

RENTON PLANNING COMMISSION  
Meeting Minutes

April 6, 2011  
6:00 p.m.

Renton City Hall  
Conferencing Center

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

Planning Commissioner Absent: Ray Giometti

City Staff Present: Chip Vincent, Planning Director; Jennifer Henning, Current Planning Manager; Angie Mathias, Senior Planner; Erika Conkling, Senior Planner; Rocale Timmons, Associate Planner, Kris Sorensen, Associate Planner; Laila McClinton, Administrative Secretary

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1. CALL TO ORDER: Commission Chair Prince called the meeting to order at 6:00 p.m.
2. ROLL CALL: Commission Secretary O'Halloran called roll.
3. APPROVAL OF MINUTES: The Minutes of March 16, 2011 were approved as written.
4. CORRESPONDENCE RECEIVED: None
5. AUDIENCE COMMENTS: None
6. COMMISSIONER COMMENTS:

Chair Prince requested an update on Shoreline: Erika responded that the next steps are that the State Department of Ecology (DOE) is to consider our perspective on over water facilities and some adjustments to dock rules. The DOE has 30 days to respond to our letter and we have 30 days to respond to DOE.

Chair Prince announced the hearing is open until close of business by 5:00pm next Wednesday, April 13 in order to accept further written testimony. After the written comment expires, deliberations will be held on April 20 recommending the three ordinances be forwarded to the Council for review and adoption.

Our next Joint Parks and Planning Commission Meeting is June 15, 2011

It was noted that this meeting's agenda order has changed because the public was present to testify for the Sunset Area Planned Action Ordinance and Comprehensive Plan Amendments Hearing.

7. DIRECTOR'S REPORT:

Chip discussed the following:

- On April 4, 2011, the City Council authorized the Mayor and the department to forward a letter to the State Department of Ecology regarding the Shoreline Master Program Update. This request specifically looked at and reviewed the recommended dock widths and over water trails. Erika met

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City of  
**Renton**  
Community & Economic Development



with the Committee of the Whole where the Council felt that we were responsive to the issues that were raised by the citizens.

- The Parks & Planning Division had great participation in the Open Space Plan Visioning Workshop with 100+ people attending the workshop. The final Open Space Plan is projected for September 2011.
- Quendall Terminals EIS – There is a delay based on comments received from the Environmental Protection Agency (EPA) questioning the adequacy of the environmental baseline that was assumed in the EIS. There has been one meeting and a follow-up meeting will be scheduled with EPA. The City cannot advance with the EPA until we know what the environmental baseline is to determine the true development potential of the property. We are working with EPA to better understand what they see as the full development potential for the site after the environmental remediation has been completed.
- We have identified two library sites; the Sunset area and Big 5 next to the downtown Piazza. The Committee of Citizens and Arts Commission members, City staff, and King County Library District selected the Seattle Architect firm called Miller Hull to design the downtown library, and the Portland firm THA for the Sunset Library. Completion of the library design is projected for 2012.

#### 8. SUNSET AREA PLANNED ACTION ORDINANCE AND COMPREHENSIVE PLAN AMENDMENTS PUBLIC HEARING:

Erika gave an overview of the Renton Sunset Area. Previously, a public hearing was held and open public comment on the draft Environmental Impact Statement (EIS). Last week the final EIS was issued and the public can review it on our website [Rentonwa.gov/Sunset](http://Rentonwa.gov/Sunset) area, or request a CD from Erika. The following three related issues were reviewed:

- 1) Draft of the Planned Action Ordinance;
- 2) Comprehensive Plan Amendments; and
- 3) Draft Drainage Master Plan.

#### Presenters:

Richard Weinman, Private Consultant, presented and gave an overview on the contents of the Planned Action and review process (including the plan, EIS and the ordinance). He summarized that the ordinance incorporated the requirements of State Law, and checks off all the findings and contents that are required. It provided some identifiable specific criteria and thresholds that the City will use to help determine if the project qualifies and is an important part of having a defensible Planned Action Program. Commissioner Chen asked if in the future the applicant submits a proposal, and it does not fit the intent and goes through additional environmental review, is there going to be a threshold or staff level review. Will there be multiple different categories of that review? Erika responded that it depends upon the nature of that project whether it might or might not result in a supplemental EIS. If it was a very major project not anticipated by EIS, a supplemental EIS could be made at that time and would go through the regular process as if an EIS is not in place.

Lisa Grueter, Berk & Associates Consultant (formerly with ICF), discussed the Comprehensive Plan Amendments. The EIS looked at different land use and growth options in the Renton Sunset Highland area community. Several amendments are to the capital facilities element, transportation element and utilities elements. Capital facilities element adds a new sub-section related to the Sunset Highland area and identifies transportation, water, sewer, and storm water and parks; what the capital improvements would be and planning costs are. The City will be taking a more thorough look at the Capital Facilities element later this year. Transportation reflects improvements to Sunset Blvd. that are intended to implement the community investment strategy and suggestions on how circulation could be modified on Sunset Terrace. Also, what was addressed were water and sewer aging infrastructure and fire flow. A central park concept would increase acreage next to Sunset Terrace area. Funding sources are from developer sources and grants.

Dustin Atchison, CH2MHILL Consultant, discussed the Master Drainage Plan. The purpose is a specific plan to meet the infrastructure needs of the Sunset area based on the projected future growth. Drainage Master Plan provides for an aging infrastructure with incomplete storm drainage systems. It would result in improvement in water quality and flow control in the basin. Key features of the Master Drainage Plan: regional storm water facility located at the new park in the Sunset Terrace Park, green connection street improvements connecting schools and parks and community center to provide pedestrian mobility throughout neighborhood and mitigate storm water improvements. Also, a conveyance system improvement for aging pipes in the Sunset area.

Commissioner High inquired about improvements to address drainage to the John's Creek Basin, May Creek and Honey Creek. Response was that they are on the margins of the growth projection areas, and any improvements would have to be address by the individual development projects.

Commissioner Chen requested a breakdown in costs for the next 20 years and if they are factored in the cost of inflation for the next 20 years? An answer will be provided at the next deliberation.

#### 9. SUNSET AREA PLANNED ACTION ORDINANCE AND COMPREHENSIVE PLAN AMENDMENTS PUBLIC TESTIMONY:

Sheridan Botts, 1115 Tacoma Ave NE, of the City of Renton has lived in the Highlands area for 20 years. She is excited about the Sunset Plan incorporating library, mixed use housing, maintaining low income housing, improving water quality, and improving public transit. She was speaking as a resident in support of the changes in the Sunset area.

Howard McOmber of the City of Renton has concerns about whether the public can still drive up and down Jefferson Street. Erika responded that the Jefferson Greenway Road Green Connections will not close Jefferson Street, and Affordable Housing in the Highlands will still be available. What is important to Mr. McCumber is to keep the library in the Highlands; more senior centers in the area and become more senior friendly and taking care of the school children.

Linda Perrin of 306 Seneca Ave NW, of the City of Renton is the owner of a duplex next to the sub area development that is going to be taking place on Glenwood Ave. Ms. Perrin in not happy with the Storm Water Master Plan proposed changes. Her concerned is about the noise and impact on her renters when the roads are going to be torn up during development. Response to Linda's comment was that improvements on Glenwood Avenue are for a storm drainage system that does not exist currently and the Master Plan was written to meet the demands of redevelopment.

Erika responded on the additional staff required for Green Connections. She mentioned that once the Green Connections becomes part of the Stormwater System, it will require regular general maintenance and become part of the City's responsibility for maintenance. The City is identifying what maintenance would entail; maintenance and payment of these systems would come from the operations budget. Garbage collection will be written into the plan. Erika will identify at the deliberations how the Green Connections are maintained along with issues of garbage collection and street maintenance.

#### 10: DEVELOPMENT REGULATIONS (TITLE IV) AMENDMENTS DOCKET #6 DELIBERATIONS & RECOMMENDATIONS:

##### **#D-55:** Animal Provisions for Annexed Areas

Angie presented this docket item. Staff recommendation is to amend the code to allow residents in areas that annex to the City to continue to keep animals that would be considered non-conforming in Renton, but were

legal in King County, after the area annexes. However, this allowance will not transfer to a future owner of the property and allow large livestock to be kept with an Additional Animals Permit.

*Planning Commission Recommendation*

MADE BY REGGE, SECONDED BY O'HALLORAN to accept the Staff recommendation. SEVEN FOR, ONE ABSENT. MOTION CARRIED.

**#D-57:** Political Signs

Rocale presented this item. Further recommendation is to amend Title IV to make consistent the square footage requirement for political signage to 32 square feet (as a maximum) and revise provisions for monetary penalties for all signage code violations including; if political signage is not removed within 10 days following an election. Currently, each day that a violation of the code exists is a separate violation subject to separate penalties. Penalties for signage code violations will be revised to the each violation would be \$100 per sign up to \$10,000. The revision would help City staff they can pickup political signs and still have someone accountable.

*Planning Commission Recommendation*

MADE BY REGGE, SECONDED BY OSBORN to accept the Staff recommendation. SEVEN FOR, ONE ABSENT. MOTION CARRIED.

**#D-59:** Inactive Land Use Applications

Vanessa presented this item. Provisions were added to Title IV that would allow for inactive land use applications on hold to expire after a certified notice has been provided to the applicant. The applicant has six months to take action and complete the application. A one-time one year extension may be granted if the applicant demonstrated due diligence and reasonable reliance towards project completion. An additional provision to Title IV would establish a 90 day response time for project applicants when applications are determined to be incomplete.

*Planning Commission Recommendation*

MADE BY DROLLINGER, SECONDED BY O'HALLORAN to accept the Staff recommendation. SEVEN FOR, ONE ABSENT. MOTION CARRIED.

**#D-60:** Hearing Examiner Site Visits

Kris presented this docket item. There are no changes to Title IV code language, but allow the Hearing Examiner to go to site visits. Recommendation is to authorize site visits and that it is added to the HEX Process.

*Planning Commission Recommendation*

MADE BY HIGH, SECONDED BY CHEN to accept the Staff recommendation. SEVEN FOR, ONE ABSENT. MOTION CARRIED.

**#D-62:** Extension Approvals

Jennifer presented this docket item. This is a technical amendment removing a code section allowing for an additional two-year extension. This portion of the code expired and was not extended, therefore requesting this be removed from the code.

*Planning Commission Recommendation*

MADE BY CHEN, SECONDED BY O'HALLORAN to accept the Staff recommendation. SEVEN FOR, ONE ABSENT. MOTION CARRIED.

**#D-63:** Center Downtown Zone

Erika presented this docket. The recommendation is to replace the term "Downtown Core" with "Center Downtown Zone" consistent with the 2007 recommendation in order to be consistent with the code.

*Planning Commission Recommendation*

MADE BY REGGE, SECONDED BY POOLE to accept the Staff recommendation. SEVEN FOR, ONE ABSENT. MOTION CARRIED.

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

Jennifer presented this docket. This is a technical amendment brought forward by the City Attorney and it was to make sure that we added a reference to the Revised Code of Washington, and ensure that any appeal brought under the chapter be linked to a specific governmental action.

*Planning Commission Recommendation*

MADE BY POOLE, SECONDED BY O'HALLORAN to accept the Staff recommendation. SEVEN FOR, ONE ABSENT. MOTION CARRIED.

11. 2011 COMPREHENSIVE PLAN AMENDMENTS BRIEFING

**#2011-T-07:** Assisted Living

Erika discussed this item. In 2009 policies and standards for Assisted Living were adopted in the R-1 Zone. Staff recommendation is to amend the policies of the RLD land use designation to specify that Assisted Living uses are appropriate and rewrite policy LU-152. LU-152 presently allows for density exception to the four dwelling unit per acre maximum is allowed for group homes and pre-existing manufactured home parks. This proposed amendment meets all of the review criteria for CPAs in RMC 4-9-020G. Commissioner Osborne questioned the assisted living language of the word "clustered" and Commissioner O'Halloran inquired about the parcel of land clusters. Erika identified two considerations: R1 areas are only designated in a few portions of the City in either Public ownership (would not apply) or constrained natural feature land and net density is used. Chip responded that R1 density in the city use net density and not gross density to calculate the area. This is a unique lifestyle opportunity area for senior citizens; open space and natural features can be an integral part which is a better quality of life and that the provision refined. Clustering is required based on clustering provisions. Commissioner Osborne wanted clarification on one or two buildings per acre, per development. Commissioner O'Halloran stated that the Rewrite of Policy LU152 does mention pre-existing manufactured home park use.

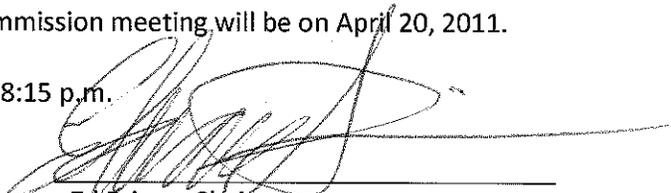
**#2011-T-08:** City Center

Angie discussed the City Center Community Plan. In 2009 Council endorsed Phase I and Phase II is near completion. Staff Recommendation is to amend the Community Planning Element to include a new section titled "Adopted Plans". In this section a statement regarding the date of adoption and the associated ordinance number would be placed. Also, the section would indicate where to find a full copy of the plan. The City Center Comprehensive Plan Policies meets all objectives and policies of the Community Planning element.

Next steps are Public Hearing to be held June 15, 2011. Deliberations and Recommendation on June 7, 2011. Anticipated Council Adoption is in August 2011.

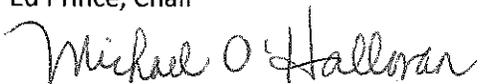
12. COMMISSIONER COMMENTS: The next Commission meeting will be on April 20, 2011.

13. ADJOURNMENT: The meeting adjourned at 8:15 p.m.



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Ed Prince, Chair



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Michael O'Halloran, Secretary