



RENTON PLANNING COMMISSION

Meeting Minutes

June 7, 2006
6:00 p.m.

City Municipal Building
Council Chambers

Planning Commissioners Present: Jimmy Cho, Ray Giometti, Jerrilynn Hadley, Nancy Osborn, and Joshua Shearer

Planning Commissioners Absent: Robert Bonner and Greg Taylor

City Staff Present: Rebecca Lind, Planning Manager; Don Erickson, Senior Planner; Judith Subia, Recording Secretary

1. CALL TO ORDER: Commissioner Giometti opened the meeting at 6:00 p.m.
2. ROLL CALL: Commissioner Osborn called roll; Commissioners Bonner and Taylor were absent and excused.
3. APPROVAL OF MINUTES: The Minutes of April 19, 2006, were approved as amended.
4. CORRESPONDENCE RECEIVED: Hearing Examiner Minutes of a March 14, 2006 meeting, regarding review for the construction of 27 parking spaces within a surface lot association with Chang's Mongolian Grill restaurant; Hearing Examiner Minutes of a March 28, 2006 meeting, regarding review for 52,000 square feet of commercial space in 3 buildings, with a 122-stall parking garage, on 3.3 acres zoned Commercial Arterial; Hearing Examiner Minutes of an April 4, 2006 meeting, regarding an Administrative Appeal filed by Citizens' Alliance for a Responsible Evendell (CARE); Hearing Examiner Minutes of an April 11, 2006 meeting, regarding approval for a 73-lot subdivision of an 18.13-acre site intended for the development of single-family detached residences; Hearing Examiner Minutes of an April 11, 2006 meeting, regarding approval for an 8-lot subdivision of a 1.27-acre site; Hearing Examiner Minutes of an April 18, 2006 meeting, regarding an applicant seeking a 10-year Special Permit for grade and fill in order to dredge the mouth of May Creek where sediments collect; Letter from City Clerk regarding appeal filed by JDA Group, LLC of the Hearing Examiner's decision about JDA Group LLC's application involving Administrative Site Plan and Variance Review.
5. AUDIENCE COMMENTS: Inez Petersen, 3306 Lake Washington Blvd N #3, Renton, WA 98056: Ms. Petersen informed the Commission that the Highlands Community Association (HCA) has filed an appeal on the Highlands Rezoning that was approved at the April 19 Planning Commission meeting. Buck & Gordon will be representing the HCA. Ms. Petersen explained that in the appeal, it is noted that there was no review of environmental impacts. Environmental impacts, as a result of high density are serious and have a great impact on the neighborhood.
6. COMMISSIONER COMMENTS: None
7. POLICY/CODE STUDY SESSION: **2006 Comprehensive Plan Amendments Briefing**

Rebecca explained that this is not a deliberation opportunity and outlined how Staff and the Commission will proceed with the Comprehensive Plan Amendments (CPA). The first briefing is an information briefing where the objective is to familiarize the Commission with the issue, request, and Staff Report that has been presented. Rebecca asked the Commission to inform Staff of any additional information they would like collected or addressed and brought back at another meeting.

Rebecca also explained that Environmental Review is not part of the Planning Commission's responsibilities. All review that occurs under the Environmental Protection Act occurs within the City Administration function and does not come to the Planning Commission.

**#2006-M-5: Map Amendment to change Puget Colony from Residential Single Family to Residential Low Density
STAFF PRESENTATION**

Don gave a presentation regarding the Puget Colony Homes map amendment. The site is located north of SE 136th St and west of 142nd Ave SE. This area annexed to Renton in January 2005 as part of the Mosier II annexation and was zoned Residential-8 (R-8), consistent with the Comprehensive Plan Residential Single Family (RS) designation. The area to the east across Hoquiam Ave SE was part of the same annexation and was zoned Residential-4 (R-4), consistent with the Comprehensive Plan Residential Low Density (RLD) designation. Jay Cook, a property owner within the Puget Colony Homes development, has requested R-4 zoning because it would be more consistent with the area's existing development pattern.

Puget Colony Homes consists of 61 lots, 15 of which are currently vacant. The area is characterized by lots typically larger than 9,000 square feet. The area is currently on septic with some lots unable to develop because the ground is unable to support septic. Eventual sewer will allow vacant lots and those 10,000 square feet in area or larger, to further develop.

Don brought up three issues in regards to this map amendment: 1) should the City's Comprehensive Plan Land Use Map be amended so that 18.8-acre Puget Colony Homes Subdivision is redesignated RLD, 2) if the site is redesignated, should it be concurrently rezoned R-4 to be consistent with this new designation, and 3) should consideration also be given to redesignating similarly designated nearby areas, Kimberly Homes and Hideaway Homes, where the predominate lot size is 10,000 square feet or larger?

Don explained an analysis of R-8 zoning. Twenty-six of the 61 lots in Puget Colony Homes are 10,000 square feet or larger, but less than 15,000 square feet in area. Four of the 61 lots are 15,000 square feet or larger, but less than 20,000 square feet in area. With current R-8 zoning, potentially 29 new 5,000 square feet lots could be developed for a total of 90 lots. The average net density with R-8 zoning would be 6.16 dwelling units per net acre.

Don also explained an analysis of R-4 zoning. Two lots in Puget Colony Homes are 16,000 square feet or larger, but less than 24,000 square feet in area. With an RLD designation and concurrent R-4 zoning, these two new lots could each be subdivided into two 8,000 square feet lots resulting in 63 lots. The average net density with RLD redesignation and concurrent R-4 zoning would be 4.31 dwelling units per net acre. The existing net density is 4.18 dwelling units per net acre.

RMC 4-9-020 requires Comprehensive Plan compliance with one of the following: 1) request supports Vision embodied in Comprehensive Plan, 2) request supports adopted Business Plan goals, 3) request eliminates conflicts with existing elements or policies, or 3) request amends Comprehensive Plan to accommodate new policy directives.

Redesignation to RLD supports the Vision embodied in the Comprehensive Plan. It is generally consistent with Policy LU-134 in that with R-4 zoning, densities are only slightly higher than 4 dwelling units per net acre. It is also generally consistent with Objective LU-EE regarding R-4 zoning applied to areas appropriate for urban levels of development and suburban/estate single-family dwellings.

RMC 4-9-190 requires that the following criteria be met when changing zoning: 1) request meets criteria in RMC 4-9-020, 2) property is potentially classified for proposed zoning per policies in Comprehensive Plan, and 3) at least one of the following applies: the proposed reclassification was not specifically considered at the time of the last area land use analysis and area zoning, or since the last area zoning analysis and update circumstances affecting property have undergone significant change.

The subject proposal to redesignate 18.8-acre Puget Colony Homes subdivision site RLD and concurrently rezone it R-4 appears generally consistent with requirement for CPAs and changes in zoning. Because the site has significant redevelopment potential under existing R-8 zoning and such change would be out of character with the neighborhood, R-4 zoning would be a better fit and more consistent with development occurring to the east, across Hoquiam Ave, in the R-4 zone. Consideration should be given to amending the Comprehensive Plan Land Use Map for similar areas to the southwest.

The Staff recommendation for #2006-M-6 is to support the requested change in land use designation from RS with R-8 zoning to RLD with R-4 zoning. Also, to consider expanding this CPA to include nine-lot Kimberly Lane subdivision and five other parcels on north side of SE 136th St, west to 140th Ave SE, designated RS, and 31-lot Hidaway Homes Sites subdivision on the south side of SE 136th St, east of 140th Ave SE.

Commissioner Osborn asked for clarification about the map showing the proposed areas outside of the Renton City limits. Don explained that the map used has not been updated does not reflect the recent Lindberg, Mosier, Maplewood, and Puget Colony annexations. Kimberly Lane and Hidaway Homes are not within the City limits. Rebecca added that in this case, a prezone ordinance would be made rather than a zoning ordinance. A prezone ordinance can be enacted by the City prior to annexation. Further discussion of Kimberly Lane and Hidaway Homes would require a discussion in the community.

Commissioner Osborn asked if the reason the vacant parcels were not served by sewer was because of the moratorium or due to the recent annexation. Don explained that some parcels have had drainage issues and a number are waiting for sewer so that they can be developed.

Commissioner Giometti asked for confirmation that all undeveloped lots cannot support septic and developed lots are on septic currently. Rebecca said that this was correct and added these lots were subdivided previously under old King County policies that allowed this type of subdivision on septic. After the GMA, the County has adopted new policies and will not approve a subdivision like this if it wasn't on sewer.

Commissioner Giometti asked why this area wasn't zoned R-4 when this area was annexed. Don explained that the Comprehensive Plan Land Use Map was adopted prior to the annexation and the City is required to have all areas annexed to be consistent with that map. Changing the zoning is a separate process, which requires a Comprehensive Plan Amendment to change the land use.

#2006-M-4: Map Amendment to change zoning from Medium Density Residential to Residential Commercial Corridor

STAFF PRESENTATION

Rebecca gave a presentation regarding the Springbrook Associates map amendment. This 5.61-acre vacant parcel of land is located near Valley Medical Center. It was originally zoned P-1 (Public Use) before the Growth Management Act (GMA). In 1995, the first GMA Comprehensive Plan, its designation was Center Institution (CI). Around 1999, zoning was changed to Commercial Office (CO) as the P-1 zone was phased out. In 2002, the property owners requested a redesignation to Residential Options with Residential-10 (R-10) zoning. A thorough review was completed with participation from citizens in the surrounding area. The Comprehensive Plan was amended to Residential Options. In 2004, as part of the Comprehensive Plan update, the Center Institution (CI) designation was eliminated and redesignated Corridor Commercial (CC). It is implemented with two zones: 1) Commercial Arterial or 2) Commercial Office. Residential Options was also changed to Medium Density Residential.

The initial Staff recommendation for #2006-M-4 is to deny this request. Since the rezone in 2002, the structure of the Comprehensive Plan has changed. The commercial designation is not the same as the

commercial designation that it once was. The property owner is requesting to change its zoning to what it was previously.

Rebecca explained the environmental constraints of this property. It is a level area with tall grasses on the north. Panther Creek runs along the southern edge of the parcel and flows into the Panther Creek wetland west of the property. Wooded slopes descend to the creek and steep slopes and erosion hazards characterize portions of the property, near the south end.

Properties to the north and west of the parcel are designated Residential Single Family and zoned R-8. The properties to the north consist of single-family homes. Access to the property may be taken via an extension of S 38th St or S 37th St at Shattuck Ave depending upon geographic constraints and the development proposal. Access from Talbot Rd does not appear feasible due to parcel configuration and site constraints.

The property is physically separated from Valley Medical Center uses by a steep wooded ravine and is not visible from Talbot Rd, making commercial/office uses less viable. Use on this property needs to be sensitive to environmental constraints and the abutting single-family neighborhood.

The three most likely options available for this piece of property include: 1) change to Corridor Commercial designation with CO zoning which allows office, medical office, and retirement residence and prohibits single-family detached, attached townhouses, and attached flats; 2) change to RS designation with R-8 zoning which allows single-family detached and prohibits office, medical office, retirement residence, attached townhouses, and attached flats; or 3) keep Residential Medium Density with R-10 zoning which allows retirement residence, detached single-family, attached townhouses, and attached flats (no more than 4 per building) and prohibits office and medical office.

Staff did a modeled theoretical capacity and found 365 employees/jobs under commercial zoning, 34 dwelling units under R-8, and 48 dwelling units under R-10. This assumes approximately .55 acres removed for critical areas and that the density in new 100-foot critical area buffer could be transferred to other portions of the site. The information gathered for actual development application may change capacity with more accurate information.

Commissioner Cho asked why Resource Conservation was not considered for this area. Rebecca said that this analysis could be done if the Commission recommends it, however, the property owner is not considering this option. When the capacity was done, the .55 acres that were removed from the net calculation leaves quite a bit of land for development. Usually, the critical areas need to be more pervasive before recommending it be at a lower density.

Rebecca went over the criteria for a Comprehensive Plan Amendment. This requested change to Corridor Commercial supports the Business Plan Goal of citywide economic development but is not supported by the mapping criteria for Commercial Office zoning in the Comprehensive Plan Land Use Element, Policy LU-133. Rebecca also went over the rezoning criteria and explained that this amendment does not meet the criteria because the CO zoning was considered in 2002 and the change in circumstances is not evident.

The legislative changes in the critical areas strengthens a case for lower intensity development, makes office-type development unlikely, and possibly increase stream buffers and potential limits to impervious surfaces.

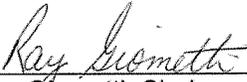
Rebecca explained that the property is still consistent with the Residential Medium Density designation that it was changed to in 2002. The Vision in the Comprehensive Plan for this designation expands and diversifies housing opportunities in the area adjacent to Valley Medical Center and is more likely to fit in with adjacent single-family homes and support the abutting office uses.

8. DELIBERATION/RECOMMENDATION: None

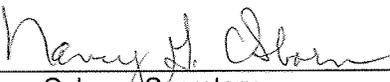
9. COMMISSIONER COMMENTS: The next Planning Commission meeting will be on June 21, 2006.

Commission Shearer will not be able to attend this meeting.

10. ADJOURNMENT: The Meeting was adjourned at 7:05 p.m.



Ray Giometti, Chair



Nancy Osborn, Secretary