land Use Policies and Implementation. This recurring referral is no longer necessary since agenda bills are now being created for all new referrals.

2. Referral 1176 - Historic Preservation Society, Historic Preservation Regulations. There is no current work being done on this issue.

3. Referral 1941 - City Center Area Sign Code Regulations Amendments, Roof Signs. These regulations were adopted by the City Council via Ordinance 5071.

4. Referral 2004 - R-4 Zone Text Amendments, Landscape Requirements. This was included in the Comprehensive Plan ordinance that was adopted
5. Referral 2040 - Design Guidelines in the Commercial Neighborhood Zone. This matter will be addressed as part of a larger work program that will be brought forward in 2005.

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

Committee on Committees
Council: 2005 Committee Assignments

Council President-elect Briere presented a revised Committee on Committees report recommending the following Council committee chairmanships and committee assignments for 2005:

Community Services Committee: Toni Nelson, Chair; Marcie Palmer, Vice Chair; Dan Clawson, Member.

Finance Committee: Don Persson, Chair; Toni Nelson, Vice Chair; Denis Law, Member.

Planning and Development Committee: Dan Clawson, Chair; Denis Law, Vice Chair; Marcie Palmer, Member.

Public Safety Committee: Denis Law, Chair; Randy Corman, Vice Chair; Toni Nelson, Member.

Transportation (Aviation) Committee: Marcie Palmer, Chair; Don Persson, Vice Chair; Randy Corman, Member.

Utilities Committee: Randy Corman, Chair; Dan Clawson, Vice Chair; Don Persson, Member.

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

Utilities Committee
Utility: Sewer Service Connection Outside City Limits, City Code Amend

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to revise City Code to allow administrative approval of sewer service outside the City limits within the City's adopted Potential Annexation Area (PAA), approved sanitary sewer service area, or within the boundary of a Special Assessment District of the City, subject to the following conditions:

1. A covenant be executed that obligates the property owner to affirmatively support any legal and constitutional method of annexation for properties within the City's adopted PAA; and

2. Any proposed development must be in general compliance with the City of Renton land use regulations.

The Committee further recommended that the ordinance regarding this matter be presented for first reading. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 460 for ordinance.)

RESOLUTIONS AND ORDINANCES

Resolution #3728
Plat: Maureen Highlands Division II, NE 4th St, FP-04-128

A resolution was read approving the Maureen Highlands Division II Final Plat; approximately 14.2 acres located in the vicinity of 6118 NE 4th St., north of NE 4th St. (FP-04-128). MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.
**Resolution #3729**

Airport: Noise Mitigation (Compatible Land Use Program)

A resolution was read recognizing the role of the Renton Municipal Airport as an essential public facility, and authorizing the adoption of the Renton Airport Compatible Land Use Program. MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the Council meeting of 1/3/2005 for second and final reading:

**Planning: 2004 Annual Update of Zoning Book & Wall Map**

An ordinance was read adopting the 2004 amendments to the zoning classifications of properties located within the City of Renton. MOVED BY BRIERE, SECONDED BY LAW, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/3/2005. CARRIED.

**Utility: Sewer Service Connection Outside City Limits, City Code Amend**

An ordinance was read amending Section 4-6-040.C of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of City Code by revising policies by which the City allows connection to its sanitary sewer system by property owners outside of the current City limits. MOVED BY BRIERE, SECONDED BY LAW, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/3/2005. CARRIED.

The following ordinances were presented for second and final reading and adoption:

**Ordinance #5110**

Budget: 2005 Annual City of Renton

An ordinance was read adopting the annual City of Renton Budget for the year 2005 in the total amount of $150,349,200. MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #5111**

Budget: 2005 Property Tax Levy

An ordinance was read establishing the property tax levy for the year 2005 for both general purposes and for voter approved bond issues. MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #5112**

Budget: Water, Sewer & King County Water Treatment Rates

An ordinance was read amending Section 8-2-2, Storm and Surface Water Drainage, Sections 8-4-24 and 8-4-31 of Chapter 4, Water, and Section 8-5-15 of Chapter 5, Sewers, of Title VIII (Health and Sanitation) of City Code by increasing sanitation fees. MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: FOUR AYES: PALMER, BRIERE, LAW, NELSON; ONE NAY: PERSSON. CARRIED.

**Ordinance #5113**

Budget: Photocopy, Audio/Video Recording & Facsimile Copies Fees

An ordinance was read amending Sections 5-1-2.C, D, and J of Chapter 1, Fee Schedule, of Title V (Finance and Business Regulations) of City Code by increasing photostatic copies, audio/video recordings, business license lists, and facsimiles fees. MOVED BY LAW, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #5114**

Budget: City Center Parking Garage Rates

An ordinance was read amending Section 5-1-6.B of Chapter 1, Fee Schedule, of Title V (Finance and Business Regulations) of City Code by offering a reduced monthly rate to park in the City Center Parking garage and in City surface parking lots for a minimum lease period. MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #5115**

Budget: Community Center & Senior Activity Center rental rates

An ordinance was read increasing the 2005 Renton Community Center and Senior Activity Center rental rates. MOVED BY LAW, SECONDED BY
<table>
<thead>
<tr>
<th>Senior Center Rental Rates</th>
<th>NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.</th>
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<tbody>
<tr>
<td>Ordinance #5116</td>
<td>An ordinance was read increasing the 2005 Carco Theatre rental rates. MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.</td>
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<tr>
<td>Budget: Carco Theatre Rental Rates</td>
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<td>Ordinance #5117</td>
<td>An ordinance was read establishing a jail booking fee between government agencies and individuals in the amount of $64.83. MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.</td>
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<tr>
<td>Budget: Jail Booking Fees</td>
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<td>Ordinance #5118</td>
<td>An ordinance was read providing for the 2004 year-end Budget adjustments in the total amount of $13,213,500. MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.</td>
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<td>Budget: 2004 Year-End Adjustments</td>
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<td>Ordinance #5119</td>
<td>An ordinance was read changing the zoning classification of the Kennydale Elementary School property from R-8 (Residential Single Family, eight dwelling units per acre) to R-8 with a P-suffix designation attached; 6.68 acres located at 1700 NE 28th St.; R-04-101. MOVED BY LAW, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.</td>
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<tr>
<td>Rezone: Kennydale Elementary School, NE 28th St, R-8 to R-8(P), R-04-101</td>
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<td>NEW BUSINESS</td>
<td>Councilwoman Briere announced that Councilman Law will serve on the Suburban Cities Association's Issues Committee.</td>
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<td>SCA: Issues Committee</td>
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<tr>
<td>Representative (Law)</td>
<td>Councilwoman Briere presented a certificate of appreciation to Don Persson in recognition of his outstanding service to the City and the Renton community as President of the City Council during 2004.</td>
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<tr>
<td>Council: Certificate of Appreciation to Don Persson, 2004 Council President</td>
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<td>ADJOURNMENT</td>
<td>MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:55 p.m.</td>
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Bonnie I. Walton, CMC, City Clerk