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; MARCIE PALMER; DON PERSSON; RANDY CORMAN; DAN CLAWSON; DENIS LAW. MOVED BY BRIERE, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMEMBER TONI NELSON. CARRIED.

EXECUTIVE SESSION
MOVED BY BRIERE, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR 30 MINUTES TO DISCUSS LITIGATION WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING RECONVENE AT 7:30 P.M. CARRIED. Time: 6:31 p.m.

Executive session was conducted. There was no action taken. The executive session adjourned at 6:55 p.m.

ROLL CALL OF COUNCILMEMBERS
The meeting was reconvened at 7:30 p.m.; roll was called; all Councilmembers present except Nelson, previously excused.

CITY STAFF IN ATTENDANCE
KATHY KEOLKER-WHEELER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; RON STRAKA, Utility Engineering Supervisor; ALEX PIETSCH, Economic Development Administrator; DON ERICKSON, Senior Planner; DEREK TODD, Assistant to the CAO; COMMANDER KENT CURRY, Police Department.

SPECIAL PRESENTATION
Dennis Clark, Public Outreach/Stewardship Coordinator with the Green/Duwamish and Central Puget Sound Watershed Water Resource Inventory Area (WRIA) 9, reported on the draft WRIA 9 Salmon Habitat Plan. Mr. Clark explained that salmon recovery is in the hands of local people, and that the Puget Sound area is divided into 14 watersheds - of which Renton is within two (WRIA 8 and WRIA 9). He noted that the two watershed areas are densely populated, containing one-third of the State's population.

Mr. Clark pointed out that habitat is a key factor in the decline of salmon, and local people have a significant role in addressing water quality, riparian vegetation, and land use issues. He stated that the WRIA 9 draft plan focuses on meeting the habitat needs of salmon across the watershed. It is a long-term plan that does the following: uses an ecosystem approach with focus on Chinook salmon needs, is based on extensive scientific assessment, lists the most valuable on-the-ground projects to protect and restore habitat, lists programs and policies, and relies on adaptive management over the long term.

Continuing, Mr. Clark noted some of the concerns encountered in the Lower Green River portion of the watershed, including reduced water quantity, removal of riparian vegetation, degradation and filling of wetlands, and degraded water quality. Mr. Clark reviewed the focus of the plan, the differences and similarities between the WRIA 8 and WRIA 9 plans, and the implementation of the plans.
In conclusion, Mr. Clark stated that March 10th through April 25th is the 45-day comment period for the WRIA 9 Salmon Habitat Plan. An open house and public meeting will be held at Renton City Hall on March 22nd. In regards to the plan review steps, he explained that the Steering Committee will review the comments from March through June, a forum of local governments will review the plan from July through September, and the final plan will be submitted to the City for review and possible adoption in late 2005.

Jay Covington, Chief Administrative Officer, thanked Mr. Clark for his presentation and stated that City staff is reviewing the plan. He also praised City staff for their hard work on the development of the watershed plans.

PUBLIC HEARING
Annexation: Wedgewood Lane, 144th Ave SE & 148th Ave SE

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 to annex petition and R-4 zoning for the proposed Wedgewood Lane Revised Annexation, which consists of 35.68 acres and abuts Renton on its western boundary. The site is bounded on the north by SE 114th St., if extended; on the south by approximately SE 121st St., if extended; and on the east - south of SE 117th St. by Honey Creek and north of SE 117th St. by 148th Ave. SE.

Don Erickson, Senior Planner, noted that Council considered the revised 10% Notice of Intent to annex petition on 12/6/2004, and authorized expansion of the annexation boundaries by adding another five properties to the north. Mr. Erickson said the site currently contains 25 single-family houses, and slopes down from the northwest and northeast corners towards Honey Creek. Wetlands exist near the southern and eastern edges of the site, and he noted that the developers understand the sensitivity of the Honey Creek area. In regards to the public services, Mr. Erickson stated that Fire District #10, Water District #90, Renton sewer, and the Issaquah School District serve the area.

Continuing, Mr. Erickson reported that the annexation area is currently zoned R-4 (four dwelling units per gross acre) under King County, and Renton’s Comprehensive Plan designates the area as Residential Low Density, for which R-4 (four dwellings per net acre) zoning is proposed. He stated that the fiscal impact analysis indicates a surplus of $30,902 at full development, and there is an estimated one-time parks acquisition and development cost of $74,030. Mr. Erickson concluded that the annexation proposal is consistent with City policies and furthers City business goals. He noted the potential of flooding in the area, and suggested mitigation when development occurs.

In response to Councilman Persson's inquiry, Mr. Erickson confirmed that the City will provide the fire service if the area is annexed.

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

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL: ACCEPT THE WEDGEWOOD LANE 60% PETITION TO ANNEX, SUPPORT FUTURE R-4 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN'S RESIDENTIAL LOW DENSITY LAND USE DESIGNATION, AND AUTHORIZE THE ADMINISTRATION TO SUBMIT THE NOTICE OF INTENT PACKAGE TO THE BOUNDARY REVIEW BOARD AND PREPARE THE RELEVANT ORDINANCES. CARRIED.

ADMINISTRATIVE

Chief Administrative Officer Jay Covington reviewed a written administrative
REPORT

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 Specialized Recreation Winter Sports Banquet will be held at the Senior Activity Center on March 16th. This year's event is generously supported by a donation from The Soroptimist International of Renton.

* In response to the Governor's declaration of a statewide drought emergency due to expected low water supplies from low snow pack in the mountains, the City recommends that customers use water wisely. The City's water supply is not immediately impacted by the low snow pack because the supply comes from groundwater in the Cedar Valley Aquifer. However, the City recommends that customers try not to use more water than necessary, especially during summer months when water use can double that in winter months.

AJLS: Remembering Former Mayor Barbara Shinpoch

Mayor Keolker-Wheeler expressed sadness at the loss of former Mayor Barbara Shinpoch who passed away on March 9th. Ms. Shinpoch served as Renton's Mayor from 1980 through 1987. Mayor Keolker-Wheeler relayed that Ms. Shinpoch did not want memorial services, but that anyone who was interested could contribute to the Renton Salvation Army Food Bank and the Renton Historical Society. Mayor Keolker-Wheeler stated that Ms. Shinpoch will be missed by everyone who knew her, and pointed out that she was a mentor and a friend to her and a stellar example of a good leader.

AUDIENCE COMMENT

Citizen Comment: Schultz - Development Regulations (Title IV) Docket, R-10 Zone Amendment Request

Nora Schultz, 540 Williams Ave. N., #12, Renton, 98055, spoke on the topic of her Title IV docket item concerning the R-10 zone amendment to allow attached townhouses or flats on pre-existing lots. She indicated that the density calculation overrides the zoning of her property on Wells Ave. N., on which she wants to build a duplex. Ms. Schultz expressed disappointment with the staff recommendation to take no action and instead address the issue through the Cedar River Master Plan for 2005/2006, which means that she may be able to obtain a building permit in 2008. Noting that it seems as though the amendment will eventually occur anyway, Ms. Schultz asked Council to expedite the process so she can build on her property sooner rather than later.

Councilman Clawson acknowledged Ms. Schultz's concern, but pointed out that careful consideration is necessary when making zoning changes.

CONSENT AGENDA

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

Council Meeting Minutes of March 7, 2005

Approval of Council meeting minutes of March 7, 2005. Council concur.

Development Services:

Oakesdale Commerce Center-West Binding Site Plan ROW Dedication, Springbrook Creek

Development Services Division recommended acceptance of a deed of dedication for a 40-foot-wide strip of land known as Tract E on the west side of Springbrook Creek to fulfill a requirement of the Oakesdale Commerce Center-West Binding Site Plan (LUA-03-089). The land will be used for the development of a trail and open space system. Council concur.

Development Services: Trench Restoration & Street Overlay Requirements

Development Services Division recommended approval of an ordinance that revises the trench restoration and street overlay requirements. Refer to Transportation (Aviation) Committee.

Plat: Elle Rain, NE 17th St, FP-04-144

Development Services Division recommended approval of the Elle Rain Final Plat; ten single-family lots on 1.78 acres located in the 3400 block area of NE 17th St. (FP-04-144). Council concur. (See page 85 for resolution.)
EDNSP: Hotel/Motel Tax Revenue Allocation to Renton Visitors Connection, Chamber of Commerce Contract

Economic Development, Neighborhoods and Strategic Planning Department recommended approval of the Renton Lodging Tax Advisory Committee recommendation to allocate $116,000 of hotel/motel tax collections to the Renton Visitors Connection for its 2005 tourism marketing efforts. Approval was also sought to execute a contract with the Greater Renton Chamber of Commerce for management of the campaign. Refer to Finance Committee.

Planning: Highlands Sub-Area Plan

Economic Development, Neighborhoods and Strategic Planning Department recommended approval to develop the Highlands Sub-Area Plan to stimulate investment and redevelopment in the Highlands area. Refer to Planning and Development Committee and Planning Commission.

Municipal Court: Collection Services, AllianceOne Receivables Management

Municipal Court recommended approval of an agreement in the approximate revenue amount of $180,000 annually with AllianceOne Receivables Management, Inc. for collection services. Refer to Finance Committee.

Vacation: Alley, Burnett Ave S & S 2nd St, McLendon Hardware, VAC-04-004

Technical Services Division reported receipt of appraisal performed for the McLendon Hardware alley vacation (VAC-04-004) for portions of the alley located east of Burnett Ave. S. and north of S. 2nd St., and requested Council accept the appraisal, set compensation at $25,500, and accept the right-of-way dedication across the petitioner's property in lieu of a part of the compensation. Refer to Planning and Development Committee.

Transportation: SR-169 Corridor Improvements, Supporting Legislative Funding

Transportation Systems Division recommended approval of a resolution in support of legislative funding from the 2005 Washington State Legislature for certain road improvement projects on SR-169 to significantly increase the level of service. Refer to Transportation (Aviation) Committee.

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

CORRESPONDENCE

Citizen Comment: Kosterlitz - Amberwood Phase II Preliminary Plat Appeal, Steve Beck, PP-04-117

A letter was summarized from Amy L. Kosterlitz, Buck & Gordon LLP, 2025 1st Ave., Suite 500, Seattle, 98121, regarding the Amberwood Phase II Preliminary Plat appeal (referred to Planning and Development Committee on 2/14/2005) that was received after the submission deadline and concerns new evidence. A memorandum was also read from Larry Warren, City Attorney, recommending referral of the letter to Planning and Development Committee. His memo stated that if the Committee decides to reject any of the information, it can do so by ruling at the Committee meeting.

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL REFER THIS CORRESPONDENCE TO THE PLANNING AND DEVELOPMENT COMMITTEE. CARRIED.

Added

Citizen Comment: DeMastus - Sunset Court Park Problems

An e-mail was read from Sandel DeMastus, 1137 Harrington Ave. NE, Renton, 98056, describing various problems at Sunset Court Park located at 1150 Harrington Ave. NE. Ms. DeMastus relayed the adjacent neighbors' desires for closure of the park at night and enforcement of the park rules. MOVED BY PERSSSON, SECONDED BY LAW, COUNCIL REFER THIS CORRESPONDENCE TO THE ADMINISTRATION. CARRIED. Mayor Keolker-Wheeler assured that the Administration is already working on the matter.

UNFINISHED BUSINESS

Finance Committee

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 235347 - 235730 and two wire transfers totaling $3,576,567.39; and approval of Payroll Vouchers 56119 - 56348, one wire transfer, and 571 direct deposits totaling $1,821,204.14. MOVED BY PERSSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE
COMMITTEE REPORT. CARRIED.

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve the amendment to the lease with Engenio Information Technologies, Inc. for Suite 300 on the 3rd floor of the 200 Mill Building. The Committee further recommended that the Mayor and City Clerk be authorized to sign the lease amendment. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee
Planning: Development Regulations (Title IV) 2004 Docket & Amendments

Planning and Development Committee Chair Clawson presented a report regarding the City Code Title IV (Development Regulations) Docket and related amendments. The Committee recommended concurrence in the staff recommendation for the following items:

- Title IV, Chapter 1: Housekeeping Changes
- Title IV, Chapter 1: Sureties and Bonds (4-1-230)
- Title IV, Chapters 2 and 7: Minimum Lot Size and Maximum Density
- Title IV, Chapters 2 and 4: Green River Valley Landscaping
- Title IV, Chapter 8: Appeal Process - Growth Management Hearings Board
- Title IV, Chapters 8 and 9: Permit and State Environmental Policy Act Process for Nonproject Actions

The Committee further recommended that school impact fee code reorganization amendments be approved in concept, but that ordinance preparation be deferred until the Finance Committee considers the Issaquah School District impact fee amount.

The Committee further recommended that the R-10 zone not be amended to allow attached townhouses or flats on pre-existing lots. The Committee recommended that the issue of appropriate zoning and unit types for duplex and townhouses uses be addressed through the Cedar River Sub-Area Plat process in a separate work program.

The Committee further recommended concurrence in the staff recommendation to deny requested amendments to the binding site plan amendment proposal and support: 1) allowances for condominiums, and 2) revisions to the planned unit development (PUD) regulations (4-9-150).

The Committee further recommended concurrence in the staff recommendation for the PUD amendments and to require consistency with Ordinance 5124 regarding nonresidential open space standards. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

RESOLUTIONS AND ORDINANCES

Resolution #3741
Plat: Elle Rain, NE 17th St, FP-04-144

A resolution was read approving the Elle Rain Final Plat consisting of approximately 1.78 acres located in the vicinity of the 3400 block of NE 17th St. (FP-04-144). MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for second and final reading and adoption:
Ordinance #5129
Development Services:
Abandoned & Junk Vehicles,
City Code Amend
An ordinance was read amending Chapter 6-1, Abandoned Vehicles, of Title VI (Police Regulations) of City Code by outlawing junk vehicles on private real property, revising abatement procedures, adding definitions, declaring certain violations a misdemeanor, establishing a procedure for handling the abandonment of vehicles or junk vehicles from public property, providing a statement of legislative purpose, and declaring an emergency. MOVED BY LAW, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS
Council President Briere announced that Council will hold a retreat from 8:00 a.m. to 9:00 p.m. on March 28th, and from 8:00 a.m. to 3:00 p.m. on March 29th, at Renton Technical College, Room 111-C of the Technology Resource Center, 3000 NE 4th St.

Streets: Closure Ordinance
MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL REFER THE STREET CLOSURE ORDINANCE TO THE TRANSPORTATION (AVIATION) COMMITTEE. CARRIED.

Community Event: Police Officers Guild Dinner
Councilman Corman stated that he attended the Police Officers' Guild Annual Dinner and Silent Auction on March 12th, and the auction raised over $1,000 for the Domestic Violence Victim Advocacy program.

ADJOURNMENT
MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 8:22 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
March 14, 2005