



RENTON PLANNING COMMISSION

Meeting Minutes

August 2, 2006
6:00 p.m.

City Municipal Building
Council Chambers

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

Planning Commissioners Absent: Nancy Osborn

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

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 6:05 p.m. and Commissioner Osborn was absent and excused
3. APPROVAL OF MINUTES: There were no Minutes available for approval.
4. CORRESPONDENCE RECEIVED: None
5. AUDIENCE COMMENTS: None
6. COMMISSIONER COMMENTS: None
7. POLICY/CODE STUDY SESSION: **2006 Comprehensive Plan Amendments Briefing**

#2006-M-6: Map Amendment for Highlands Study Area

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

STAFF PRESENTATION

Erika gave a presentation and discussed the background of the amendments. Comprehensive Plan Strategies 319.1 and 319.2 require the City to review land use and zoning for consistency with the adopted Center Village policies. The City created the Highlands study area boundary for this purpose. The proposed amendments are the result of this review.

The proposed text amendments are a change to the implementing zoning of the Center Village land use designation. The Residential 10 (R-10), Center Village (CV), and Residential Multi-Family (RMF) zones currently implement the Center Village designation. The proposal is for the Residential 14 (R-14), CV, and RMF zones to implement this designation. Also proposed is to eliminate Strategy 319.3 which says everything north of 12th Street should remain in residential use. A majority of the changes are minor clarifications.

Erika discussed three areas for this map amendment. This map amendment is intended to correct some inconsistencies in how mapping has been done for this area. Zoning recommendations for properties in

the Center Village land use designation will be made by the City Council. She added that the zoning package that was approved by the Commission is currently in Council Committee.

The first change is an area south of Sunset Boulevard. Staff is proposing to remove this area out of the CV designation and change it to the RMF designation. The area is currently zoned RMF and should stay that way. The properties in this area should not be in the CV land use designation because there is no arterial access. Changing the land use to RMF will not change the zoning.

The second change is for an area currently designated Residential Medium Density (RMD). RMD allows two implementing zones: R-10 and R-14. The northern area is near McKnight Middle School, north of what was the primary Highlands study area of the zoning package currently at Council Committee. This area north of 16th is very similar to the area south of 12th. Staff is proposing to change this area to CV. The southern area is properties that front Harrington and would benefit from the upzone. The zoning for these areas will be decided by the City Council.

The third change is for an area currently designated RMD and zoned R-10. Staff is proposing to change two areas to Residential Single Family (RSF). The area west of Edmonds is already developed as new single family housing. The Monroe area properties contain covenants that prevent further subdivision. With this change, the zoning would be R-8.

Staff recommends holding a public hearing on this proposal and send review to the City Council.

Commissioner Bonner asked if real estate values, trends, and demographics were looked at when determining a rezone. Erika said that it isn't always a primary consideration, but is something that is looked at. In this particular study area, studies have been made for market trends and demographics. A consultant did an entire demographic and market analysis of both residential and commercial development for this area.

Commissioner Giometti asked about Policy LU-201 where examples are given for mixed-use development. Erika explained that mixed-use developments will include office uses, that will be mixed with residential, other office, and retail. She added that this policy is not being proposed for a change.

Commissioner Giometti asked if the proposed amendment expands the CV designation. Erika said that this is correct. It would expand down Harrington Avenue and above 16th Street.

Commissioner Shearer asked if the proposal to change areas to an R-14 zone replaces CV-R. Erika explained that there is no zoning proposal before the Commission. The R-14 zone would replace R-10 as an implementing zone. In the future, Staff may propose to the City Council or Council Committee that the R-14 zone be used in place of the previously proposed drafted CV-R zone.

Commissioner Cho asked what the current density is for the CV land use designation. Erika said that it is 10 to 80 units per acre. Commissioner Cho asked what this would do to existing complexes and if they would become non-conforming. Erika explained that non-conformity has to do with the zoning. The zoning discussion is in Council Committee. One of the reasons that R-14 is being proposed is because it assists with the issue of legal non-conforming uses. Single family uses are legal conforming uses in the R-14 zone.

AUDIENCE COMMENT

Inez Petersen, 3306 Lake Washington Blvd N #3, Renton, WA 98056: Ms. Petersen said that at past Council meetings, it has been made clear by the Council that they do not want any legal non-conforming property. Duplexes were not mentioned on tonight's presentation. Ms. Petersen mentioned that there is a SEPA appeal on a majority of this land and doesn't understand why the Commission is talking about anything, and planning on holding a public hearing on a matter that is in litigation.

Sandel DeMastus, Highlands Community Association (HCA) Vice President, P. O. Box 2041, Renton, WA 98056: Ms. DeMastus agreed with Ms. Petersen and asked why this is being discussed when there is still a SEPA appeal and thought that nothing is to be done until after the appeal.

Brett Hawton, 1308 Harrington Ave NE, Renton, WA 98056: Mr. Hawton lives in the CV zone between 10th and 16th Streets. The proposal presented tonight discusses R-14 and asked if this area will not be up to 80 dwelling units per acre when zoning is discussed.

Erika explained that in the CV land use designation, there is a range of 10 to 80 dwelling units per acre. Different zones implement that range. Under the proposal, the R-14 zone would implement a range from 10 to 18, the RMF zone has a range from 10 to 20, and the CV zone has a range from 20 to 80 dwelling units per acre.

Continuing, Erika said that there are two ways that properties are mapped. The first is through a land use designation, which is a general category with policies in the Comprehensive Plan for how they are to be implemented. The second is a zoning designation, which determines specifically what the rules and regulations are for properties in that zone. Currently, Mr. Hawton's property is in an R-10 zone in the CV land use. If Mr. Hawton requested a rezone, he could ask for a rezone, within the CV land use, to RMF or CV. These are possible even if the zoning is R-10.

Rebecca added that the Comprehensive Plan determines which zones are eligible to be considered for a certain area. Before the Commission is a proposal to make R-14 eligible to be considered for CV.

Howard McOmber, 475 Olympia Ave NE, Renton, WA 98056: Mr. McOmber feels that community involvement is important because of an active community. He welcomes meetings with the community. He feels that zoning and text amendments have become complicated, difficult to understand, and shouldn't be that way. Mr. McOmber feels that owners of the properties should be making the decisions on the changes, so that the maximum amount of freedom is given to the individual. He appreciates that consideration has been given to allow conformity and legal use for single family homes and duplexes.

Brett Kappenman, 1004 SW 4th Pl, Renton, WA 98057: Mr. Kappenman asked about the Comprehensive Plan modification from R-10 to R-14 and if this change couldn't allow duplexes in R-10 rather than an upzone to R-14.

Erika explained that this change is being proposed is because the density of the R-10 zone is too low to implement the CV land use designation. The CV policies state that 10 to 80 dwelling units are allowed. The current R-10 zone does not implement this zoning range, which the R-14 does.

Mr. Kappenman feels that the ultimate intention is to upzone the area within the next 10 to 20 years to increase the density. He feels that this would be accomplished by having townhomes, condos, and cottages. He does not see anything about single family residential homes, and asked if this is the intention of this process.

Commissioner Giometti does not feel that Staff can answer that question and added that the Commission is to plan for future growth. He gave an example of having 20,000 more people in the next five years, and doubling the population in 15 years. The Commission is preparing to meet those growth targets.

Rebecca added that the Comprehensive Plan calls for evaluation of the zoning to be consistent with the goals of the CV land use. For all the areas within CV, Staff provides a range of zones that implement 10 to 80 dwelling units. While guided by the policies, the City Council determines where these areas are mapped and what housing types would be allowed.

Commissioner Taylor asked what benefits would be provided by the R-14 zone that the current R-10 zone does not. Rebecca explained that the R-14 zone has a bonus that goes to 18 dwelling units per acre and allows a small component of commercial use. There will be additional differences in terms of types of units and how many units are allowed in one building.

Commissioner Bonner feels that this area needs thoughtful consideration. He welcomes the change and appreciates the changes in zoning and planning that has been done. Land owners have an opportunity

to develop. He encouraged the community to be open-minded to these opportunities and would like to see changes in this neighborhood.

8. DELIBERATION/RECOMMENDATION: None

9. COMMISSIONER COMMENTS: The next Planning Commission meeting will be on August 9, 2006 and September 6, 2006.

Rebecca said that the meeting on August 9, 2006 is a special meeting for a general discussion about rezoning in the East Renton Plateau PAA. This meeting will brief the Commission on ideas about how zoning might be realized if this area annexes into the City. At the September 6, 2006 meeting, Staff will bring back information that has been requested on the Comprehensive Plan Amendments briefings. A public hearing will be on September 20, 2006.

10. ADJOURNMENT: The Meeting was adjourned at 6:51 p.m.



Ray Giometti, Chair



Nancy Osborn, Secretary