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; TONI NELSON; DAN CLAWSO; DENIS LAW.

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; ALEX PIETSCH, Economic Development Administrator; DON ERICKSON, Senior Planner; DENNIS CULP, Community Services Administrator; MIKE WEBBY, Human Resources Administrator; MICHAEL BAILEY, Finance and Information Services Administrator; LINDA HERZOG, Interim Assistant to the CAO; CHIEF LEE WHEELER, DEPUTY CHIEF ARTHUR LARSON, and DEPUTY CHIEF LARRY RUDE, Fire Department; CHIEF GARRY ANDERSON, COMMANDER FLOYD ELDRIDGE, COMMANDER KATIE MCCLINCY, and COMMANDER KEVIN MILOSEVICH, Police Department.

SPECIAL PRESENTATIONS
Community Event: Return to Renton Car Show,
Contribution of Proceeds to Police Department
Jim Medzegian, member of the Return to Renton Cruise-In Car Show Steering Committee, stated that the mission of the car show is to raise funds for the Police Department's youth education programs. Mr. Medzegian reported that 200 vehicles were displayed at the 15th annual event held at Renton Memorial Stadium on July 9th. He showed pictures taken at the event, and reviewed the vision for future car shows, which includes increasing the number of vehicles, expanding family activities, and moving the 2007 event to downtown Renton.

AJLS: Mayor's Presentation of 2006 Budget
Mayor Keolker-Wheeler presented her proposed City of Renton 2006 Budget to members of the City Council and Renton citizens. She acknowledged the policy work and guidance provided by the City Council, and the efforts of City staff.

The Mayor reviewed the 2005 achievements, which include: RenStat (a program that addresses, identifies, and targets crime), the Federal Reserve Bank of San Francisco (broke ground this summer on its new facility in Renton), downtown redevelopment, the securing of Federal and Sound Transit funds for important transportation projects, REACT (a program that addresses non-criminal activities and nuisance abatement), volunteerism such as the Mayor's Planting Day, the Clean Sweep program, the operation of the Henry Moses Aquatic Center at a profit, and the master plan for the Heather Downs neighborhood park.

Mayor Keolker-Wheeler noted the continuing challenge of high expectations versus limited resources. Voter-enacted limits on taxes and State mandated tax exemptions continue to constrain the City's revenues. Reporting that property taxes make up almost one-third of the City's general governmental revenues, she
explained that with the limit on the amount the City can collect and the continuing increase in the value of property, the actual amount of the tax levy declines. It has declined over the past ten years from $3.60 per thousand dollars of assessed valuation to $3.07. She pointed out that in the meantime, the growing economy has added significant new construction and annexations, which helps the property tax base grow.

Turning to the key 2006 initiatives, the Mayor began with the promotion of neighborhood revitalization by proposing the continuation of the REACT program, which includes adding three police officers; the continuation of the Clean Sweep program; and the completion of the Highlands Sub-Area Plan. The promotion of Citywide economic development includes the redevelopment of the Boeing property ("The Landing" project), the Downtown Action Plan, and on-going business recruitment.

Continuing, Mayor Keolker-Wheeler discussed the management of growth through sound urban planning, highlighting various transportation projects. She noted that the proposed budget includes funds to build the Heather Downs neighborhood park, and a new parks and facilities maintenance complex. In regards to annexations, the Mayor explained that State and King County policies require the City to explore annexing surrounding unincorporated areas. The City is trying to respond to these demands in a balanced and objective way that does not negatively impact existing residents.

Continuing with the meeting of service demands that contribute to a livable community, the Mayor reported that the proposed budget maintains existing service levels, proposes no new taxes, does not use reserves to balance the General Governmental Budget, updates user fees such as fire inspection fees and system development charges, and implements an annexation fee. The budget proposal adds: three police officers, one fire inspector, one fire support staff member, local matching funds for a grant to potentially add three firefighters, court security measures, and two staff positions and others costs related to operating the new Maplewood Water Treatment Facility.

Mayor Keolker-Wheeler stated that the total proposed 2006 Budget is approximately $171.2 million, of which $72.5 million is the General Governmental Budget. The proposed budget includes increasing the water and stormwater system rates by 3%, and the wastewater system rate by 4%.

Mayor Keolker-Wheeler proposed that the City Council partner with her in 2006 to engage in a comprehensive "priorities of government" process with the following goals in mind: alignment of City services with community needs and priorities, continued accountability, and effective communication. She explained that the City needs to strike the right balance between what the community needs from its local government, and the amount of resources necessary to accommodate those needs. The Mayor emphasized that this process will be a way to examine unmet needs, and ensure that the City is using its scarce resources in the best way possible.

**PUBLIC HEARINGS**

Annexation: Querin II, Hoquiam 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% Petition to Annex and R-8 zoning for the proposed Querin II Annexation; 7.3 acres located between Hoquiam Ave. NE on the west and 144th Ave. SE, if extended, on the east, south of SE 112th St.

Senior Planner Don Erickson reported that the annexation area contains three single-family dwellings. The topography of the site is relatively flat where it
November 7, 2005 Renton City Council Minutes Page 379

abuts Hoquiam Ave. NE, and the eastern portion contains steep slopes as a result of Honey Creek and its ravine. He noted that King County’s 2005 surface water design standards or greater are recommended at the time of development. The site is served by the following public services: Fire District #25, Water District #90, Renton sewer, and the Renton School District.

Mr. Erickson stated that existing King County zoning is R-4 (four dwelling units per gross acre), and the Renton Comprehensive Plan designates the site as Residential Single Family, for which R-8 (eight dwelling units per net acre) zoning is proposed. He indicated that the proposed annexation is generally consistent with City annexation policies and relevant Boundary Review Board criteria. In regards to the fiscal impact analysis, Mr. Erickson estimated a surplus of $236 at current development, a surplus of $9,278 at full development, and a one-time parks acquisition and development cost of $27,176.

Mr. Erickson indicated that the proposed annexation does not present any major impediments to the provision of City services to the area. He concluded that the annexation appears to further Renton business goals and is in the best interests of the City.

Public comment was invited.

Mayor Keolker-Wheeler referred the request by Virginia Broyles, 11224 142nd Ave. SE, Renton, 98059, for information regarding utility rates and the sewer system to Mr. Erickson.

Jim Montcrief, 11216 142nd Ave. SE, Renton, 98059, stated that an additional house exists in the annexation area, for a total of four dwellings.

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 ACCEPT THE QUERIN II DIRECT PETITION TO ANNEX, SUPPORT R-8 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN RESIDENTIAL SINGLE FAMILY LAND USE DESIGNATION, AND AUTHORIZE THE ADMINISTRATION TO SUBMIT THE NOTICE OF INTENT PACKAGE TO THE BOUNDARY REVIEW BOARD. CARRIED.

Planning: Boeing Subdistrict 1B Conceptual Plan

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 Boeing Subdistrict 1B Conceptual Plan for a second phase of redevelopment of surplus property located south of N. 8th St. and east of Logan Ave. N.

Alex Pietsch, Economic Development Administrator, explained that conceptual planning is a requirement of the 2003 development agreement between the City and Boeing, which pertains to the future redevelopment of Boeing Renton Plant site. Conceptual planning provides the City with certainty that its vision will be met, and confidence for its infrastructure commitments. He reported that three subdistricts were created within this site, which bears the Urban Center-North (UC-N) land use designation, and pointed out that a conceptual plan has already been adopted for Subdistrict 1A.

Mr. Pietsch reviewed the conceptual plan requirements, which include consistency with the UC-N vision, a description of the development, and an economic benefit analysis. He indicated that the Subdistrict 1B Conceptual Plan divides the property into two distinct parts. The northern 21 acres is
currently under a "right of first offer" agreement with Harvest Partners and likely will be sold in the very near future and be used for retail development. The southern 31 acres, which is not expected to be declared surplus in the near future, contains 660,000 square feet of existing office buildings and remaining land for in-fill development.

Continuing, Mr. Pietsch reviewed the economic benefits associated with the development of the two parts of Subdistrict 1B such as job creation and revenues, and he noted that the conceptual plan meets the vision of the UC-N designation. He reported that staff proposes the following two conditions to the plan: 1) Park Ave. N. be designated as a pedestrian-oriented street, and 2) transit facilities be allowed within the northern 21-acre portion should funding opportunities arise and the development of such facilities support the surrounding development and be supported by the property owner(s).

Mr. Pietsch stated that staff recommends approval, with conditions, of the Boeing Subdistrict 1B Conceptual Plan. He indicated that the related Committee of the Whole report will be presented to Council for adoption, and if approved, Boeing will then present its Planned Action for Council consideration.

Responding to Councilman Clawson's inquiry regarding the potential transit facility and the financing of the infrastructure, Mr. Pietsch stated that Sound Transit's Sound Move 2 plan consists of a parking garage and a bus rapid transit facility. He described future road and trunk utility infrastructure improvements, including the realignment and widening of Park Ave. N., the widening of Logan Ave. N., a new N. 10th St., and the extension of N. 8th St. He explained that as part of the 2003 Boeing development agreement, the City will build main arterial roads and trunk utility lines deemed necessary for the project as long as there is revenue from the development allowing two-thirds of that revenue to support debt service on bonds. The remaining one-third would be for the general fund to support City services.

Discussion ensued regarding the number of lanes proposed for Logan Ave. N., the improvements to various area streets such as Park Ave. N. and Garden Ave. N., the ability of the utility infrastructure to support future expansion of the roads, and the traffic flow in the area. In response to Councilman Corman's comments, Planning/Building/Public Works Administrator Gregg Zimmerman noted that the City is reevaluating the traffic counts as part of the design process for the area's roadway system, and he described the findings and the adjustments that are being made.

Public comment was invited.

Ray Giometti, 323 Pelly Ave. N., Renton, 98055, suggested that the widening of Logan Ave. N. occur sooner than later; otherwise, traffic will be forced onto Park Ave. N., fracturing the North Renton neighborhood. Pointing out that his neighborhood is located across the street from the southern 31-acre portion of Subdistrict 1B, Mr. Giometti expressed opposition to the development of the land for big-box retail use.

Mike O'Donin, 423 Pelly Ave. N., Renton, 98055, expressed concern that Logan Ave. N. will become a traffic choke point, thereby increasing transit traffic on Park Ave. N. He asked for further review of the Logan Ave. N. expansion.
Richard Zwicker, 446 Pelly Ave. N., Renton, 98055, agreed with the previous speakers' comments. He confirmed that the original plan was for Logan Ave. N. to be the main thoroughfare, and for Park Ave. N. to be pedestrian friendly.

In response to Council inquiries, Mr. Pietsch confirmed that the street network design was adopted in the 2003 development agreement with Boeing, and the subject conceptual plan is a separate matter. Chief Administrative Officer Jay Covington pointed out that since Boeing owns the right-of-way on Logan Ave. N., the City does not have the ability to expand the road beyond three lanes at this time.

Councilmembers Corman and Palmer suggested further review of the transportation plan for the subject area.

Lee Chicoine, 406 Burnett Ave. N., Renton, 98055, expressed concern about the flow and amount of traffic, saying that he wants Logan Ave. N. expanded to five lanes to prevent a choke point.

Nora Schultz, 540 Williams Ave. N., Apt. 12, Renton, 98055, stated her desire for consistent traffic flow on Logan Ave. N., and less traffic on N. 6th St. Ms. Schultz suggested further review of the matter.

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

MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL REFER THE TRANSPORTATION PLAN RELATED TO THE BOEING PROPERTY DEVELOPMENT TO COMMITTEE OF THE WHOLE FOR A BRIEFING. CARRIED.

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:

* City Hall Information Desk volunteers were recently presented certificates of appreciation at a dinner hosted by City Clerk Division staff. Since the program's establishment in 1984, the volunteers have given over 51,000 hours of excellent service to the City.

* Work is now underway on the SW 27th St./Strander Blvd. Connection, Segment 1, construction project, which initially will provide access to the proposed Federal Reserve Bank facility and, ultimately, will result in a new five-lane arterial connecting Renton and Tukwila.

Sandel DeMastus, 1137 Harrington Ave. NE, Renton, 98056, said she is an independent producer with public access cable channel 77, and announced that she has completed her firefighter tribute program, which will air on channel 77. She presented a copy of the program to the Council, and suggested that it be cablecast on Renton's government access channel 21 as well.

Citizen Comment: Blake - Fairwood Incorporation

Jay Paul Blake, 17627 133rd Pl. SE, Renton, 98058, stated that he is a member of the Fairwood community, and asked the City to consider initiating the annexation of the proposed Fairwood Incorporation area into Renton's boundaries. Noting that he has attended several meetings organized by the Fairwood Task Force, he expressed his dismay at the inaccuracy of some of the statements made by the speakers. Mr. Blake indicated that he opposes the
Mr. Blake cited passages from the Fairwood Incorporation feasibility study concerning the proposed city's financial viability.

MOVED BY CORMAN, SECONDED BY LAW, COUNCIL ALLOW THE SPEAKER FIVE ADDITIONAL MINUTES FOR HIS COMMENTS. CARRIED.

Mr. Blake continued with his review of the feasibility study. He concluded that Renton is in a strong financial position, and consequently, the residents of the Fairwood area will be best served by being annexed to the City of Renton.

Laurie Finlayson, 14224 SE 163rd Pl., Renton, 98058, supported Mr. Blake's request that Renton consider annexing the Fairwood area. She expressed her surprise at some Fairwood residents' negative opinions of Renton, and surmised it may be because they do not relate to Renton since much of the area resides within the Kent School District. Ms. Blake indicated that the analysis of the financial feasibility of the proposed city did not convince her that incorporation will work. She stated her desire to be apprised of all the options, including a comparison of both incorporation and annexation to Renton, in order to make an informed decision.

Discussion ensued regarding the Fairwood Incorporation effort; Renton's practice to wait for parties to express interest in annexing to the City; regulations concerning the allowance of an annexation effort while an incorporation effort is pending; the possibility of an advisory vote on the interest of Fairwood residents annexing to Renton; the unlikelihood that the vote for the Fairwood Incorporation will occur in February 2006, as the Boundary Review Board will be conducting hearings in January and February; Fairwood residents' perception of Renton; Council's stance on the annexation of the Fairwood area to Renton; and the provision of information concerning annexation to Renton.

Mayor Keolker-Wheeler asked Economic Development Administrator Alex Pietsch to research the questions that surfaced during the discussion. Councilman Clawson acknowledged the consent of the Councilmembers for the continued conveyance of information regarding annexation to Renton.

CONSENT AGENDA

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

Council Meeting Minutes of 10/24/2005


Appointment: Municipal Arts Commission


Release of Easement: Robert West, Lake WA Blvd N & Wells Ave N, RE-05-001

City Clerk submitted request for partial release of easement by Robert West, 3904 Park Ave. N., Renton, 98056, for property located between Lake Washington Blvd. N. and Wells Ave. N. at N. 37th St. Refer to Utilities Committee.

Lease: Renton Housing Authority, Edlund Property House

Community Services Department recommended approval of a five-year lease with the Renton Housing Authority for a house on the City-owned Edlund property located at 17611 103rd Ave. SE. Refer to Finance Committee.
<table>
<thead>
<tr>
<th>Subject</th>
<th>Description</th>
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<tbody>
<tr>
<td>Plat: Elmhurst, Bremerton Ave NE, FP-05-090</td>
<td>Development Services Division recommended approval, with conditions, of the Elmhurst Final Plat; 64 single-family lots on 9.6 acres located at 201 Bremerton Ave. NE (FP-05-090). Council concur. (See page 385 for resolution.)</td>
</tr>
<tr>
<td>Development Services: Baxter Meadow Short Plat, ROW Dedication, NE 18th Circle</td>
<td>Development Services Division recommended acceptance of a deed of dedication for additional right-of-way to include a cul-de-sac as part of the NE 18th Circle street extension from Duvall Ave. NE to fulfill a requirement of the Baxter Meadow Short Plat (SHP-03-088). Council concur.</td>
</tr>
<tr>
<td>Development Services: Urban Craft Mixed Use Development, ROW Dedication, Olympia Ave NE</td>
<td>Development Services Division recommended acceptance of a deed of dedication for additional right-of-way along Olympia Ave. NE and NE 4th St. to fulfill a requirement of the Urban Craft Mixed Use Development (SA-03-035). Council concur.</td>
</tr>
<tr>
<td>Annexation: Perkins, SE 95th Way &amp; 128th Ave SE</td>
<td>Economic Development, Neighborhoods and Strategic Planning Department submitted 10% Notice of Intent to annex petition for the proposed Perkins Annexation, and recommended a public meeting be set on 11/21/2005 to consider the petition; 15.1 acres located south of SE 95th Way and east of 128th Ave. SE (if extended). Council concur.</td>
</tr>
<tr>
<td>EDNSP: Neighborhood Program Standards</td>
<td>Economic Development, Neighborhoods and Strategic Planning Department recommended adoption of standards for being an officially recognized neighborhood in Renton's Neighborhood Program. Refer to Community Services Committee.</td>
</tr>
<tr>
<td>Utility: System Development Charges, Annexation Fee</td>
<td>Utility Systems Division recommended approval of the 2006 System Development Charges for water, wastewater, and surface water utilities, and adoption of a $2,500 Annexation Fee to be implemented on 1/1/2006. Refer to Utilities Committee.</td>
</tr>
<tr>
<td>WSDOT: I-405 to SR-169 Off-Ramp Alignment</td>
<td>Utility Systems Division recommended concurrence with the Washington State Department of Transportation regarding the proposed alignment of the northbound I-405 to SR-169 off-ramp and future widening of I-405. Refer to Utilities Committee and Community Services Committee.</td>
</tr>
<tr>
<td>Utility: Central Plateau Interceptor Phase II, Roth Hill Engineering Partners</td>
<td>Utility Systems Division recommended approval of a contract with Roth Hill Engineering Partners, LLC, in the amount of $258,599 for design and permitting of the Central Plateau Interceptor Phase II project. Refer to Utilities Committee.</td>
</tr>
<tr>
<td>Utility: WRIA 8 and WRIA 9 Interlocal Agreement Extensions, CAG-01-004 &amp; CAG-01-005</td>
<td>Utility Systems Division recommended approval of a one-year extension to the Water Resource Inventory Area 8 (WRIA 8) interlocal agreement in the amount of $11,303, and to the WRIA 9 interlocal agreement in the amount of $10,397 for salmon conservation planning. Council concur. (See page 385 for resolution.)</td>
</tr>
</tbody>
</table>

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

UNFINISHED BUSINESS

Utilities Committee Chair Corman presented a report regarding the latecomer
Utilities Committee
Latecomer Agreement:
LandTrust, Sanitary Sewer (Hoquiam Ave NE), LA-05-004

agreement request by LandTrust, Inc. (LA-05-004). Dick Gilroy of LandTrust, Inc. has withdrawn the request for a latecomer agreement for sewer installation along Hoquiam Ave. NE. Therefore, the Committee recommended the removal of this item from the Committee's referral list. MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee
Comprehensive Plan:
Amendments, Inclusion of West Hill in PAA

Planning and Development Committee Chair Clawson presented a report regarding the evaluation of potential boundaries for the West Hill Potential Annexation Area (PAA). The Committee recommended referring the issue of amending the Comprehensive Plan to include the West Hill in Renton's PAA to the Committee of the Whole. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning: Residential Uses in Commercial Arterial Zone

Planning and Development Committee Chair Clawson presented a report regarding City Code changes for residential development in the Commercial Arterial (CA) zone. The Committee recommended concurrence in the staff recommendation to:

- Amend the purpose of the CA zone under 4-2-020 to acknowledge that limited residential use is appropriate when it is well integrated with surrounding commercial development.
- Amend the use table at 4-2-060 and 4-2-070 to allow attached and semi-attached housing in the CA zone as an administrative conditional use subject to condition number 18.
- Amend note 18 of the Conditions Associated with Zoning Use Tables under 4-2-080 to prohibit garden style apartments, and set the conditions that must be met to be eligible for residential development in the CA zone.
- Amend 4-2-080 to eliminate maps duplicated in 4-3-040.
- Amend the development standards for the CA zone at 4-3-120 to allow a 1,200-foot minimum lot size for attached residential plats, and change all corridor references to "Business District."
- Amend 4-3-040 to create a Sunset, NE 4th, and Puget Business District overlay, including development standards for commercial and residential uses.
- Amend maps in 4-3-040 to show the corrected Business Districts.
- Insert Special Designation Criteria for residential uses in the NE 4th, Sunset, and Puget Business Districts in 4-9-030.

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

RESOLUTIONS AND ORDINANCES

Resolution #3779
Plat: Elmhurst, Bremerton Ave NE, FP-05-090

A resolution was read approving the Elmhurst Final Plat; approximately 9.6 acres located in the vicinity of Bremerton Ave. NE, north of NE 2nd St. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3780
Utility: WRIA 8 and WRIA 9 Interlocal Agreement

A resolution was read authorizing the Mayor and City Clerk to execute an extension of the interlocal agreements among participating jurisdictions with the Green/Duwamish and Central Puget Sound Watershed Resource Inventory Area
Extensions, CAG-01-004 &  
CAG-01-005
(WRIA 9) and the Lake Washington/Cedar/Sammamish Watershed Resource  
Inventory Area (WRIA 8). MOVED BY CLAWSON, SECONDED BY  
PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

NEW BUSINESS
Council: 2006 Council  
President Election (Corman) &  
Council President Pro Tem  
Election (Nelson)
Council President Briere opened nominations for 2006 Council President and  
Council President Pro Tem. MOVED BY BRIERE, SECONDED BY LAW,  
COUNCIL ELECT COUNCILMAN CORMAN AS COUNCIL PRESIDENT  
FOR 2006 AND COUNCILWOMAN NELSON AS COUNCIL PRESIDENT  
PRO TEM FOR 2006. CARRIED.

ADJOURNMENT
MOVED BY BRIERE, SECONDED BY LAW, COUNCIL ADJOURN THE  
COUNCIL MEETING AND START COMMITTEE OF THE WHOLE AT  
7:25 P.M. CARRIED. Time: 7:12 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann  
November 7, 2005