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

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; ALEX PIETSCH, Economic Development Administrator; DON ERICKSON, Senior Planner; DEREK TODD, Assistant to the CAO; COMMANDER TIM TROXEL, Police Department.

PUBLIC MEETING

Annexation: Johnson, 142nd 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 meeting to consider the 10% Notice of Intent petition for the proposed Johnson Annexation, which consists of 15.66 acres, including the abutting 142nd Ave. SE right-of-way, located between 142nd Ave. SE and 144th Ave. SE, if extended, and between NE 9th St., if extended, and SE 121st St., if extended.

Don Erickson, Senior Planner, stated that the site contains seven single-family dwellings, and generally slopes downward from west to east at a 3% slope. He noted that a wetland exists near the southeast corner of the site, and that Honey Creek flows north beyond the eastern edge of the site. The area is served by Fire District #25, Renton water and sewer, and Renton School District. Mr. Erickson reported that current King County zoning is R-4 (four units per gross acre), and Renton's Comprehensive Plan designates the site as Residential Single Family, for which R-8 (eight units per net acre) is proposed.

Mr. Erickson noted the receipt of a letter from Carolyn Bigelow, 12110 142nd Ave SE, Renton, 98059, who requested inclusion in the annexation area. He stated that staff recommends that the boundaries of the site be expanded to include the adjacent 2.39-acre Bigelow parcel and abutting right-of-way. Mr. Erickson reviewed the fiscal impact analysis, which assumes a new home value of $300,000 and an increase to 91 homes at full development, and an increase to 106 homes at full development if the Bigelow property is added. Without the Bigelow property, a deficit of $797 is expected, along with an estimated one-time parks acquisition and development cost of $48,289. With the addition of the Bigelow parcel, a deficit of $275 is expected, with an estimated one-time parks cost of $60,212.

In conclusion, Mr. Erickson stated that the annexation proposal is generally consistent with Renton policies and Boundary Review Board criteria, and except for parks, no major service issues have been identified.

Responding to Councilman Clawson's inquiry regarding potential flooding
problems, Mr. Erickson stated that Public Works staff recommends that any
development on the site be required to adhere to the 1998 King County Surface
Water Design Manual standards. He confirmed that drainage problems will be
identified and addressed when development occurs at the project level.

Public comment was invited.

Eleanor Bagley, 11860 142nd Ave. SE, Renton, 98059, stated that her property
is located adjacent to the Johnson property, and expressed concern that costs
will increase as a result of the annexation. She also noted the current traffic
problems, and indicated that they will get worse as development occurs.

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

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL: ACCEPT THE
JOHNSON 10% NOTICE OF INTENT TO ANNEX PETITION, AUTHORIZE
CIRCULATION OF THE 60% PETITION TO ANNEX (REINSTATED
ASSESSED VALUE METHOD), AMEND THE SOUTHERN BOUNDARY
TO INCLUDE THE ABUTTING 2.39-ACRE BIGELOW PROPERTY,
REQUIRE ADOPTION OF R-8 ZONING CONSISTENT WITH THE
COMPREHENSIVE PLAN, AND REQUIRE THAT PROPERTY OWNERS
ASSUME A PROPORTIONAL SHARE OF THE CITY'S BONDED
INDEBTEDNESS. CARRIED.

PUBLIC HEARING
Annexation: Carlo, 136th Ave SE & 140th 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 50% Petition to Annex and R-8 prezoning for the
proposed 37-acre Carlo Annexation located between 136th Ave. SE on the west
and 140th Ave. SE on the east, and SE 132nd St. on the north and SE 135th St.,
if extended, on the south.

Senior Planner Don Erickson reported that King County certified the signatures
on the petition on December 1, 2003, and he pointed out that this site cannot be
annexed into Renton before the Tydico Annexation is completed. He stated that
the site contains 18 single-family dwellings, and is essentially flat with a slope
on the southwest corner. Maplewood Creek traverses the southwest corner of
the site, and an existing wetland spills over into the northwest corner. Mr.
Erickson noted that public services are provided by Fire District #25, Renton
water and sewer, and Renton School District.

Mr. Erickson explained that existing King County zoning is R-4 (four units per
gross acre), and R-8 (eight dwelling units per net acre) zoning is proposed, as
the site is designated Residential Single Family under the City's Comprehensive
Plan. Reviewing the fiscal impacts of the proposed annexation, he indicated
that the City will realize a surplus of $4,727 at full development, assuming an
increase to 209 single-family homes and a new home value of $290,000. The
one-time parks acquisition and development cost is estimated at $111,182.16.

In conclusion, Mr. Erickson stated that the proposed annexation will further
City business goals, is consistent with City policies for annexation, and meets
Boundary Review Board objectives. He noted that except for parks, no major
services issues were identified.

Responding to Councilman Persson's inquiry regarding the status of the Tydico
Annexation, Mr. Erickson reported that the applicant is working on moving the
existing use off the site.

Public comment was invited.

Charlie Conner, 846 108th Ave. NE, Bellevue, 98004, acknowledged that people both within and outside of the annexation area have enjoyed the open space, and he realizes that it is difficult for them to see the density of their neighborhood change. He indicated that the proposed annexation and development will result in better public services, a safer street, flood control, and more parks. Mr. Conner stated that the Growth Management Act mandates that most growth must be inside the urban growth boundary, and a traffic study has determined there is adequate traffic capacity to serve the new communities. Mr. Conner also noted that some material was moved to one of the properties, and a permit is pending with King County.

Anthony J. Glazewski, 13225 138th Ave. SE, Renton, 98059, opposed the proposed annexation, and claimed that the fiscal impact analysis figures quoted at the last public meeting on this matter indicated that the City would realize a deficit rather than a surplus. He commented on the inadequate park at the developer's nearby Sienna subdivision, and on the safety issues associated with "roller coaster road" or 138th Ave. SE.

Roy Vavak, 13418 138th Ave. SE, Renton, 98056, supported the proposed annexation, saying that the traffic problems will be better handled after development. Mr. Vavak reported that he toured the Sienna subdivision and was impressed with the quality of the construction. Additionally, he highlighted the benefits of being able to access a sewer system if needed.

August Gumser, 13640 SE 135th St., Renton, 98059, stated that the type and number of houses that are to be built next to the current housing will adversely affect property values and the current residents' way of life. Claiming that the proposed zoning will double Renton's permit and property tax receipts while having a minimal impact on the additional services required, Mr. Gumser stressed that money has become more important than the people.

Stephanie Glazewski, 13225 138th Ave. NE, Renton, 98059, expressed her concern that trees would be removed, leaving her with an unobstructed view of the new houses. She also expressed her concern that the new development will cause an increase in traffic, and negatively affect the quiet surroundings.

Eileen Cluphf, 13632 SE 135th St., Renton, 98059, opposed the proposed annexation, and stated that construction has already started. Pointing out that the land slopes into her property, she expressed concern about flooding, and questioned whether a retaining wall will be constructed between the current and new housing.

In response to citizen concerns regarding notification of the pending annexation, Mr. Erickson stated that 104 people within the site and in the surrounding area were notified of the public hearing. He pointed out that the site is still within King County, and any construction operations are King County authorized. Regarding the fiscal impact analysis, Mr. Erickson indicated that although the figures have changed somewhat since the previous public meeting on this matter on August 4, 2003, a surplus of $1,285 at full development was estimated at that time compared to a surplus of $4,727 now. Mr. Erickson attributed this to different levy rates and an increase in the estimated number of units at full development from 200 to 209.
In regards to the development process, Mr. Erickson explained that annexations are exempt from SEPA (State Environmental Policy Act), and are considered non-project activities. When a project proposal is submitted, concerned parties are notified of the comment period and signs are posted at the site. The City's Environmental Review Committee reviews the project, and the determination can be appealed. He stressed that public comment will be solicited at the project level; however, the site must first be annexed by Renton.

At the request of Council Corman, Ms. Cluphf and Mr. Gumser pointed out the location of their properties on the annexation site map.

John Skochdopole, Conner Homes Company, 846 108th Ave. NE, Bellevue, 98004, stated that five tot-lot parks are planned for the Carlo property, and full curb, gutter, and sidewalk improvements are planned along Duvall Ave. NE (138th Ave. SE). Regarding the grading activity currently underway, Mr. Skochdopole explained that material was moved onto the site and stockpiled, and a permit is pending with King County.

In response to Councilman Corman's inquiry, Mr. Skochdopole stated that a stormwater retention facility is planned for the Maplewood Creek area at the southwest corner of the site.

Mayor Keoler-Wheeler pointed out that the City is required by the State Growth Management Act to annex property up to the urban growth boundary, and the proposed annexation site is within the City's potential annexation area.

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

MOVED BY CLAYSON, SECONDED BY PALMER, COUNCIL ACCEPT THE 50% DIRECT PETITION TO ANNEX FOR THE CARLO ANNEXATION, AND AUTHORIZE THE ADMINISTRATION TO SUBMIT A NOTICE OF INTENT TO ANNEX PACKAGE TO THE BOUNDARY REVIEW BOARD FOR KING COUNTY AND PREPARE A PREZONE ORDINANCE FOR R-8 ZONING FOR CONSIDERATION AT A SECOND PUBLIC HEARING.*

Councilman Corman noted that the proposed R-8 zoning for the site seems to be compatible with the zoning of the surrounding areas, and he questioned whether zoning compatibility issues would be reviewed during the development process.

Mr. Erickson pointed out that Renton's Comprehensive Plan land use designation only allows R-8 and Residential Manufactured Homes zoning in this area, and confirmed that any compatibility issues can be commented on at the project level.

* Motion 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:

* Registration for adult softball began today. Six different leagues are offered and it is anticipated that there will be sixty teams signed up for the April 26 through July 15 spring season.

* The City of Renton places a strong emphasis on high quality streets. When
the City receives a pothole complaint, it strives to repair it within 48 hours when possible. However, pavement surface flaws could be the result of other types of work, such as temporary trench repairs over utility crossings or other construction work. These repairs will take more time to be permanently restored.

* The City will sponsor a series of Natural Yard Care workshops beginning in March. A variety of safe and effective techniques will be taught through a series of five hands-on workshops.

**AUDIENCE COMMENT**

Citizen Comment: Burns - Local Government Project, Arts & Musical Programs

Roslyn Burns, 2007 NE 12th St., Renton, 98056, thanked the City for its support of her group's project pertaining to local government. She also praised the City for its support of arts and musical programs, such as the Renton Youth Symphony Orchestra.

**CONSENT AGENDA**

Council Meeting Minutes of February 2, 2004


Appeal: Harrington Square Site Approval, Shreve & Gevers, SA-03-066

City Clerk reported appeal of Hearing Examiner's decision on the Harrington Square mixed-use project (SA-03-066); two appeals filed - one by David Nielsen, 2256 38th Pl. E., Seattle, 98112, representing Michael Shreve; and the other by Bob Gevers, 900 Kirkland Ave. NE, Renton, 98056, both accompanied by the required fee. Refer to Planning and Development Committee.

Lease: Intensive Asset Management, 200 Mill Bldg (6th Floor)

Community Services Department recommended approval of a three-year lease with Intensive Asset Management, Inc. for the sixth floor of the 200 Mill Building. Revenue generated is $40,000 per year. Refer to Finance Committee.


Transportation Systems Division recommended approval of the 2004 reallocation of projects by line item within the 2004-2009 Transportation Improvement Program appropriation of $8,460,400 for the Transportation Capital Improvement Fund 317. Refer to Transportation (Aviation) Committee.

Airport: Kenmore Air Harbor Lease, 608 Building

Transportation Systems Division requested authorization to initiate lease negotiations with Kenmore Air Harbor, Inc. for the 608 Building at the Airport. Refer to Transportation (Aviation) Committee.

Transportation: FlexPass Program, King County (Metro) & Sound Transit

Transportation Systems Division recommended approval of a contract with King County and Sound Transit to continue the FlexPass Commute Trip Reduction Program for City employees in the amount of $21,450 for 2004-2005. Council concur. (See page 47 for resolution.)

CAG: 01-044, East Valley Lift Station Replacement, RH2 Engineering

Utilities Systems Division recommended approval of Addendum #2 to CAG-01-044, East Valley Lift Station Replacement contract with RH2 Engineering, Inc., for additional engineering services in the amount of $56,353. Council concur.

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

**OLD BUSINESS**

Utilities Committee

Utility: Water & Sewer Telemetry System Programming, RH2 Engineering, Fund Transfer

Utilities Committee Chair Clawson presented a report regarding the adjustment of appropriation of funds for the Water Utility capital improvement projects and the contract for telemetry system programming. The Committee concurred with the recommendation of the Planning/Building/Public Works Department that Council approve the transfer of $50,000 within the 2004 appropriation of funds for Water Utility capital improvement projects. Funds in the amount of $20,000 from the Well 9 Rehabilitation Account (421.500.18.5960.34.65.55567), and funds in the amount of $30,000 from the Water Pump Station Rehabilitation Account.
Account (421.500.18.5960.34.65.55530) will be transferred to the Water Telemetry Systems Improvements Account (421.500.18.5960.34.65.55120).

The Committee further recommended that the Mayor and City Clerk be authorized to sign the consultant contract with RH2 Engineering, Inc., in the amount of $25,101.35 to program the telemetry system. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Planning & Development Committee**

**Development Services:**

**National Electrical Code (2002) Adoption**

Planning and Development Committee Vice Chair Clawson presented a report regarding the adoption of the 2002 National Electrical Code. All adopted codes used by the City of Renton are updated and published in a three-year code cycle. The State Legislature previously reviewed and adopted the 2002 National Electrical Code, which then went to the City of Renton for amendments and adoption.

The Committee recommended concurrence in the recommendation of staff that Council approve adoption of the latest publication of the 2002 National Electrical Code, with City of Renton amendments. Upon approval by Council, the provisions will be adopted and codified in accordance with RCW 19.28.

The Committee further recommended that the ordinance regarding this matter be presented for first reading. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT.*

Councilman Clawson explained that the amendments to the 2002 National Electrical Code were developed with neighboring cities Bellevue, Kirkland, Redmond, and Mercer Island to provide consistency in code enforcement.

*MOTION CARRIED. (See page 47 for ordinance.)

**Finance Committee**

**Finance: Vouchers**

Finance Committee Chair Corman presented a report recommending approval of Claim Vouchers 223232 - 223588 and one wire transfer totaling $3,170,843.19; and approval of Payroll Vouchers 48943 - 49168, one wire transfer and 569 direct deposits totaling $1,791,374.52. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Finance: Bad Debt Write Off**

Councilman Corman reported that the Finance Committee was surprised at some of the names on the uncollectible debt list, and requested that the Administration send reminder bills to Waste Management of Orange County, AnMarCo, Bonnell, and Bryant.

**ORDINANCES AND RESOLUTIONS**

**Resolution #3685**

Transportation: FlexPass Program, King County (Metro) & Sound Transit

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with King County and Sound Transit for the sale of FlexPasses to City of Renton employees by King County. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for first reading and referred to the Council meeting of 2/23/2004 for second and final reading:

An ordinance was read amending Sections 4-5-040.A and C and adding a new Section, 4-5-040.D, of Chapter 5, Building and Fire Prevention Standards, of Title IV (Development Regulations) of City Code by adopting the current National Electrical Code and amendments. MOVED BY NELSON, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 2/23/2004. CARRIED.

NEW BUSINESS
School District: Activities

Councilwoman Nelson reviewed current Renton School District announcements and activities, which included the finalists of the National Merit Scholarship Program, the Hazen High School group Divina Voce's upcoming concert, the School Safety Initiative pilot program, and the Rotary Club of Renton's selections for Teachers of the Month.

ADJOURNMENT

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 8:53 p.m.

Bonnie I. Walton, City Clerk

Recorder: Michele Neumann
February 9, 2004