



## RENTON PLANNING COMMISSION

### Meeting Minutes

October 4, 2006  
6:00 p.m.

City Municipal Building  
Council Chambers

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Planning Commissioners Present: Robert Bonner, Jimmy Cho, Ray Giometti, Jerrilynn Hadley, Nancy Osborn, Joshua Shearer, Greg Taylor

Planning Commissioners Absent: None

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City Staff Present: Rebecca Lind, Long Range Planning Manager; Judith Subia, Recording Secretary

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1. CALL TO ORDER: Commissioner Giometti opened the meeting at 6:00 p.m
2. ROLL CALL: Commissioner Cho called roll; Commissioner Hadley arrived at 6:01 p.m. and Commissioner Osborn arrived at 7:44 p.m.
3. CORRESPONDENCE RECEIVED: Letters from Inez Petersen, Susan Rider, Karen Finnicum, Gary Little, Linda Middlebrooks, Kristi and Gerald Hand, and Karol Gabrielson regarding their concerns about the rezone of the Kennydale Blueberry Farm; Letter from Jim Hanson of Hanson Consulting regarding the proposed rezone in the Highlands Study Area; Letter from David Halinen of Halinen Law Offices regarding the proposed rezone of the former Aqua Barn site; Letters from Robert Cave, Deanna Dobak, Rick and Lauralee Gordley, and Harry Kodis regarding the Upper Kennydale rezone; Letters from Judith White and Leslie Clark of Short Cressman & Burgess regarding the Residential Manufactured Home zoning.
4. COMMISSIONER COMMENTS: None
5. DELIBERATION/RECOMMENDATION: **2006 Comprehensive Plan Amendments**

**#2006-M-1: Map Amendment to change the designation from a combination of Neighborhood Commercial/Single Family with Neighborhood Commercial and R-8 split zoning to Neighborhood Commercial land use with Neighborhood Commercial zoning**

Staff recommendation: Deny the rezone request for the property at 1315 N. 30<sup>th</sup> Street to change the designation from a combination of Neighborhood Commercial/Single Family with Neighborhood Commercial and R-8 split zoning to Neighborhood Commercial land use with Neighborhood Commercial zoning.

Commissioner Bonner asked what area of the property the applicant is requesting to change to commercial. Rebecca said that it is the back part of the property, which is currently Residential Single Family. Commissioner Bonner asked what the applicant wanted to build there. Rebecca said that the Commission is not reviewing a development proposal and that various things can be built there. There is a wide range of uses that is allowed in commercial zones.

Commissioner Giometti asked if this commercial area would encroach further into a residential neighborhood. Rebecca said that this would. The front part of the property, with frontage on N 30<sup>th</sup> St, is already commercial. The back part of the property is proposed for a change to commercial. The Staff

report and analysis found that there is a reasonable economic use on the property with the current split zoning. There are uses that are reasonable on both parts of the zoning, as mapped. There are also underutilized commercial uses within the area and no demonstrated need for additional commercial acreage at this location, at this time.

Commissioner Taylor asked if the current zoning would allow similar development to what the applicant is requesting. Rebecca said that it is correct. The applicant's original concept was to do a mix of multi-family with residential. The CN zoning at the front of the property would allow four multi-family units in a mixed-use structure.

Commissioner Bonner asked if the maximum is four units on the property. Rebecca explained that the code allows four units per structure. The CN zoning is a neighborhood scale commercial zone.

A motion has been made to accept the Staff recommendation to deny the rezone request for #2006-M-1. MOVED BY CHO, SECONDED BY SHEARER. FOUR FOR, ONE AGAINST, ONE ABSENT. MOTION CARRIED.

The meeting recessed at 6:21 p.m. and reconvened at 6:25 p.m.

**#2006-M-2: Map Amendment to change the Kennydale Blueberry Farm from Residential Low Density land use with Resource Conservation zoning to Residential Single Family land use with R-8 zoning or Low Density Residential land use with R-4 zoning**

Staff recommendation: The Kennydale Blueberry Farm should be rezoned from Resource Conservation to R-4.

Commissioner Cho asked how many buildings would be able to be built in an R-4 zone. Rebecca explained that after a Class 4 stream buffer deduction, and a Type 2 wetlands exists, the net acreage would be 1.15. In an R-4 zone, two units would be allowed and five units in an R-8 zone. With a Type 3 wetlands, the net acreage would be 1.50. In an R-4 zone, four units would be allowed and nine units in an R-8 zone. The wetland estimates are based on the mapping information that Staff has without a wetland delineation.

Commissioner Hadley said that if there is a wetland that can be established by a wetlands expert, regardless of what is zoned, nothing can be built on it. She feels that the City should allow the owner of the property to make the most viable use on that property and make the zoning match the surrounding neighborhood.

Commissioner Cho said that the Commission has heard a lot of speculation about whether or not this is a wetland. His concern is that if the R-4 zoning is allowed and further development occurs, it will create a negative impact on the wetland. He is against the Staff recommendation to change the zoning to R-4.

Commissioner Hadley said that there are buffers around what needs to be protected. Commissioner Cho said that if that science is correct, the development that has happened should not have affected the property. Commissioner Hadley said that the wetlands were not taken into consideration when the other development was allowed to happen. Any development that will occur will take into consideration the need to protect this property.

Commissioner Bonner feels that a delineation should have been done and could be determined that the wetlands should be left the way it is. Commissioner Hadley doesn't feel that a delineation is an issue and believes that the same zoning as the surrounding properties should be applied. Commissioner Cho feels that doing this is a gamble on the environment.

Commissioner Shearer said that, per a memo from Staff, if the Kinzers decide to sell their property, there is no guarantee that the next owners would take care of it the way that the Kinzers have. The RC zoning doesn't necessarily protect the wetland areas. Commissioner Shearer feels that rezoning the property to R-4 and having a someone propose development, would cause a wetlands delineation to be done in order to

protect those areas. He agrees with Commissioner Hadley that the Kinzers have taken care of the property and should be able to have the property rezoned to the level of the surrounding area.

Commissioner Hadley said that the best available science has been used to establish what wetlands and stream buffers are. Property owners are entitled to do what they want with their property, as long as it complies with the law.

Commissioner Taylor agrees with Commissioner Hadley and feels that the best available science is being used. Through a wetlands delineation, what is there can be determined. He feels that the owners should be able to develop the same as other owners in the area. Commissioner Taylor also feels that if there is a strong enough movement that would like to preserve the Blueberry Farm, there are options available such as purchasing the property to maintain it.

Commissioner Bonner added that a buyer may see the property that is 3.5 acres with R-8 zoning and feel that it is a good deal. After the purchase, they realize that there can be no development after all. He is torn between these items.

Commissioner Hadley said that anyone on the market for a piece of property that size, will look at a map or visit the property, and know that there is a wetlands there. She is a property rights advocate and believes that people should be able to do what they want on their property. She is also a strong environmentalist and believes that the Planning Commission has an obligation to protect the environment and land. She trusts the science provided and that the regulations regarding wetlands and streams are designed to protect the environment. Commissioner Cho said that he doesn't always trust science or that the law protects the land.

Commissioner Shearer asked if there has been any discussion on the City purchasing the property. Rebecca said that the issue has been discussed and, at this point, is not something that the City can move forward with.

A motion has been made to accept the Staff recommendation. MOVED BY HADLEY, SECONDED BY SHEARER. THREE FOR, TWO AGAINST, ONE ABSENT. MOTION CARRIED.

**#2006-M-3: Map Amendment to change the designation from Residential Single Family land use with R-8 zoning to Commercial Corridor land use with Commercial Arterial zoning on a 2.09-acre single family property**

Staff recommendation: Deny the request to redesignate and rezone the property to Corridor Commercial with Commercial Arterial zoning. Approve redesignation of this property and the adjoining parcels within the City limited to Residential Medium Density with concurrent R-14 zoning. The R-14 zoning designation allows small commercial uses using the development standard of Neighborhood Commercial zoning.

Rebecca explained that Staff has a revised recommendation to amend the Comprehensive Plan to Residential Medium Density with concurrent R-14 zoning. The R-14 zoning requires 20 acres. It is proposed that upon annexation, the City-purchased Edlund property across Carr Rd, be included in this designation. The Edlund property currently has a single-family residence that is being leased to the Housing Authority and used as affordable housing.

The R-14 zone at this location will allow the existing use of the property, a conversion of residential structure into a business, to continue and remain a conforming use. It will also allow a business sign to be placed at that location.

A motion has been made to accept the Staff recommendation. MOVED BY CHO, SECONDED BY HADLEY. FIVE FOR, ONE ABSENT. MOTION CARRIED.

**#2006-M-4: Map Amendment to change the designation from Residential Medium Density land use with R-10 zoning to Commercial Corridor land use with Commercial Office zoning for a 5.61-acre undeveloped property located just south of S 37<sup>th</sup> St and west of the dead-end at S 38<sup>th</sup> St, west of Talbot Rd**

Staff recommendation: Approve the application changing the land use designation from Residential Medium Density to Corridor Commercial with a concurrent Commercial Office rezone.

Rebecca explained that this is also a revised recommendation. Staff's original recommendation was to deny this request. However, based on information submitted as a result of the Public Hearing process, a meeting with the applicant and consultant, and additional research done on the property, Staff has an amended recommendation to support the change to Corridor Commercial.

This property was originally platted with the intention of a commercial development. The road was put in without a turnaround, suggesting an interior site design for all four parcels. There is commercial property already developed, to the north. The applicant submitted an additional file record that documented the original commercial short plat and the City's requirement for a road. The applicant also submitted covenants on the property so that access could not be taken from 37<sup>th</sup> PI and the residential properties to the north.

A motion has been made to accept the Staff recommendation. MOVED BY HADLEY, SECONDED BY SHEARER. FIVE FOR, ONE ABSENT. MOTION CARRIED.

**#2006-M-5: Map Amendment to change the following plats and parcels from Residential Single Family with R-8 zoning to Residential Low Density land use with R-4 zoning**

- a) 18.8-acre Puget Colony Homes subdivision consisting of 61 lots located at SE 133<sup>rd</sup> St, SE 134<sup>th</sup> St, and SE 135<sup>th</sup> St, and SE 132<sup>nd</sup> St on the north and SE 136<sup>th</sup> St on the south. This area is located in Renton and would receive R-4 zoning
- b) The nine lot Kimber Lane subdivision to the immediate west on the north side of SE 136<sup>th</sup> St. These properties are in unincorporated King County and will not have zoning applied. Potential zoning upon annexation would be R-4.
- c) 31-lot Hideaway Homes Sites subdivision on the south side of SE 136<sup>th</sup> St

Staff recommendation: Approve the application changing the land use designation from Residential Medium Density to Corridor Commercial with a concurrent Commercial Office rezone.

Rebecca explained that this application started with a request from Puget Colony homeowners to consider R-4 zoning at the time of annexation. Upon annexation, the area was zoned R-8 because the Comprehensive Plan designated this area RSF. In the process of reviewing this area, Staff saw that adjacent properties have similar conditions. The areas that are not in the City will have the Comprehensive Plan designations changed but will not have the concurrent rezoning. The rezoning will only happen upon annexation.

A motion has been made to accept the Staff recommendation. MOVED BY SHEARER, SECONDED BY HADLEY. FIVE FOR, ONE ABSENT. MOTION CARRIED.

**#2006-M-6: Map Amendment to amend the boundary of the Center Village and Residential Medium Density land use designations in the Highlands Subarea**

- a) Area A: Change from Center Village to Residential Multi-Family land use
  - Area south of Sunset Blvd/SR 900, east of Dayton Ave, north of NE 9<sup>th</sup> St and NE 9<sup>th</sup> PI, currently zoned Residential Multi-Family. Zoning will remain Residential Multi-family but the land use would also become Residential Multi-Family
- b) Area B: Change from Residential Medium Density to Center Village in two areas
  - Area currently designated Residential Medium Density with R-10 zoning that is north of 16<sup>th</sup> St between Harrington Ave and Kirkland Ave. The land use proposed is Center Village and the zoning would remain R-10
  - The parcels along Harrington Ave between 9<sup>th</sup> St and 7<sup>th</sup> St with frontage on Harrington Ave, currently designated Residential Medium Density with R-10 zoning, would extend the Center Village land use designation south to 7<sup>th</sup> St. The land use proposed is Center Village and the zoning would remain R-10

- c) **Area C: Change from Residential Medium Density with R-10 zoning to Residential Single Family with R-8 zoning**
- **Area north of Sunset Blvd and west of Edmonds Ave. This area is currently zoned R-10 and developed with single family housing and would change to R-8**
  - **Area near Monroe Ave and Sunset Blvd. The properties on Monroe Ave are protected by covenant at their current level of intensity, which is approximately 6 units per acre. Zoning is currently R-10 and would change to R-8**

Staff recommendation: Change the area south of Sunset Blvd/SR 900, east of Dayton Ave, north of NE 9<sup>th</sup> St and NE 9<sup>th</sup> Pl from Center Village to Residential Multi-Family. Change the area currently designated Residential Medium Density with R-10 zoning that is north of 16<sup>th</sup> St between Harrington Ave and Kirkland Ave and the parcels along Harrington Ave between 9<sup>th</sup> St and 7<sup>th</sup> St with frontage on Harrington Ave from Residential Medium Density to Center Village. Change the area north of Sunset Blvd and west of Edmonds Ave and the area near Monroe Ave and Sunset Blvd from Residential Medium Density with R-10 zoning to Residential Single Family with R-8 zoning.

Rebecca briefed the Commission on recent developments in the Highlands and directives from the City Council. On Monday night, the City Council agreed to establish a Task Force on Comprehensive Plan zoning for the Highlands area. Staff is in the process of contacting interested citizens, setting up the Task Force, and will meet with the Planning and Development Committee. The Council direction is for the Commission to go ahead with the Comprehensive Plan Amendments. The zoning portion of the amendment will not come back to the Commission and will be handled through review by the Task Force and an additional public hearing at the City Council.

Rebecca explained the different pieces of the map amendments. The first is to amend the existing CV boundary from RMD to CV as described in Area B. The Task Force and Council will consider whether the zoning in this area should be changed from R-10 to R-14.

Area C is in the RMD designation and is being proposed to be changed to RSF with R-8 zoning. The properties on Monroe Ave have covenants and cannot be developed under the R-10 zone. Property owners contacted the City early in the process to discuss the covenants. A letter was received from a property owner regarding an area that had recently been platted at the R-10 density and concern of non-conformity. Under State law, at the present time, if a property is platted and has a vested project, the property is allowed to conform to the zoning that was in place at the time of the plat. The downzone to R-8 would not restrict this property.

Area A is in the Center Village and has RMF zoning. Because of its location, not being contiguous to the rest of the Center Village, and is developed with multi-family properties, this area is recommended to be changed to RMF.

Commissioner Giometti said that he is hesitant to vote because it is a break from normal and that the Task Force has not made a recommendation. Rebecca said that it is possible for the Commission to hold this item, not take action, and bring it back to the Commission before it goes to the City Council.

A motion has been made to wait until the Task Force has completed their meetings and hear their outcome prior to a Planning Commission recommendation. **MOVED BY TAYLOR, NO SECOND. MOTION DEFEATED.**

A discussion followed regarding the Commission's and Task Force's roles regarding the Highlands. Rebecca explained the Commission's time has not been wasted. The Commission and public forums have been very helpful. The City Council is still asking for the Commission's recommendation.

A motion has been made to accept the Staff recommendation regarding inclusion of the area proposed for Center Village and the changes for the remaining areas. Also moved to have the zoning of the area proposed for Center Village be studied. **MOVED BY HADLEY, SECONDED BY BONNER. FOUR FOR, ONE AGAINST, ONE ABSENT. MOTION CARRIED.**

The meeting recessed at 7:41 p.m. and reconvened at 7:49 p.m.

**#2006-T-2: Text Amendments to update the Land Use Element to reflect changes in the Center Village policies**

- a) Amend Policy LU-318 to delete R-10 as an implementing zone and add R-14 as an implementing zone in the Center Village and clarify that the RM zone with suffixes can implement Center Village
- b) Amend Strategy 319.2 to call for preparation of a subarea plan rather than a redevelopment plan to implement the Center Village land use concepts and provide that the phasing of the Plan is expected to occur within a two to five year period from the 2004 GMA Update
- c) Amend Strategy 319.3 to delete a statement that areas east of Edmonds Ave and north of Sunset Blvd currently zoned Residential Multi-Family are to remain in residential use and the area north of 12<sup>th</sup> St currently zoned R-10 is to remain in residential use

Staff recommendation: Approve corrections and revisions to the Land Use Element.

Rebecca explained that the text amendments are policy language changes to the Center Village policies. The largest is creating the R-14 zone as an implementing zone.

Commissioner Hadley feels the Commission should give the Task Force all tools that they can work with. Commissioner Cho agreed and feels the Task Force should have more options instead of working in a restraint.

Commissioner Bonner feels that CV to the north does not make sense. He does not see how traffic can move through that area. It is a residential area that is better zoned R-10 or R-8.

A motion has been made to accept the Staff recommendation regarding the text amendments for commercial zoning and the text amendment for the R-14. MOVED BY HADLEY, SECONDED BY CHO. COMMISSIONERS CONCUR. MOTION CARRIED

**#2006-M-7: Map Amendment to change the designation of two ± 1.5-acre parcels at the southwest corner of 152<sup>nd</sup> Ave SE and the Renton-Maple Valley Highway (SR 169), the former Aqua Barn site, from Residential Low Density with potential R-4 zoning upon annexation to Commercial Corridor with potential Commercial Arterial zoning and a Map Amendment to change the designation of three parcels ranging in size from 3.7-acres to 14-acres to the south of two above referenced parcels of the former Aqua Barn site, from Residential Low Density with R-4 zoning upon annexation to Residential Medium Density with potential R-14 zoning**

Staff recommendation: Change the land use of the commercial parcels from Residential Low Density to Commercial Corridor and residential parcels from Residential Low Density to Residential Medium Density.

Commissioner Hadley recused herself from the discussion and vote. David Halinen, attorney for Aqua Barn Ranch Inc, asked if Commissioner Hadley could briefly state her conflict and Mr. Halinen wished to waive it. Commissioner Giometti said that the Commission will continue with the meeting and invite Commissioner Hadley back into the room when the discussion of this amendment is complete.

Rebecca explained that this area has come into the City as part of the Maplewood Annexation. The annexation is not yet effective. The Comprehensive Plan land use designation for this area is Residential Low Density. Staff has brought forward a recommendation to amend the Comprehensive Plan to allow the City to consider commercial zoning on the portion of the property that fronts SR 169 and a multi-family designation that allows condominium and multi-family development on the remainder of the property.

A motion has been made to accept the Staff recommendation. MOVED BY SHEARER, SECONDED BY BONNER. COMMISSIONERS CONCUR. MOTION CARRIED.

**#2006-M-8: Map Amendment to consider changing the designation for a 49 acre area of Upper Kennydale, south of NE 28<sup>th</sup> and NE 16<sup>th</sup> from I-405 to approximately the boundary of the Heritage**

**Glen Subdivision from Residential Single Family with R-8 zoning to Low Density Residential with R-4 zoning.**

Staff recommendation: Change the designation from Residential Single Family with R-8 zoning to Residential Low Density with R-4 zoning.

Rebecca explained that this application is an expansion of the original 2006-M-2 amendment regarding the Blueberry Farm. As Staff reviewed the issues surrounding the Blueberry Farm, the adjacent land, and considered public testimony, the recommendation for R-4 that was being supported for the Blueberry Farm was consistent with the policy direction in the Comprehensive Plan for the larger area. If the R-4 had existing as an option when the original mapping had been done for this area, it would have been consistent with the policy approach for lands of this type.

Commissioner Hadley feels that the R-8 development across from the Blueberry Farm affected the surrounding neighborhood and land in a negative way. To continue developing this area at an R-8 intensity is destructive to the land, the water table, and the character of the neighborhood. She feels that reducing the zoning to R-4 is appropriate and that it is important to do right by the land and character of the neighborhood. She is in support of the R-4 zoning.

Commissioner Bonner said that I-405 divides the neighborhood. With I-405 expanding, it will take more away from the neighborhood. He feels that some of the new development in the area has been better. This area has a lot of potential for development. He does not feel that the R-4 zone is right for the area.

Commissioner Taylor is sensitive to the environment, recognizes that systems are built it to help make sure that the environment is maintained, and at the same time expanding building opportunities. He supports being able to build at an R-8 zone for this area.

Commissioner Cho said that looking at the surrounding areas, outside of the Blueberry Farm, which was recommended for R-4, does not seem consistent. Development along this type of area, between a freeway and a more dense area, seems more consistent with the higher density.

A motion has been made to reject the Staff recommendation. MOVED BY TAYLOR, SECONDED BY OSBORN. FIVE FOR, ONE AGAINST. MOTION CARRIED.

**#2006-T-1: Text Amendment to update the Capital Facilities Element to incorporate adoption of Kent and Issaquah School District Capital Facilities Plans**

Staff recommendation: Adopt two new policies specifically adopting the Issaquah and Kent School Districts Capital Facilities Plans.

A motion has been made to accept the Staff recommendation. MOVED BY HADLEY, SECONDED BY OSBORN. COMMISSIONERS CONCUR. MOTION CARRIED.

**#2006-T-3: Text Amendment to update the Community Design and Land Use Elements with housekeeping changes**

Staff recommendation: Approve corrections and revisions to the Community Design and Land Use Elements with housekeeping changes.

Rebecca explained that there is a change in the Staff recommendation. Proposed language dealing with policies for setbacks and variances is being withdrawn. There was an internal discussion regarding those issues and will be brought forward separately to the City Council for review and discussion.

A motion has been made to accept the Staff recommendation. MOVED BY HADLEY, SECONDED BY SHEARER. COMMISSIONERS CONCUR. MOTION CARRIED.

**#2006-T-4: Text Amendment to update the Transportation Element to reflect changes in the capital projects list**

Staff recommendation: Approve the update to Table 8.3 to reflect the City of Renton's latest adopted Six-Year Transportation Improvement Plan.

A motion has been made to accept the Staff recommendation. MOVED BY HADLEY, SECONDED BY CHO. FIVE FOR, ONE AGAINST. MOTION CARRIED.

**#2006-T-5: Text Amendment to update the Land Use Element to allow Residential Manufactured Home (RMH) zoning to be an implementing zone with the Residential Low Density (RLD) land use designation.**

Staff recommendation: Approve a text amendment to the Low Density Residential designation to allow Residential Manufactured Home Park as an implementing zone. Consider a larger land use analysis and Comprehensive Plan Amendment in the 2007 work program for the remaining land uses in the Maple Valley Corridor focusing on consideration of Residential Medium Density.

A motion has been made to accept the Staff recommendation. MOVED BY HADLEY, SECONDED BY OSBORN. COMMISSIONERS CONCUR. MOTION CARRIED.

A motion has been made to close the written record. MOVED BY HADLEY, SECONDED BY CHO. COMMISSIONERS CONCUR. MOTION CARRIED.

6. COMMISSIONER COMMENTS: The next Planning Commission meeting will be on October 18, 2006 regarding rezoning in the East Renton Plateau annexation area.

The Commission thanked Staff for all the work that has been done.

7. ADJOURNMENT: The Meeting was adjourned at 8:31 p.m.

  
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Ray Gjometti, Chair

  
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Nancy Osborn, Secretary