CALL TO ORDER

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

ROLL CALL OF COUNCILMEMBERS

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

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; BEN WOLTERS, Economic Development Director; REBECCA LIND, Planner Manager; DON ERICKSON, Senior Planner; DEREK TODD, Assistant to the CAO; COMMANDER KENT CURRY, Police Department.

PUBLIC HEARINGS

Planning: Primary Use Surface Parking Lots Development Moratorium

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 the development of surface parking lots as a primary use, which was declared on December 15, 2003.

Rebecca Lind, Planner Manager, stated that the moratorium applies only to parking lots as a primary use (lots used as a business or primary activity), and not to parking lots as an accessory use (lots attached to a business or residence). She reported that staff is currently updating Renton's Comprehensive Plan, and one of the key issues identified for revision is parking, particularly in the Rainier Corridor and Urban Center. Ms. Lind explained that a comprehensive policy framework is needed for primary use parking so that the use is consistent in and between the Comprehensive Plan, Council's Business Plan, and the Renton Municipal Code.

Continuing, Ms. Lind reviewed how parking is addressed in the Comprehensive Plan and in City Code, and the zones in which primary use parking is allowed. In regards to land use planning and growth, she indicated that Renton's policies direct the largest proportion of growth to the City's Urban Center, and land supply in the Valley, Urban Center, and Rainier Corridor areas are expected to sustain employment growth. Ms. Lind noted that Renton recently built a municipal parking garage to support uses in the Urban Center, including the transit center.

Stating that the City must position its Urban Center and Employment Areas to capitalize on the next economic growth cycle, Ms. Lind pointed out that development of surface parking lots could undermine the City's potential for economic growth and the City's vision. She indicated that a work program has been initiated to address where park and ride lots should be located to support the Urban Center, and where commercial and municipal parking lots should be allowed. In conclusion, Ms. Lind stated that new surface parking lots in key locations could have a significant negative impact on the City's goals and visions, and time is needed to complete the analysis.

Public comment was invited.
A letter was read from Harold S. Taniguchi, King County Department of Transportation Director, 201 S. Jackson St., Seattle, 98104, expressing concern about the moratorium, noting that it appears to be aimed at restricting development of park and ride lot capacity in the Rainier Ave. S. corridor. Mr. Taniguchi stated that it is within the best interest of both Renton and King County to find a permanent solution to the lack of park and ride capacity in this area. Meanwhile, King County is continuing to work with City staff to arrange a lease of some space in the City's municipal parking garage.

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

Annexation: Stoneridge, 148th Ave SE & NE 16th St

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 50% Petition to Annex for the proposed 28-acre Stoneridge Annexation located between Jericho Ave. SE, if extended, on the west, 148th Ave. SE on the east, NE 19th St., if extended, on the north, and NE 16th St., if extended on the south.

Senior Planner Don Erickson reported that King County has certified that the signatures on the 50% petition represent a majority of the site's acreage and a majority of the registered voters residing there. Mr. Erickson reviewed the existing conditions of the site, noting the presence of Greenes Creek that traverses the center of the site. The site is serviced by Fire District #10, Water District #90, Renton sewer, and the Issaquah School District.

Mr. Erickson explained that the area is designated as Residential Low Density in Renton's Comprehensive Plan and is prezoned R-5 (Residential - 5 dwelling units per net acre). The fiscal impact analysis reveals that if the site is annexed, the City will realize a surplus of $4,542 at current development, and $53,441 at full development assuming an increase to 119 single-family homes and a new home value of $300,000. Mr. Erickson summarized that the proposed annexation is generally consistent with City annexation policies and the criteria of the Boundary Review Board. He noted that development may result in potential flooding without mitigation measures, and except for parks and surface water, no major service issues were identified.

Public comment was invited.

Richard Wolf, 14702 SE 105th St., Renton, 98059, referred to a letter he sent in which he asked that his seven-acre parcel, located at 10515 148th Ave. SE, be withdrawn from the annexation area. He expressed concern that the extension of a sewer line across his property would greatly disturb the existing trees and vegetation. Additionally, he noted that he has no plans to develop or sell the property in the near future, and hopes to annex the subject parcel along with two other adjacent parcels at some future date.

Mr. Erickson commented on the timeliness of Mr. Wolf's request for withdrawal, noting that State law allows any signer of a filed petition to withdraw his or her signature prior to the certification of the petition. Therefore, since the petition was certified on October 7, 2003, Mr. Wolf's request to withdraw his signature on January 7, 2004, has no bearing on King County's certification of sufficiency.

Mr. Erickson reviewed the fiscal impact if the Wolf property were to be excluded from the annexation area, and pointed out that Council, at the time it
accepts the proposed annexation, can decide not to include the subject property per State law.

City Attorney Larry Warren confirmed that unless the City or a special sewer district requires an easement, Mr. Wolf does not have to grant a sewer easement across his property to a potential developer.

Curtiss Schuster, KBS Development Corporation, 12320 NE 8th St., Suite #100, Bellevue, 98005, stated that he has been working on this development for seven years, and noted that the Wolf property is not necessary in order to go forward with the project. Expressing concern that the process would slow if there were a grievance between the City and the landowner, he urged Council to approve submittal of the notice of intent to annex to the Boundary Review Board.

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

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL ACCEPT THE 50% DIRECT PETITION TO ANNEX FOR THE STONERIDGE ANNEXATION AND AUTHORIZE THE ADMINISTRATION TO SUBMIT A NOTICE OF INTENT TO ANNEX PACKAGE TO THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY. 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 2004 and beyond. Items noted included:

* The latest edition of CityView is now airing on Renton cable channel 21. This edition features the Pavilion Building dedication, Harvest Festival, local Gleaners project, Aquatic Center dedication, Renton History Walk, Fire Station #12 dedication, and the Skate Park.

* Over 660 boys and girls hit the courts last weekend with the start of the youth basketball program for grades three through nine.

* Last week was busy for City maintenance crews dealing with three different emergencies: 1) water main breaks, 2) snow and ice removal, and 3) power outages and fallen trees due to the snowstorm.

Rosemary Quesenberry, 3609 SE 18th Ct., Renton, 98058, invited everyone to a benefit breakfast at the Renton Eagles Hall on January 18, the proceeds of which go towards the Renton Salvation Army food bank construction project.

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


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 $100,000 of hotel/motel tax revenues to the Renton Visitors Connection for its 2004 tourism marketing efforts. Approval was also sought to execute the contract with the Greater Renton Chamber of Commerce for a fifth year of tourism promotion efforts. Refer to Finance Committee.

EDNSP: Hotel/Motel Tax Revenue Allocation to Community Stakeholders, Hamilton Saunderson Contract

Economic Development, Neighborhoods and Strategic Planning Department recommended approval of a contract with Hamilton/Saunderson Marketing Partnership for a sixth year of the Renton Community Marketing Campaign. Approval was also sought to allocate hotel/motel tax revenues in the amount of $50,000 to the key community stakeholders partnership for a sixth year of the marketing campaign. Refer to Finance Committee.

Development Services: NE 3rd Ct & Union Townhomes Binding Site Plan ROW Dedication

Development Services Department recommended acceptance of the dedication of additional right-of-way at the corner of NE 3rd Ct. and Union Ave. NE to fulfill a requirement of the NE 3rd Ct. and Union Townhomes Binding Site Plan (BSP-02-072). Council concur.

MOVED BY PERSSSON, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

OLD BUSINESS

Finance Committee

Finance: Vouchers

Finance Committee Chair Corman presented a report recommending approval of Claim Vouchers 222645 - 222901 and one wire transfer totaling $1,198,723.52. MOVED BY CORMAN, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

CAG: 03-138, Museum Roof Replacement, Lloyd A Lynch

Finance Committee Chair Corman presented a report regarding the Museum roof replacement project budget. The Committee concurred in the recommendation of the Administration to defer $50,000 in Fund 316 expenditures for the resurfacing of the City Hall P3 parking level in order to cover the shortfall in the museum roof replacement project. Funds to finish the resurfacing project will be requested as part of the 2005 capital budget cycle. MOVED BY CORMAN, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Human Resources: 2004 Claims Processing Fee Schedule (Medical, Dental & Prescription)

Finance Committee Chair Corman presented a report recommending concurrence in the staff recommendation to approve the fee schedule agreement with Healthcare Management Administrators and The Charles Group for the 2004 employee medical plan administration. The Committee further recommended that the Mayor and City Clerk be authorized to execute the fee schedule agreement. MOVED BY CORMAN, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Citizen Comment: Merlino - Maple Valley Hwy Widening Project, King County Mitigation Funds

At the request of Councilwoman Nelson, a letter was read from Donald J. Merlino, AnMarCo, 9125 10th Ave. S., Seattle, 98108, requesting that $1,200,000 of the mitigation funds that Renton will be receiving from Metro King County (as a result of the Wastewater Treatment Plant electrical cogeneration project contract - CAG-03-184) be allocated to the Maple Valley Hwy. Widening Project. MOVED BY PERSSSON, SECONDED BY CLAWSON, COUNCIL REFER THIS LETTER TO COMMITTEE OF THE WHOLE. CARRIED.

Utilities Committee

Utilities Committee Chair Clawson presented a report regarding the requests by
Utility: Sewer Service Connection Request for Properties Outside City Limits (Pruss et al)

Joe Pruss, Jacki Stuart Pruss, and Gary Hartnett for connection to Renton sewer service for three properties located outside the City limits near the intersection of SE 124th St. and 155th Ave. SE. After reviewing the application for service and determining that the properties are to be developed by the same builder, the Committee recommended that Council approve sewer service to only one of the three lots as submitted.*

Councilman Clawson explained that it is City policy to allow sewer hook-up for single-owner lots located adjacent to City boundaries. In this case, the three properties are to be developed by the same builder.

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

NEW BUSINESS

Citizen Comment: O'Halloran - Fireworks, Illegal Use

Council President Persson requested that the Administration investigate the complaint e-mailed by Mike and Valerie O'Halloran, 4420 SE 4th St., Renton, 98059, regarding a neighbor setting off fireworks at 3:30 a.m.

Utility: East Valley Lift Station Replacement Project Budget

MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL REFER THE EAST VALLEY LIFT STATION REPLACEMENT PROJECT ADDITIONAL BUDGET AUTHORITY TO THE UTILITIES COMMITTEE. CARRIED.

Development Services: Real Estate Sign Code Amendments

Councilwoman Briere announced that the second reading of the ordinance regarding the real estate sign code amendments will be postponed again until 1/26/2004.

EXECUTIVE SESSION AND ADJOURNMENT

MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 15 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: 8:28 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 8:51 p.m.

Bonnie I. Walton, City Clerk

Recorder:  Michele Neumann
January 12, 2004