

RENTON PLANNING COMMISSION
Meeting Minutes

March 16, 2011
6:00 p.m.

Renton City Hall
Conferencing Center

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

Planning Commissioner Absent: Michael Chen, Michael O'Halloran

City Staff Present: Planning Director Absent; Jennifer Henning, Current Planning Manager; Angie Mathias, Senior Planner; Erika Conkling, Senior Planner; Vanessa Dolby, Senior Planner; Kris Sorensen, Associate Planner; Laila McClinton, Administrative Secretary

1. CALL TO ORDER: Commission Chair Prince called the meeting to order at 6:00 p.m.
2. ROLL CALL: Commission Secretary Drollinger called roll.
3. APPROVAL OF MINUTES: The Minutes of February 2, 2011 were approved as written.
4. CORRESPONDENCE RECEIVED: Letter from Tom Carpenter, previous member of the East Renton Task Force regarding the Renton Animal Regulations in Annexing Areas of the Plateau Subarea.
5. AUDIENCE COMMENTS: None
6. COMMISSIONER COMMENTS: None
7. DIRECTOR'S REPORT:
On behalf of the Director, Jennifer Henning gave the report.
 - Vanessa gave an update on Quendell Terminals EIS and the process presentation that was given to the Committee of the Whole on Monday, March 14. Comments were received from the EPA regarding baseline environmental assessment and impacts of the study. The Environmental Review Committee has put the project on hold until a meeting is setup with EPA to discuss issues. Under State Law the FEIS is to be completed within 60 days. Parks Recreation & Natural Resources Open Space Plan will be having a Visioning Workshop on Tuesday, March 15, 2011 at 6:00pm at the RCC.
 - Erika spoke on the Department of Ecology's comments on the conditional approval of the Shoreline Master Program. Planning & Economic Development committee will be briefed on Thursday, March 24.
 - Leslie Betlach, Parks Planning & Natural Resources Director, requested approval of the revised February 2, 2011 Joint Planning Commission and Parks Commission meeting. Leslie informed the Council on the Parks Planning & Natural Resources new on-line interactive map for the public.MADE BY PRINCE, SECONDED BY DROLLINGER, to accept the February 2, 2011 Revised minutes, SIX FOR, TWO ABSENT. MOTION CARRIED.

RENTON. AHEAD OF THE CURVE.

City of
Renton
Community & Economic Development



8. DEVELOPMENT REGULATIONS (TITLE IV) AMENDMENTS DOCKET #6 PUBLIC HEARING:

#D-55: Animal Provisions for Annexed Areas

Angie presented this docket item. Staff recommends amending the code to clearly state that residents in areas that annex to the City are allowed to continue to keep animals that would be considered non-conforming in Renton, but were legal in King County, after the area annexes; and property owners are allowed to transfer the allowance to a future owner of the property. Revised recommendation of a large animal overlay and rezone that would effectively be similar to King County. She distributed a comparison of KC and Renton code documentation to the Commission for review. Commissioner Prince requested a copy of the Proposed Overlay to be sent to the Commissioners.

#D-57: Political Signs

Jennifer presented this docket item. A supplemental staff report was provided as requested at the last Commission meeting. Staff recommends amending Political Signs Removal requirements. Each political sign shall be removed within ten (10) days following an election, by the candidates. After ten (10) days the City may pick up and dispose of remaining signs. Violation or failure to comply shall be subject to penalties. City of Renton Code Compliance stated that monetary fines in Title I, Chapter 3, Section 2 states that the fine is for \$500 at the discretion of the Code Compliance Officer. Other jurisdictions were looked at and monetary penalties of \$100 to \$500, and not for specific signs. Monetary provisions and size limitation was recommended to 32 sq foot and language referring to code language.

#D-59: Inactive Land Use Applications

Vanessa presented this docket item. Staff recommends when an application is determined to be "incomplete" the proposed responses time would be ninety (90) days. For application that are inactive or "on hold" staff proposes six months after receipt of a certified letter. The applicant has an opportunity to request an extension for an additional one year if the applicant has shown reasonable reliance and due diligence to complete the application.

#D-60: Hearing Examiner Site Visits

Kris presented this docket item. Staff recommends the Hearing Examiner be authorized to go on site visits with a recommendation that the HEX process define the process for visits and be approved by the City Attorney.

#D-62: Extension Approvals

Jennifer presented this docket item. Staff recommends the code section be deleted because of an extension of land use applications as a result of economic situation, and it allowed for the added extension for plats and short plat site plans conditional use. The portion of the Code section automatically expired on December 31, 2010 and was not renewed by Council.

#D-63: Center Downtown Zone

Angie presented this docket item. Staff recommends replacing the term "Downtown Core" with "Center Downtown Zone" for consistency.

#D-64: Land Use Applications and SEPA Mitigation Conditions

Jennifer presented this docket item. Staff recommends that a technical amendment by the City Attorney that RMC 4-8-110C.8 be amended to reference RCW 43.21C.075.

#D-61: Kris commented on this. Discussions were held with Code Enforcement regarding fencing. Staff is continuing to have discussion on this topic.

9. SUNSET AREA PLANNED ACTION ORDINANCE AND COMPREHENSIVE PLAN AMENDMENTS BRIEFING:
STAFF PRESENTATION

Erika presented this item and gave an update on the Public Hearing on the Draft Environmental Impact Statement for the Sunset Area Planned Action. A public hearing has been scheduled to review the Sunset Area Planned Action Ordinance and Comprehensive Plan Amendments on April 6, 2011.

AUDIENCE COMMENT: None

Planning Commission Recommendation

Public Hearing is open for written comment until March 23, 2011, at 5:00pm.

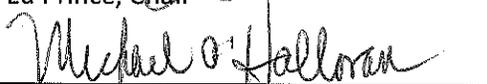
MADE BY PRINCE, SECONDED BY POOLE to accept the Staff recommendation. SIX FOR. TWO ABSENT,
MOTION CARRIED.

10. COMMISSIONER COMMENTS: The next Commission meeting will be on April 6, 2011.

11. ADJOURNMENT: The meeting adjourned at 7:45 p.m.



Ed Prince, Chair



Michael O'Halloran, Secretary