

RENTON PLANNING COMMISSION
Meeting Minutes

September 29, 2010
6:00 p.m.

Renton City Hall
Council Chambers

Planning Commissioners Present: Ray Giometti, Michael O'Halloran, Nancy Osborn, Kevin Poole, Ed Prince, Martin Regge

Planning Commissioner Absent: Michael Chen, Michael Drollinger, Gwendolyn High

City Staff Present: Chip Vincent, Planning Director; Jennifer Henning, Current Planning Manager; Vanessa Dolbee, Acting Senior Planner; Rocale Timmons, Associate Planner; Judith Subia, Administrative Secretary

1. CALL TO ORDER: Commission Chair Giometti called the meeting to order at 6:00 p.m.
2. ROLL CALL: Commissioner O'Halloran called roll. Commissioners Chen, Drollinger, and High were absent and excused. Commissioner Prince arrived at 6:20 p.m.
3. APPROVAL OF MINUTES: The Minutes of May 19, June 2, June 16, July 7, July 21, and August 25 were approved as written.
4. CORRESPONDENCE RECEIVED: None
5. AUDIENCE COMMENTS: None
6. COMMISSIONER COMMENTS: Commission Chair Giometti thanked staff for all the work done on the Shoreline Master Program. Commissioner Osborn also thanked staff for the hard work that was put into the SMP.
7. DIRECTOR'S REPORT:
 - Council approved the SMP as a policy document for review by DOE at Monday's Council meeting. Chip also thanked the Commission for the work that they've done on the SMP.
 - The Planning & Development Committee recommended to the full Council their approval and support of the City Center Community Plan and to move forward with Phase II. It is expected to move forward at next week's Council meeting.
 - Staff is working with the King County Library System to identify preferred site locations and costs to build two new libraries.
8. FAIRWOOD ANNEXATION AREA PRE-ZONING PUBLIC HEARING:

Chip gave a presentation for the final public hearing on the pre-zoning of the Fairwood area. He gave background information and discussed the existing conditions. The Renton Comprehensive Plan designations in Fairwood are: Residential Low Density, Residential Single Family, Residential Medium Density, Residential Multi Family, and Commercial Corridor. The proposed pre-zoning of the area includes the following zones: R-1, R-4, R-8, R-14, RMF, and CA. Staff is also proposing an Urban Separator

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City of
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designation of properties so designated by King County. This pre-zoning generally reflects the existing use of the land, approximates the existing King County zoning, generally the majority of the zoning for the area is recommended to be R-4, and is consistent with the Comprehensive Plan.

The Planning Commission took a 15 minutes break in order to allow the public in attendance to confer with staff regarding the zoning recommendation.

Audience Comment

Debbie Dobrowolski, 18553 W Lake Desire Dr SE, Renton: Ms. Dobrowolski is currently zoned R-6 and has a special 180 overlay on her property. She asked whether this same rule will apply when she is annexed into Renton. Chip explained that there are similar rules, regulations, and evaluation criteria regarding critical areas in the City, but not exactly the same.

Dick Mathias, 14811 SE 172nd Pl, Renton: Mr. Mathias asked what the appeal process is after annexation to change his zoning. Chip explained that there are three options available to change a zone: as part of a Community Plan, a Comprehensive Plan Amendment change, or a rezone if a Comprehensive Plan Amendment is not needed.

Linda Sartnurak, 17504 155th Ave SE, Renton: Ms. Sartnurak said that most of the Fairwood community has been eager to join the City of Renton since 2005. It was voiced that the community would like to keep the area a residential community, not commercial. Ms. Sartnurak said that this pre-zoning will do that.

9. FAIRWOOD ANNEXATION AREA PRE-ZONING DELIBERATIONS & RECOMMENDATIONS:

MADE BY OSBORN, SECONDED BY PRINCE to accept the staff recommendation for the pre-zoning of the Fairwood Annexation area. COMMISSIONERS CONCUR. MOTION CARRIED.

10. DEVELOPMENT REGULATIONS (TITLE IV) AMENDMENTS DOCKET BRIEFINGS:

#D-47: Tree Conservation and Management

Terry Flatley, Urban Forestry and Natural Resources Manager, presented this docket item. This item proposes to amend RMC 4-4-130, Tree Retention and Land Clearing Regulations, an interim safeguard for trees in new developments created in 2007. Portions of 4-4-130 may still be applicable and either relocated elsewhere in City code or a new section created for Tree Conservation and Management. This is applicable to new developments as well as existing developed properties. There will be interim protections for street trees where none exist now. A tree bank concept will be used to provide an option for developers and others unable to meet site tree replacement requirements. A fee-in-lieu of planting will be placed in a City fund used to fund tree planting and other urban forestry projects. This item also addresses how long tree retention is required, uncontrolled tree planting and maintenance in the right-of-way, and safeguards for trees within the City.

#D-50: Small Scale Research Facilities

Jennifer presented this docket item. This item was proposed by the Planning Division to allow for small scale research facilities. This proposal amends the Development Regulations to add a use and definition for Research – Scientific (Small Scale). Projects would be subject to environmental SEPA review, critical areas permits, and shoreline permits as applicable.

#D-52: Evaluation of Residential Development Standards

Rocale presented this docket item proposed by the Planning Division. This proposal amends RMC 4-2-110, Development Standards, in order to provide clear and consistent development standards and conditions to the public. Footnotes associated with the Residential Development Standard tables would be added, removed, and revised. There is a conflicting height requirement that would be reconciled for accessory

structures within the R-10 zone. This amendment would make visible the density bonus for assisted living in the R-1 zoning designation. Additionally, the side yard setback for the R-4 zoning designation would be changed from a combined 15 feet to 5 feet on either side.

#D-53: Fee-In-Lieu of Provision for Parks

Vanessa presented this docket item proposed by the Planning Division. This item proposes to amend RMC 4-7-149, Parks and Open Space, to allow the option to pay a fee-in-lieu or provide Trail Improvements for common open space. This provision would be applicable in the R-10 and R-14 zones and Design Districts A, C, and D. Applicable fee-in-lieu sites would be within ¼ mile of a public park with safe pedestrian access. This item proposes applicable Trail Improvement sites that would provide an extension to an existing trail that has been identified within the Renton Trails and Bicycle Master Plan or an adopted Community Plan. Approval of payment of fee-in-lieu or Trail Improvement substitution for common open space would be subject to review and approval by the Planning Division.

11. COMMISSIONER COMMENTS: The next Commission meeting will be on October 6, 2010.

12. ADJOURNMENT: The meeting adjourned at 8:15 p.m.

Ray Giometti

Ed Prince, Vice Chair

*Signed copy available
from City Clerk's Office.*