CALL TO ORDER
Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

ROLL CALL OF COUNCILMEMBERS
KATHY KEOLKER-WHEELER, Council President; DAN CLAWSON; TONI NELSON; RANDY CORMAN; DON PERSSON; KING PARKER; TERRI BRIERE.

CITY STAFF IN ATTENDANCE
JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; NEIL WATTS, Development Services Director; LESLEY NISHIHIRA, Senior Planner; ALEX PIETSCH, Acting Economic Development Administrator; NORMA MCQUILLER, Neighborhood Coordinator; REBECCA LIND, Planner Manager; MIKE WEBBY, Human Resources Administrator; JIM SHEPHERD, Community Services Administrator; LESLIE BETLACH, Parks Director; DEREK TODD, Assistant to the CAO; COMMANDER FLOYD ELDRIDGE, Police Department.

SPECIAL PRESENTATION
EDNSP: 2002 Neighborhood Grant Program
Norma McQuiller, Neighborhood Coordinator, presented the Neighborhood Grant Awards for the second half of 2002 to representatives of the Glencoe Neighborhood Association, Renton Hill Community Association, and Ginger Creek Community Association. Ms. McQuiller announced that $50,000 is available for neighborhood grants in 2003 for physical improvements as well as for newsletter projects. Neighborhood associations are encouraged to apply for the grants, and applications can be obtained from the City's website at www.ci.renton.wa.us or by calling her directly. She stated that a workshop will be held on February 19th at Renton City Hall for those interested in learning more about applying for a neighborhood grant. In conclusion, Ms. McQuiller added that applications are now available for the neighborhood picnics, which take place May through September.

PUBLIC HEARINGS
Development Services: St. Anthony's Parish Development Agreement
This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the development agreement between the City and St. Anthony's Parish proposed as a requirement of the Whitworth Ave. S. street vacation request by St. Anthony's Parish (VAC-00-003).

Lesley Nishihira, Senior Planner, stated that the 4.6-acre Parish campus is located south of S. 3rd St., and north of S. 4th St. between Shattuck and Morris Avenues S. She presented a timeline of events that have occurred as follows:

- June, 2000 – St. Anthony's Parish request for street vacation.
- April, 2001 – Street vacation public hearing held.
- May, 2002 – St. Anthony's Parish request for conditional use permit.
- July, 2002 – Street vacation request approved subject to completion of the development agreement.

- August, 2002 – Hearing Examiner approved conditional use permit subject
to the completion of the street vacation and recording of the development agreement.


Ms. Nishihira explained that the purpose of the development agreement is to vest the site to current regulations for the next 25 years, with the exception of regulations pertinent to public health and safety. The agreement would establish the defined boundaries of the campus and limit all future expansions to occur only within this area, and establish a conceptual master plan for future campus growth. She stated that the conditional use permit issued in August, 2002, encompasses phase I and II of the master plan which includes the vacation of portions of Whitworth Ave. S, construction of a social hall, gymnasium, administrative spaces, on-site parking, and classrooms. The development agreement specifically requires the use of appropriate footings and foundations during phases I and II that are capable of supporting additional stories in order to allow for future upward expansion.

Continuing, Ms. Nishihira indicated that future phases of the master plan would likely include a church expansion, a rectory with public spaces, and redevelopment of the existing school building. In regards to the future phases, the development agreement requires additional site plan review for future development projects proposed on the campus, and the City may request a parking management plan in case the new or expanded uses generate additional parking demands.

Regarding the future timing of the project, Ms. Nishihira explained that the development agreement must be finalized and recorded; building permits must be applied for, reviewed, and approved for issuance; and once the permits are ready to be issued, the ordinance for the associated street vacation can be adopted. She pointed out that this would show that the Parish intends to build within the right-of-way before the City vacates it. Ms. Nishihira reported that the City's Environmental Review Committee issued a determination of non-significance for the proposed development agreement on February 4th, for which the appeal period ends on February 24th. In conclusion, she stated that the Planning and Development Committee will review the agreement, and bring back its recommendation to the full Council.

Public comment was invited.

Frank Abraham, 543 Whitworth Ave. S. #D, Renton, 98055, stated that he lives near St. Anthony's Parish and has been its facilities manager for 15 years. Reporting that he has only heard unfavorable comments about the Parish from three individuals, Mr. Abraham stressed that the neighboring residents respect the Parish and have a friendly attitude towards it.

Glenda Johnson, 1216 Monroe Ave. NE, Renton, 98056, speaking as a member of St. Anthony's Parish, thanked the Council for its support and consideration of the project.

Nancy Bainbridge Rogers, attorney for St. Anthony's Parish, 524 2nd Ave., Suite 500, Seattle, 98104, suggested that the proposed development agreement be amended to state that the vacation ordinance be adopted when the site development permits are ready to be issued, rather than the building permits. Ms. Rogers detailed her reasons for this suggestion as follows: the hesitancy of the Archdiocese to finance the project without a firm commitment that the project will proceed; the Parish does not want to start site development work
only to stop and have to proceed with the building construction at a later date; concern that if the vacation ordinance is adopted and construction does not occur within five years, the vacation is rescinded and if the City utilities were moved prior to that, they would have to be moved back to their original location; concern that a delay in the adoption of the vacation ordinance may result in construction during the rainy season; and the short expiration periods of the site development and building permits.

Bill Rutledge, architect commissioned by the Parish, 19336 47th Ave. NE, Seattle, 98155, reported that the Parish is proceeding with development of the construction documents for the project, and will begin coordinating the utilities move with Puget Sound Energy next week. Mr. Rutledge expressed his concerns about the timing of the site development and building permits, the vacation ordinance approval, the project construction schedule, and coordinating it all to occur within the construction season. He also noted the challenge of coordinating the project so that it does not disrupt the school. Mr. Rutledge concluded by stating that the issuance of the site development permits should be enough to demonstrate the commitment of the Parish to complete the project.

Council discussion ensued regarding the matter, and in response to Council inquiry, Development Services Director Neil Watts stated that the building permit is the first permit that actually requires the street to be vacated. He noted that the site development work can take place prior to the street vacation. Mr. Watts indicated that two months should be enough time for the City to review the building permits so that they can be issued as soon as the street vacation ordinance is adopted.

Responding to Council inquiry, City Attorney Larry Warren stated that once the vacation ordinance is adopted, it is effective five days after its publication.

Father Gary Zender, Pastor of St. Anthony's Parish, 314 S. 4th St., Renton, 98055, spoke in favor of the project, emphasizing that the parishioners are dedicated to this project. He expressed his confidence that the project will receive approval from the Archdiocese.

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

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL REFER ALL MATERIAL FROM THE ST. ANTHONY’S PARISH DEVELOPMENT AGREEMENT PUBLIC HEARING TO THE PLANNING & DEVELOPMENT COMMITTEE.

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the proposed City Code text amendment to allow big box retail as an allowed use in the Center Office Residential 3 (COR 3) Zone, east of Garden Ave. N. and north of N. 8th St. The proposed amendment relates to a rezone that is currently pending before the hearing examiner (File No. R-02-149; Fry's Rezone).

Rebecca Lind, Planner Manager, explained that the Employment Area-Transition (EA-T) Comprehensive Plan designation is an interim designation enacted in 2001 to encourage the transition of the North Renton industrial area.
to other uses. Noting that the entire EA-T is zoned Heavy Industrial (IH), she stated that at the time the EA-T was created, several additional zones were identified as implementing tools for the EA-T including the COR Zone. Properties mapped in the EA-T were not rezoned at the time, as rezoning was considered premature. Ms. Lind indicated that the City instead anticipated adding various commercial and research uses to the implementing zones in order to allow flexibility and to facilitate a market driven economic development strategy.

Continuing, Ms. Lind explained that a moratorium on development in the IH Zone has been enacted to allow time to review policies and zoning, and she pointed out that the proposed amendment is the first step towards resolving the moratorium issues. Stating that big box use is an allowed use in the IH Zone, she defined it as an indoor retail or wholesale use greater than 75,000 square feet. Ms. Lind indicated that big box use is recommended for only the portion of the EA-T located east of Garden Ave. N. and north of N. 8th St. (commonly referred to as the Fry's site) for the following reasons: the area contains adequate infrastructure for large retail, there is access from transportation corridors, and the area provides a buffer between the industrial use at the Stoneway and PACCAR sites and the commercial activities envisioned for the remainder of the EA-T.

Detailing the reasons why big box use is appropriate for the COR 3 Zone, Ms. Lind noted that the COR Zone allows an intense mix of uses, particularly uses of high economic value. Additionally, she reviewed the EA-T policies the proposed text amendment conforms to. In conclusion, Ms. Lind stated that staff recommends amending the COR 3 Zone to allow big box use, and she suggested that the enacting ordinance be presented for first reading and advanced to second and final reading this evening. This would enable the hearing examiner to issue his report on the related rezone, and expedite the property's removal from the moratorium.

Public comment was invited.

Chuck Leingang, 2513 NE 23rd Pl., Renton, 98056, expressed his concern regarding the loss of overflow parking for Gene Coulon Memorial Beach Park once the properties are developed.

There being no further public comment, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 63 for ordinance.)

In response to Councilman Corman's inquiry regarding obtaining more overflow parking for the park, Community Services Administrator Jim Shepherd confirmed that the City is trying to find a solution to the parking problem, saying that the City has been in discussion with property owners in the area; however, no agreements have yet been reached.

**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 2003 and beyond. Items noted included:

- The City's website registered 1,672,066 overall page views in comparison to 1,131,971 overall page views in 2001 (an increase of 47%).
- The Recreation Division received a $3,000 grant from the King County Performing Arts Network for the 2003 season performances at Carco Theatre.
Citizens can now download and print a variety of static maps using the popular Adobe PDF format from the City's website at www.ci.renton.wa.us.

**CONSENT AGENDA**

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

**Council Meeting Minutes of February 3, 2003**


**Appeal: Elle Rain Preliminary Plat, Patricia Wilson, PP-02-047**

City Clerk reported appeal of Hearing Examiner's decision regarding modification of road standards for the Elle Rain Preliminary Plat, NE 17th Pl. (PP-02-047); appeal filed on 1/27/2003 by Robert D. Johns and Duana T. Kolouskova, attorneys, representing Patricia Wilson, accompanied by required fee. Refer to Planning & Development Committee.

**CAG: 03-002, Skate Park Revisions, TF Sahli Const**

City Clerk reported bid opening on 2/3/2003 for CAG-03-002, Liberty Park Skate Park Revisions; six bids; engineer's estimate $70,340.22; and submitted staff recommendation to award the contract to the low bidder, T.F. Sahli Construction, in the amount of $65,089.60. Council concur.

**Community Services:**

Community Services Department recommended approval of Addendum #2 to CAG-01-042, contract with Facility Maintenance Contractors for landscape maintenance services, to extend the contract through December 31, 2003, in the amount of $104,521.94. Council concur. Refer to Community Services Committee.

**Development Services: Martin Short Plat, ROW Dedication, Dayton Ave NE, SHP-02-090**

Development Services Division recommended acceptance of the dedication of additional right-of-way at the northwest corner of Dayton Ave. NE and NE 20th St. to fulfill a requirement of the Martin Short Plat (SHP-02-090). Council concur.

**ESA: Salmonid Species and Habitat Protection Action Plan**

Economic Development, Neighborhoods and Strategic Planning Department recommended adoption of the "City of Renton Action Plan for Protecting Salmonid Species and Habitat." Refer to Committee of the Whole.

**Police: Jail Services Contract Addenda, King County Cities**

Police Department recommended approval of rate addenda to the interlocal agreements with King County cities for the temporary housing of inmates being transferred to Yakima County Jail. The addenda reflect Renton's daily inmate housing rate increase to $58.80, to match that of Yakima's which increased from $46.00 to $58.80. Refer to Public Safety Committee.

**Police: Crime Analyst Hire at Step E**

Police Department recommended approval to fill the Crime Analyst position at Step E, salary grade pn61. The grade and salary for this position, previously approved by Council on 2/3/2003, was incorrect and did not reflect the grade approved by Council in September, 2002. Council concur.

**Transportation: FlexPass Program, King County (Metro) & Sound Transit**

Transportation Systems Division recommended approval of a contract with King County and Sound Transit to continue the 2003-2004 FlexPass Commute Trip Reduction Program for City employees in the amount of $19,800. Council concur. (See page 63 for resolution.)

**Public Works: Cedar River Section 205 Flood Damage Reduction 2003 Monitoring Plan, Golder Associates**

Surface Water Utility Division recommended approval of a consultant agreement with Golder Associates, Inc. in the amount of $107,795 to implement the 2003 Monitoring Plan for the Cedar River Section 205 Flood Damage Reduction Project. Council concur.

MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO CHANGE ITEM
7.d. FROM "Council concur" TO "Refer to Community Services Committee." CARRIED.

Appeal: Elle Rain Preliminary Plat, Patricia Wilson, PP-02-047 Reporting on Consent Agenda item 7.b., the appeal of the Elle Rain Preliminary Plat road standards, City Attorney Larry Warren stated that he met with the Housing Authority today and was able to obtain an agreement from them to provide an easement for emergency ingress and egress, which, when formalized, will eliminate the need for the appeal.

OLD BUSINESS
Council: Retreat Report (2/5 & 2/6/2003) Council President Keolker-Wheeler reported that the following topics were discussed during the Council/Staff planning workshop held on February 5th and 6th: Explore Life project; Renton's Comprehensive Plan; Heavy Industrial Zone moratorium update; annexation issues; Renton's Business Plan; Council communications; leasing issues; Council meeting minutes; cable channel 21; Council interactions with staff; naming of the Aquatic Center; and historic issues.

Public Safety Committee Legal: Auto Theft Tools Public Safety Committee Chair Clawson presented a report regarding auto theft tools. The Committee concurred in the recommendation of staff that the ordinance regarding this matter be presented for first reading. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 64 for ordinance.)

Police: Burglaries in Renton Highlands (Commercial & Residential) Public Safety Committee Chair Clawson presented a report regarding burglaries in the Renton Highlands shopping area. The Committee was briefed by the Police Department on the alleged increase in burglaries in the Renton Highlands shopping area. The Committee concurred in the recommendation of staff that no additional action be taken at this time. MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Councilman Corman pointed out that the Police Department continues to take action to curtail the increase in burglaries and the Committee was briefed on the matter.

Community Services Committee Appointment: Planning Commission Community Services Committee Chair Nelson presented a report recommending concurrence in the Mayor's appointment of Geraldine (Gerrie) Jackson to the Planning Commission for a three-year unexpired term, which expires 1/31/2005, replacing Cheryl Danza who resigned. MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Councilwoman Nelson introduced Ms. Jackson who stated that she has a background in real estate, land use and permitting, and is looking forward to being a member of the Planning Commission.

Utilities Committee Utility: Springbrook Creek FEMA Floodplain Map Update, RW Beck Utilities Committee Chair Corman presented a report recommending concurrence in the staff recommendation that Council authorize the Mayor and City Clerk to execute the consultant contract with R.W. Beck in the amount of $245,000 to complete the Springbrook Creek Federal Emergency Management Agenda (FEMA) floodplain map update.

The approved 2003 Surface Water Utility Capital Improvement Program budget for this project is $210,000. An additional $44,000 is proposed in the 2003
carry forward budget for a total appropriation of $254,000. MOVED BY CORMAN, SECONDED BY BRIERE, COUNCIL CONCUR IN THE COMMITTEE REPORT.*

Responding to Council President Keolker-Wheeler's inquiry regarding why the project is over budget, Councilman Corman explained that the staff estimate used to determine the project budget was preliminary, and when the consultants submitted their estimate, it was higher than the preliminary estimate due to the nature and complexity of the project.

Planning/Building/Public Works Administrator Gregg Zimmerman added that with the ongoing development in the Valley, the floodplain elevation might be too high. He explained that when the elevation is too high, property in the floodplain is unbuildable. By readjusting the floodplain elevation, a process that must be approved by FEMA, the floodplain could be reduced resulting in more buildable property.

*MOTION CARRIED.

Transportation (Aviation) Committee

Transportation (Aviation) Committee Chair Persson presented a report regarding the SR-167 Springbrook Creek Culvert replacement project. Construction permit U030038 was approved for the project pending conditions required by the Renton City Council and Board of Public Works. The Board of Public Works met on January 22nd and issued an approval of the noise variance subject to meeting the listed mitigation measures indicated in a subsequent January 22nd, 2003, letter sent to the Washington State Department of Transportation (WSDOT).

The Committee met on January 30th and determined other requirements of the SR-167 weekend closure to be accomplished by WSDOT in order to address area business and resident issues. The Committee recommended concurrence in the recommendation of staff to approve the SR-167 closure with the following additional requirements:

1) The SR-167 closure between S. 212th St. and SW 43rd St. is approved for all weekends in July and September. It is the preference of the Committee that, if a July weekend is chosen, the weekend of the 25th – 27th be a last priority due to the City celebration of Renton River Days. Furthermore, no dates in August will be allowed for the closure.

2) The Committee expressed its preference for using Washington State Patrol officers for flagging traffic at the intersections of SW 41st St. and East Valley Rd., SW 43rd St. and East Valley Rd., and the northbound entrance to SR-167 and S. 43rd St. However, the Committee agreed to allow the State Highway Department to provide experienced, trained flaggers to control traffic at these three intersections. The Committee further recommended requiring the State to provide this traffic control at the three intersections at all times as a condition of the permit.

3) Signage with lettering of at least 18 inches high to clearly direct traffic to major businesses and destinations such as IKEA, Valley Medical Center, and Southcenter Mall will be provided by WSDOT. In addition, WSDOT agrees to leaflet major businesses located within the vicinity of the project prior to the closure. Renton will provide a list of specific businesses and major destinations to be included in WSDOT’s distribution at least three weeks prior to the closure. Businesses or public service agencies that require additional written notification include, but are not limited to: Medic One, Renton School District, King County Metro (transit), Valley
Communications, and the cities of Renton, Tukwila, and Kent.

4) Signage will be provided to forewarn the traveling public of the SR-167 closure at S. Carr Rd. (Petrovitsky Rd. SE) and Benson Rd. S. (108th Ave. SE), and other major intersections within the vicinity.

5) Signage will also be provided on East Valley Rd. at SW 43rd St. for northbound traffic, and on East Valley Rd. directing Southcenter traffic westbound on SW 43rd St.

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Finance Committee**

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 211980 - 212358 and one wire transfer totaling $2,017,006.01; and approval of Payroll Vouchers 42561 - 42793, one wire transfer and 563 direct deposits totaling $1,788,965.40. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services: The Met

Coffee & Wine Bar, Renton Transit Center Espresso Stand

Finance Committee Chair Parker presented a report regarding the Renton Transit Center espresso stand contract. The Committee recommended that the City Council take no action on this referral. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND RESOLUTIONS**

**Resolution #3620**

Transportation: FlexPass Program, King County (Metro) & Sound Transit

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with King County and Sound Transit for the sale of FlexPasses to City of Renton employees by King County. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Councilman Clawson commented on the benefits of the FlexPass, saying that he takes the bus to work approximately four times a week. He encouraged City employees to take advantage of the FlexPass.

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

**Ordinance #5001**

Planning: Center Office Residential 3 Zone, Big Box Retail

An ordinance was read amending Sections 4-2-020, 4-2-060, 4-2-070, 4-2-080, and 4-2-120 of Chapter 2, Zoning Districts Uses and Standards, of Title IV (Development Regulations) of City Code by amending the Center Office Residential 3 (COR 3) Zone to allow big box retail. MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

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

The following ordinance was presented for first reading and referred to the Council meeting of 2/24/2003 for second and final reading:

**Legal: Auto Theft Tools**

An ordinance was read amending Chapter 6-18, Penal Code, of Title VI, Police Regulations, of City Code by reorganizing, adding definitions, and making the possession or making of auto theft tools a crime. MOVED BY CLAWSON,
SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 2/24/2003. CARRIED.

The following ordinance was presented for second and final reading and adoption:

**Ordinance #5002**
Utility: Sewer Service
Connection for Property
Outside City Limits

An ordinance was read amending Section 4-6-040.C.1, 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 CLAWSON, SECONDED BY PERSSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**NEW BUSINESS**
Council: Special Committee,
Electronic Mail and
Correspondence Policies
Review

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL ESTABLISH A SPECIAL COMMITTEE CONSISTING OF COUNCILMEMBERS TERRI BRIERE (CHAIR), DAN CLAWSON AND RANDY CORMAN TO REVIEW THE COUNCIL ELECTRONIC MAIL AND CORRESPONDENCE POLICIES AND BRING FORTH A RECOMMENDATION TO COMMITTEE OF THE WHOLE NO LATER THAN APRIL 28, 2003. CARRIED.

**ADJOURNMENT**

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 9:04 p.m.

Bonnie I. Walton, City Clerk

Recorder: Michele Neumann
February 10, 2003