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; DON PERSSON; MARCI PALMER. MOVED BY BRIERE, SECONDED BY LAW, COUNCIL EXCUSE ABSENT COUNCILMAN RANDY CORMAN. CARRIED.

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; ALEX PIETSCH, Economic Development Administrator; MIKE WEBBY, Human Resources Administrator; DON ERICKSON, Senior Planner; LINDA HERZOG, Interim Assistant to the CAO; COMMANDER CHARLES MARASALISI, Police Department.

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 expanded annexation and zoning of 65 acres located between 140th Ave. SE and Lyons Ave. NE, north of SE 136th St. (Mosier II).

Don Erickson, Senior Planner, stated that this is the first of two public hearings on the zoning for the expanded annexation proposal. Mr. Erickson discussed the history of the annexation, stating that the original 10.4-acre annexation submitted in June 2004, was expanded by Council to 31 acres. In February 2005, Council accepted the 60% petition and held the first of two required public hearings. The City of Renton invoked the Boundary Review Board’s (BRB) jurisdiction in May 2005 and requested the boundaries be expanded. The BRB met on August 19, 2005, and expanded the boundaries by 34 acres.

Reviewing the existing conditions of the area, Mr. Erickson reported that the expanded site is within Renton’s Potential Annexation Area (PAA) and abuts Renton on a portion of its western, northern and eastern boundaries. There are wetlands northwest of the site, a Class 4 stream on the site, and the topography is relatively flat. Fire District #25, Water District #90, Renton sewer, and the Renton School District currently provide public services. Mr. Erickson stated that 83 single-family homes exist on the site. He described the differences between the original and expanded areas, noting that the 13-lot subdivision directly north of the original proposal would have been left as an unincorporated island if it had not been included in the expanded annexation area.

In regards to the fiscal impact analysis, Mr. Erickson estimated a deficit of $8,779 at current development and a surplus of $35,788 at full development. He emphasized that even with the City’s 6% utility tax, homeowners will save approximately $100 per year on property taxes and combined fees. Mr. Erickson reviewed the site’s current King County zoning, reporting that Renton’s Comprehensive Plan designates the original 31 acres, and the nine acres directly north of Maplewood Heights Elementary School, as R-4 (four dwelling units per net acre) zoning.
The remaining area is designated as R-8 (eight dwelling units per net acre) zoning. He noted that the proposed R-4-zoned area is one of three former R-5-zoned sites grandfathered in at a maximum density of five dwelling units per net acre.

In conclusion, Mr. Erickson stated that the proposed annexation is generally consistent with BRB objectives and City policies, and appears to serve the best interests and general welfare of Renton.

Responding to Councilman Clawson’s question regarding the cost and revenue calculations for street improvements, Mr. Erickson stated that this particular annexation includes existing subdivisions that most likely have inferior streets requiring the expenditure of more money. However, when a typical annexation comes into the City, new streets are developed that require little maintenance. He noted that the average City street is designed to a 20-year standard rather than King County’s ten-year standard.

Public comment was invited.

Norman Green, 14128 SE 132nd St., Renton, 98059, opposed the annexation, stating his disapproval of Council’s decision to invoke the BRB’s jurisdiction to increase the boundaries of the annexation area. Mr. Green said affected residents in the expanded annexation area did not have the same opportunities to participate in the annexation process as the original petitioners. He commented that the Council’s previous actions and perceived attitudes are contributing to the distrust and anti-annexation position of many potential contributing residents in the East Renton Plateau.

Bill Welsheimer, 13633 144th Ave. SE, Renton, 98059, stated his opposition to the annexation, and expressed concerns regarding the development of the East Renton Plateau area. He also stated his opposition to the Growth Management Act, and opined that the increase in density in the area will reduce the quality of life.

Mr. Erickson noted that this is the fourth public hearing held on the proposed annexation, and the second public hearing on the expanded area, including the one held by the BRB in August 2005.

MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL: ACCEPT THE MOSIER II ANNEXATION AS EXPANDED BY THE BOUNDARY REVIEW BOARD, CONSIDER R-4 ZONING FOR THE ORIGINAL 31-ACRE SITE AND THE 9.8 ACRES NORTH OF MAPLEWOOD HEIGHTS ELEMENTARY SCHOOL, CONSIDER R-8 ZONING FOR THE REMAINING PROPERTIES INCLUDING PUGET COLONY HOMES AND THE 13-LOT SUBDIVISION TO THE NORTH OF THE ORIGINAL 31-ACRE SITE, AND SET A SECOND PUBLIC HEARING ON 11/28/2005 TO CONSIDER ZONING FOR THE EXPANDED ANNEXATION. CARRIED. (See page 371 for further discussion on this matter.)

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:
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City of Renton Police and Fire Departments will participate in a Safety Fair at Sam’s Club on October 29th. During the Safety Fair, Sam’s Club will award a $1,125 Safe Neighborhood donation to both the Renton Police Department and the Renton Fire Department. The funds will be used for at-risk youth activities and supplies, domestic violence prevention, the “Care Bare” program, and toward the purchase of smoke detectors for seniors and low-income homeowners.

The City of Renton urges people to check their smoke detectors monthly and to make sure the batteries are changed whenever there is a time change. Clocks will be turned back one hour on Saturday, October 29th.

CONSENT AGENDA

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


City Clerk submitted an appeal of the Hearing Examiner’s decision regarding the Honey Brooke West Preliminary Plat (PP-05-055); appeal filed by Kay Haynes, 551 Elma Pl. NE, Renton, 98059, on 10/3/2005, accompanied by required fee. Refer to Planning and Development Committee.

City Clerk submitted a petition for street vacation for portion of Rosario Ave. SE; petitioner James Jacques, 1216 N. 38th St., Renton, 98056 (VAC-05-004). Refer to Planning/Building/Public Works Administrator; set public hearing on 11/21/2005. (See page 370 for resolution.)

Economic Development, Neighborhoods and Strategic Planning Department submitted 10% Notice of Intent to annex petition for the proposed Hudson Annexation and recommended a public meeting be set on 11/14/2005 to consider the petition; 13.69 acres generally bounded by 107th Ave. SE, 111th Ave. SE, SE 166th St., and SE 169th St. Council concur.

Finance and Information Services Department recommended a public hearing be set on 11/14/2005 to consider the City of Renton 2006 Revenue Sources and Preliminary Budget, and a public hearing be set on 11/28/2005 to consider the 2006 Budget. Refer to Committee of the Whole; set public hearings.

Transportation Systems Division submitted CAG-05-073, 2005 Street Overlay; and requested approval of the project, authorization for final pay estimate in the amount of $169,903.49, commencement of 60-day lien period, and release of retained amount of $8,942.29 to Western Asphalt, Inc., contractor, if all required releases are obtained. Council concur.

Utility Systems Division submitted CAG-05-033, Hoquiam Pl. NE & SR-900 Storm System; and requested approval of the project, authorization for final pay estimate in the amount of $380.80, commencement of 60-day lien period, and release of retained amount of $1,173.11 to Young Life Construction, contractor, if all required releases are obtained. Council concur.

Utility Systems Division recommended approval of the CamWest Development, Inc. request for reimbursement in the amount of $34,619.25 for costs associated with the replacement of the water line in NE 20th St. Council concur.

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

**CORRESPONDENCE**

Latecomer Agreement:
LandTrust, Sanitary Sewer
(Hoquiam Ave NE), LA-05-004

A letter was read from Patrick J. Gilroy, LandTrust, Inc., 1560 140th Ave. NE, Ste. 100, Bellevue, 98005, requesting a latecomer agreement for sanitary sewer installation for the Wedgewood Lane Division 2 development on Hoquiam Ave. NE. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL REFER THIS CORRESPONDENCE TO THE UTILITIES COMMITTEE. CARRIED.

**UNFINISHED BUSINESS**

**Planning and Development Committee**

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

Planning and Development Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to set a public hearing date on 11/21/2005, to consider proposed changes to Chapter 2 of Title IV (Development Regulations) of City Code, for Residential–1 and Resource Conservation zones. The proposed changes implement adopted policies in the Comprehensive Plan for the Low Density Residential designation and accompany recommended Land Use Map amendments considered as part of application 2005-M-1, Low Density Residential Map Revisions. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

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

Planning and Development Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to set a public hearing on 11/14/2005, to consider a proposal to include the West Hill in Renton’s Potential Annexation Area and to amend the Comprehensive Plan Land Use Element Map to adopt Renton land use designations for this area. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Community Services Committee**

Community Services: Skate Park Lighting

Community Services Committee Chair Nelson presented a report recommending concurrence in the staff recommendation to approve the addition of lights to the Skate Park contingent on available funding in the 2007 Capital Improvement Program cycle. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Finance Committee**

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 241978 – 242497 and two wire transfers totaling $2,445,397.13; and approval of Payroll Vouchers 60441 – 60665, one wire transfer, and 587 direct deposits totaling $1,904,198.38. MOVED BY PERSSON SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation (Aviation) Committee**

Development Services:
Deferral of Street Improvements

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to set a public hearing on 11/21/2005, to consider proposed City Code amendments to eliminate the option of deferrals subject to recording of restrictive covenants, and establishing a new option for certain short plats of voluntary payment of a fee-in-lieu for approved street improvement deferrals. MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

WSDOT: Renton Hill Access Concurrence Letter

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to approve the Letter of Concurrence, which documents that the City of Renton and the Washington State Department of Transportation concur with the Renton Hill access. The Committee further authorizes the Mayor and City Clerk to sign the Letter of Concurrence. MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.
RESOLUTIONS AND ORDINANCES

Resolution #3778
Vacation: Rosario Ave SE, Jacques, VAC-05-004

The following resolution was presented for reading and adoption:

A resolution was read setting a public hearing date on 11/21/2005 to vacate a portion of Rosario Ave. SE, north of SE 2nd Pl. (James Jacques; VAC-05-004). MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Ordinance #5161
Annexation: Park Terrace, SE 112th Pl & Anacortes Ave NE

The following ordinances were presented for second and final reading:

An ordinance was read annexing approximately 80 acres located east of Anacortes Ave. NE, if extended, south of 112th St., if extended, north of SE 122nd St., if extended, and west of Hoquiam Ave. NE, if extended (Park Terrace Annexation). MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #5162
Annexation: Park Terrace, R-8 Zoning

An ordinance was read establishing the zoning classification for approximately 63 acres of property annexed within the City of Renton generally located south of SE 112th St., if extended, and east of Anacortes Ave. NE, if extended, north of SE 122nd St., if extended, and west of 144th Ave. SE, if extended, from R-4 (Urban Residential four dwelling units per acre; King County zoning), R-6 (Urban Residential six dwelling units per acre; King County zoning), and R-8 (Urban Residential eight dwelling units per acre; King County zoning) to R-8 (eight dwelling units per net acre) zoning; Park Terrace Annexation. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #5163
Annexation: Park Terrace, R-10 Zoning

An ordinance was read establishing the zoning classification for approximately 3.4 acres of property annexed within the City of Renton generally located south of SE 112th St., if extended, and east of Anacortes Ave. NE, if extended, north of SE 113th St., if extended, and west of Duvall Ave. NE, if extended, from R-6 (Urban Residential six dwelling units per acre; King County zoning) to R-10 (ten dwelling unit per net acre) zoning; Park Terrace Annexation. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #5164
Vacation: Lyons Ave NE, Bales, VAC-04-002

An ordinance was read vacating a portion of Lyons Ave. NE, located approximately 144 feet south of NE 4th St., on the westerly half of the road, for a distance of approximately 100 feet (Steve Beck & Core Design [Bales] VAC-04-002). MOVED BY LAW, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #5165
Vacation: N 14th St, Pool Brothers Construction, VAC-05-001

An ordinance was read vacating a portion of N. 14th St. located east of Lake Washington Blvd. N. and Gene Coulon Memorial Beach Park (Pool Brothers Construction, LLC; VAC-05-001). MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Planning: Highlands Sub-Area Plan Study Area Moratorium

MOVED BY BRIERE, SECONDED BY LAW, COUNCIL SET A PUBLIC HEARING ON 11/14/2005 TO CONSIDER EXTENDING OR RENEWING THE TIME PERIOD FOR A MORATORIUM ON NEW DEVELOPMENT IN THE R-10 AND RM-F ZONES WITHIN THE HIGHLANDS SUB-AREA PLAN STUDY AREA. CARRIED.
AUDIENCE COMMENT
Citizen Comment: Bishai, Mosier II Annexation, 140th Ave SE, SE 136th St

Lily Bishai, 14005 SE 133rd St., Renton, 98059, requested clarification regarding the zoning for the Mosier II Annexation area. Ms. Bishai voiced concerns about the types and density of housing allowed in Renton’s R-8 zone compared to King County’s R-4 zone, and questioned the reasons for changing the zoning designation.

Mayor Keolker-Wheeler and Chief Administrative Officer Jay Covington reviewed the characteristics of Renton’s R-4 (four dwelling units per net acre) and R-8 (eight dwelling units per net acre) zones, pointing out that they are both residential and allow only detached single-family units.

Councilman Clawson and Economic Development Administrator Alex Pietsch described the similarities and differences between Renton’s and King County’s zoning of the area. Mr. Pietsch pointed out that Renton’s R-4 zone is a downzone for the area.

Councilman Clawson explained that Renton and King County are in agreement that eventually all of Renton’s Potential Annexation Area (PAA) in the East Renton Plateau will be annexed to the City. He noted that annexation is not a matter of if, but when, and he expressed concern that people may feel they are being annexed against their will. Council Clawson reviewed the advantages of being a Renton resident, including the ability to take advantage of City amenities at Renton resident rates.

Mayor Keolker-Wheeler added that residents are not required to hook up to City sewer, but sewer is available if needed. She noted that sewer hook up is required when property is redeveloped.

Mr. Covington stated that due to the Growth Management Act (GMA) adopted in 1990, cities are required to increase density in their corporate limits. The GMA also requires cities to eventually annex their PAAs. Mr. Covington stressed that this process is not unique to the City of Renton; all municipalities are required to abide by the GMA.

ADJOURNMENT

MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 15 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: 7:49 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 8:12 p.m.

Bonnie I. Walton, CMC, City Clerk