

D# 56 CEDAR RIVER PIPELINE ZONING

General Description

The City of Renton Planning Division made this docket item request. This item proposes zoning the portion of the Cedar River Pipeline that is within the area annexed as the Earlington annexation. The pipeline was inadvertently not identified as an area being zoned as part of the annexation. It is proposed that the pipeline be zoned R-8 for the portion that is designated Residential Single Family and R-10 for the portion that is designated Residential Medium Density.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Not applicable. The proposed changes would not affect the rate of growth or rate of development directly.

Effect on the City's capacity to provide adequate public facilities

Not applicable. There are no anticipated effects on the City's capacity to provide adequate public facilities created by the proposed changes.

Effect on the rate of population and employment growth

Not applicable. There are no anticipated effects on the rate of population and employment growth created by the proposed changes because it is not anticipated that the area will ever develop with any use other than the existing use as a pipeline.

Whether Plan objectives are being met as specified or remain valid and desirable

Comprehensive Plan Policy U-33 states that the City should "recognize and continue to allow existing utility facilities that may have regional significance with the City, consistent with the goals and policies of the . . . Comprehensive Plan". Although this proposal is to simply adopt zoning for this portion of the pipeline, it is recognizing the existing utility facility and does not impact the City of Seattle's use of the pipeline.

Effect on general land values or housing costs

Not applicable. There are no anticipated effects on general land values or housing costs created by the proposed changes.

Whether capital improvements or expenditures are being made or completed as expected

Not applicable.

Consistency with GMA and Countywide Planning Policies

Not applicable. The proposed changes do not have any bearing on the Growth Management Act (GMA) and Countywide Planning Policies.

Effect on critical areas and natural resource lands

Not applicable. The proposed changes would not have any effects on critical areas and/or natural resource lands.

Effect on other considerations

Not applicable.

Staff Recommendation

The area is designated with the Comprehensive Plan designations of Residential Single Family (RSF) and Residential Medium Density (RMD). The RSF designation is implemented with one zone: the Residential Eight Dwelling Units per Acre (R-8) zone. The RMD designation is implemented with two zones: the Residential Ten Dwelling Units per Acre (R-10) zone and the Residential Fourteen Dwelling Units per Acre (R-14) zone. The residential area immediately to the north of the pipeline is zoned R-10 and the residential area immediately to the south is zoned R-8. Staff recommends zoning the area R-8 on the RSF portion and R-10 on the RMD portion. This recommendation is consistent with the other zoning in the area and with the adopted Comprehensive Plan designations.

