Mayor Kathy Keolker-Wheeler called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

TERRI BRIERE, Council President; DENIS LAW; DAN CLAWSON; TONI NELSON; RANDY CORMAN; DON PERSSON; MARCIE PALMER.

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; DAVE CHRISTENSEN, Utility Engineering Supervisor; ALEX PIETSCH, Economic Development Administrator; DON ERICKSON, Senior Planner; COMMANDER KENT CURRY, Police Department.

Alex Pietsch, Economic Development Administrator, explained that in 1998 the City partnered with the Greater Renton Chamber of Commerce, Valley Medical Center, Renton Technical College, and the Renton School District to combine resources and collectively market the Renton community. The partnership resulted in the development of the "Ahead of the Curve" brand, and Renton was one of the first cities in the nation to brand its community in this manner. Mr. Pietsch reported that the Renton Community Marketing Campaign Committee hired Elway Research, Inc. to conduct a survey to assess whether the "Ahead of the Curve" branding played a role in the economic expansion of the City.

Mr. Pietsch introduced Stuart Elway who reported on the findings of the Business Leaders' Views of Renton survey. He stated that a telephone survey was conducted of business operators of 157 businesses located between Mukilteo and Federal Way. Mr. Elway reviewed the survey questions and results, which related to business location, business relocation, community requirements and amenities, familiarity with Renton, Renton's strong points and drawbacks, and the "Ahead of the Curve" slogan. Mr. Elway summarized that the survey showed recognition of Renton as a changing and growing city, and that the marketing campaign is having the intended effect.

Mr. Pietsch stated that the marketing committee will review the survey results, and the data will be used to formulate future marketing campaign strategies. He noted that some of the businesses expressed interest in being contacted in the future to discuss the potential of locating to Renton.

Councilman Corman said he was impressed with the number of people who have heard of Renton's slogan. Mayor Keolker-Wheeler expressed her pleasure with the number of people who have visited Renton within the last year.

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 six-month moratorium on sewer availabilities for new subdivisions within the East Renton Plateau potential annexation area.

Dave Christensen, Utility Engineering Supervisor, reviewed ordinances relating
to the provision of sewer service outside the City limits. He pointed out that Ordinance 5123, adopted in January 2005, allows sewer availabilities for new subdivisions conditioned upon development meeting Renton's basic zoning and land use criteria.

Mr. Christensen noted the receipt of a letter in May from the Citizens' Alliance for a Responsible Evendell (CARE), in which concern was expressed regarding Renton's issuance of sewer availabilities that cover only the core development standards. He noted CARE's belief that the City's development requirements would have a negative effect on the group's effort to gather support for an annexation.

Continuing, Mr. Christensen stated that the resolution establishing the moratorium was adopted on June 6th. He reported that the City has received three complete applications for sewer availability outside the City limits since the adoption of Ordinance 5123 in January. Two of the subdivision projects have received sewer availability certificates, and the third project, which was submitted on June 2nd, is currently under review.

Public comment was invited.

Correspondence was read from Theresa M. Brehmer, Land Acquisition Manager for Bennett Development, Inc., 12011 NE 1st St., Suite 201, Bellevue, 98005, stating that while she supports CARE's annexation effort, she is concerned about how the moratorium will affect Bennett Development's subdivision development located within the East Renton Plateau area. Noting that a majority of the annexation process is achievable within the six-month moratorium period, Ms. Brehmer asked that the City not extend the moratorium unless a formal submittal has been given to the Boundary Review Board by the beginning of October 2005.

Correspondence was read from Tom Carpenter, 15006 SE 139th Pl., Renton, 98059, expressing support for the moratorium. Noting that the moratorium is linked to an annexation effort, he stressed that the annexation decision, regardless of the outcome, will have a profound impact on the quality of life in the East Renton Plateau area. Mr. Carpenter urged the City to add its voice with King County and the State to address the issue of quality of life in urban growth areas such as this.

Theresa M. Brehmer, Land Acquisition Manager for Bennett Development, Inc., 12011 NE 1st St., Suite 201, Bellevue, 98005, stated that Bennett Development is in the process of developing property within the subject area, and she expressed her hope that CARE will expedite its annexation effort and that the moratorium will not be unduly extended.

Garrett Huffman, 335 116th Ave. SE, Bellevue, 98004, speaking on behalf of the Master Builders Association of King and Snohomish Counties, questioned how the City can implement a sewer moratorium if the City is not experiencing a sewer capacity issue. Noting that the Master Builders Association has appealed other jurisdiction's decisions relating to actions in their annexation areas to Superior Courts, Mr. Huffman stated that the association wants to further discuss the moratorium with the City Attorney.

Discussion ensued regarding a future discussion of the matter by the City's and the association's legal counsel, and the timing of the annexation effort.
moratorium, and a potential court challenge.

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

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 proposed annexation and R-4 zoning of property that abuts Renton on its west; and 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 (Wedgewood Lane).

Don Erickson, Senior Planner, reported that this is the second of two public hearings on the matter, and the Boundary Review Board approved the proposed annexation on 5/17/2005. He noted that the site consists of approximately 35.68 acres, and contains 25 single-family dwellings. He described the topography of the site, which slopes downward from the northwest and northeast corners towards Honey Creek at a ten to fifteen percent slope. Reviewing the public services, Mr. Erickson indicated that Fire District #10, Water District #90, Renton sewer, and the Issaquah School District serve the site.

Mr. Erickson reported that current King County zoning for the site is R-4 (four dwelling units per gross acre), which is comparable to Renton's R-8 zoning. The Renton Comprehensive Plan designates the site as Residential Low Density, for which R-4 (four dwelling units per net acre) zoning is recommended. He noted that R-4 zoning is consistent with the environmental sensitivity of the area.

Continuing, Mr. Erickson reviewed the fiscal impact analysis, assuming a new home value of $450,000 and a potential of 114 single-family homes at full development. The City will realize a deficit of $434 at current development, and a surplus of $30,902 at full development. The estimated one-time parks acquisition and development cost is $74,030. Mr. Erickson concluded that the proposed annexation serves the best interests and general welfare of the City, and pointed out that new development will result in streets and stormwater detention facilities built to City standards.

Public comment was invited.

Correspondence was read from Mark Engbaum and Renee Korsmo, 14522 SE 116th St., Renton, 98059, expressing support for the annexation and R-4 zoning. They noted that R-4 zoning will help preserve the rural feel of the area.

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

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL: SUPPORT R-4 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN RESIDENTIAL LOW DENSITY LAND USE DESIGNATION, ACCEPT THE WEDGEWOOD LANE ANNEXATION, AND CONCURRENTLY IMPOSE
 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:

* A community meeting to discuss the future Heather Downs Park will be held on June 28th, 7:00 p.m., at the Highlands Community Center. On June 30th, an open house will be held at the future park site located on Union Ave. NE between NE 3rd Ct. and NE 2nd Pl. from 6:30 p.m. to 8:00 p.m.

* The City's swimming beaches will be open for the season from June 25th through September 5th, from 12:00 noon to 8:00 p.m.

* Conveniently rid your house, garage, and yard of unwanted junk during the one-day-only Neighbor-to-Neighbor Curbside Cleanup on June 25th.

Solid Waste: Clean Sweep Renton Events

Mayor Keolker-Wheeler pointed out that the one-time Neighbor to Neighbor Curbside Cleanup is the last opportunity to participate in the Clean Sweep Renton program events. Councilwoman Palmer noted the participation of the Kennydale Neighborhood Association in the Neighborhood Association Cleanup event over the weekend.

AUDIENCE COMMENT

Citizen Comment: Main - Highlands Sub-Area Plan Study Area Moratorium, Exemption Request

David Main, 40305 302nd Ave. SE, Enumclaw, 98022, requested a hardship exemption from the moratorium on new development in the Highlands Sub-Area Plan study area. He explained that he submitted an application to replace a destroyed home located on Monroe Ave. NE with one single-family dwelling and was informed that he is unable to proceed with the project until the moratorium ends. Mr. Main pointed out that the plat has covenants attached that precludes any lot in the subdivision from being smaller than 6,000 square feet and narrower than 60 feet.

Mr. Mann stated that the purpose of the moratorium is to review the area for possible density increases. He indicated that if it were not for the covenants recorded on the plat, two or three properties would be allowed on the site per current Renton zoning. Noting the economic hardship of not being able to develop his property, Mr. Mann suggested amending the moratorium to allow for hardship exemptions.

Gregg Zimmerman, Planning/Building/Public Works Administrator, stated that this situation seems to be an unintended consequence of the City's moratorium action. The moratorium was implemented to prevent subdivisions and activities in the R-10 zoned areas while the City reviews policies and new development standards. He explained that the moratorium provision that does not allow the issuance of building permits was mainly for those particular types of vested subdivisions. Mr. Zimmerman suggested that the matter be reviewed.

Alex Pietsch, Economic Development Administrator, stated that when the moratorium was invoked, he was unaware of the covenants underlying the subject subdivision. Noting the possibility of downzoning the subdivision to R-8 to better match the underlying covenants, Mr. Pietsch agreed that the matter should be reviewed.

The Mayor noted that the covenants may be in conflict with the Growth Management Act.
MOVED BY PERRSON, SECONDED BY LAW, COUNCIL REFER THIS MATTER TO THE ADMINISTRATION. CARRIED.

On another subject, Mr. Main complemented the City on its vision, pointing out that he intends to move back to Renton within the next five years.

Citizen Comment: Huffman - Highlands Sub-Area Plan Study Area Moratorium, Exemption Request

Garrett Huffman, Master Builders Association of King and Snohomish Counties, 335 116th Ave. SE, Bellevue, 98004, expressed support for the City's review of Mr. Main's exemption request from the Highlands area moratorium.

CONSENT AGENDA

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

Council Meeting Minutes of June 13, 2005


CAG: 05-078, S 4th St & Burnett Ave S Traffic Improvements, Valley Electric

City Clerk reported bid opening on 6/14/2005 for CAG-05-078, S. 4th St. and Burnett Ave. S. Traffic Improvements; three bids, engineer's estimate $172,165.95; and submitted staff recommendation to award the contract to the low bidder, Valley Electric Co., in the amount of $178,085.30. Council concur.

Human Resources: Salary Adjustments of Four Positions

Human Resources and Risk Management Department recommended the following: reorganization, title changes, and salary adjustments of two positions in the Housing Repair Division; salary adjustment for the Police Manager position; and title change and salary adjustment for the Civil Engineer III position in the Utilities Division. Refer to Finance Committee.

Transportation: 2006-2011 TIP

Transportation Systems Division submitted the annual update of the Six-Year Transportation Improvement Program (TIP) and the Arterial Street Plan. Refer to Transportation (Aviation) Committee; set a public hearing on 7/11/2005 to consider the TIP.

Airport: WorldWind Helicopters Operating Permit & Sublease

Transportation Systems Division requested approval of an airport sublease from AirO, Inc. to WorldWind Helicopters, Inc., and approval of an operating permit and agreement with WorldWind Helicopters, Inc. Refer to Transportation (Aviation) Committee.

Airport: Aero-Copters Operating Permit and Sublease

Transportation Systems Division requested approval of an airport sublease from AirO, Inc. to Aero-Copters, Inc., and approval of an operating permit and agreement with Aero-Copters, Inc. Refer to Transportation (Aviation) Committee.

Utility: Johns Creek Outfall Stormwater System Concurrence, WSDOT

Utility Systems Division recommended approval of a concurrence letter with Washington State Department of Transportation for the proposed Johns Creek Outfall stormwater system. Refer to Utilities Committee.

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

CORRESPONDENCE

Citizen Comment: McClaine - Gene Coulon Park, Lack of Parking for Class Attendance

Correspondence was read from Diane McClaine, 23402 SE 217th Pl., Maple Valley, 98038, expressing concern regarding the lack of parking at Gene Coulon Memorial Beach Park for those who have signed up to take a class at the park. She suggested reserving parking spaces for class attendees or allowing class attendees to park in the boat launch parking area.

UNFINISHED BUSINESS

Public Safety Committee Chair Law presented a report regarding the race
Public Safety Committee
Police: Street Racing Event
Attendance Prohibition

attendance ordinance. The Committee recommended concurrence in the staff
recommendation to approve an amendment to City Code prohibiting attendance
at nighttime street racing events and criminalizing violations. The Committee
further recommended that the ordinance regarding this matter be presented for
adoption. MOVED BY LAW, SECONDED BY CORMAN, COUNCIL
CONCUR IN THE COMMITTEE REPORT.*

Expressing concern that the language in the ordinance is overbroad,
Councilman Clawson noted that a person who happens to be in the area of a
street race may unintentionally observe the event. He recommended language
such as "an intent to be in the area for the purpose of observing the race."

Councilman Corman stated his appreciation for Councilman Clawson's concern,
and encouraged him to review the ordinance. Zanetta Fontes, Assistance City
Attorney, pointed out that the ordinance states: "It is unlawful for any person to
enter or remain in a designated 'No Racing Zone'…if:… 2) (S)he intends to
observe, support, or encourage the unlawful race event." Ms. Fontes stated that
the language was included in an effort to avoid the situation that Mr. Clawson
referred to, the accidental observation of a race event.

Discussion ensued regarding the ordinance language. Mayor Keolker-Wheeler
pointed out that the matter before Council is the Committee report, and the
ordinance has not yet been scheduled for first reading. She suggested that Mr.
Clawson pursue his concerns about the ordinance language with the City
Attorney.

*MOTION CARRIED.

RESOLUTIONS AND
ORDINANCES

The following ordinances were presented for first reading and referred to the
Council meeting of 6/27/2005 for second and final reading:

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

An ordinance was read annexing approximately 35.68 acres located east of
144th Ave. SE (Jericho Ave. NE), if extended, and west of 148th Ave. SE (Nile
Ave. NE), north of SE 117th St., and west of Honey Creek, south of SE 117th
St., if extended (Wedgewood Lane Annexation). MOVED BY CLAWSON,
SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR
SECOND AND FINAL READING ON 6/27/2005. CARRIED.

Annexation: Wedgewood
Lane, R-4 Zoning

An ordinance was read establishing the zoning classification of property
annexed within the City of Renton located east of 144th Ave. SE (Jericho Ave.
NE), if extended, and west of 148th Ave. SE (Nile Ave. NE), north of SE 117th
St., and west of Honey Creek, south of SE 117th St., if extended, from R-4
(Urban Residential - four dwelling units per acre; King County zoning) to R-4
(Residential - four dwelling units per acre) zoning: Wedgewood Lane
Annexation. MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR
SECOND AND FINAL READING ON 6/27/2005. CARRIED.

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

Ordinance #5146
Budget: 2005 Amendment
(Carry Forward & Additional
Appropriations)

An ordinance was read amending Ordinance 5110 relating to the City of Renton
2005 Budget, increasing the 2005 Budget to $177,386,415. MOVED BY
LAW, SECONDED BY BRIERE, COUNCIL ADOPT THE ORDINANCE AS
READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Budget: 2005 First Quarter
Status Report

MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL REFER
THE 2005 FIRST QUARTER BUDGET STATUS REPORT TO THE
FINANCE COMMITTEE. CARRIED.
EXECUTIVE SESSION AND ADJOURNMENT

MOVED BY BRIERE, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 20 MINUTES TO DISCUSS LITIGATION WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 8:57 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 9:21 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
June 20, 2005