



RENTON PLANNING COMMISSION

Meeting Minutes

July 5, 2006
6:00 p.m.

City Municipal Building
Council Chambers

Planning Commissioners Present: Jimmy Cho, Ray Giometti, Nancy Osborn, Joshua Shearer, and Greg Taylor

Planning Commissioners Absent: Robert Bonner and Jerrilynn Hadley

City Staff Present: Rebecca Lind, Long Range Planning Manager; Elizabeth Higgins, 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 Boner was absent and excused and Commission Hadley was absent and unexcused.
3. APPROVAL OF MINUTES: There were no Minutes available for approval.
4. CORRESPONDENCE RECEIVED: Hearing Examiner Minutes of a May 23, 2006 meeting, regarding an approval for a 61-lot 7-tract subdivision of a 16.1-acre site intended for the development of single-family detached residences; Hearing Examiner Minutes of a June 13, 2006 meeting, regarding an approval for the subdivision of two existing lots into five lots and one drainage tract for the future development of five single-family homes; Email from Inez Petersen regarding national rallies to commemorate one year Kelo anniversary; Letter from City Clerk regarding appeal filed by Karen Orehoski, Ricci Grube Aita PLLC, Representative of Terry Defoor of the Hearing Examiner's decision about the Defoor Short Plat application.
5. AUDIENCE COMMENTS: Inez Petersen, P. O. Box 2041, Renton, WA 98057: Ms. Petersen informed the Planning Commission that she and Sandel DeMastus will be taping the meetings to broadcast on Channel 77.
6. COMMISSIONER COMMENTS: Commissioner Taylor inquired about the schedule and followed up on his request from the last meeting for Sam Pace to be added to the Planning Commission's calendar. Rebecca will contact Mr. Pace to schedule a date.
7. POLICY/CODE STUDY SESSION: **2006 Comprehensive Plan Amendments Briefing**

Rebecca informed the Commission that this is Elizabeth's last meeting. She will continue to work for the City in the Current Planning Division. Rebecca thanked Elizabeth for all of her time.

**#2006-M-1: Map Amendment to change Commercial Neighborhood/Single Family to Commercial Neighborhood; Chee
STAFF PRESENTATION**

Elizabeth gave a presentation regarding 2006-M-1, the Chee map amendment that was requested by the property owner. A neighborhood meeting of residents around the property was held two weeks ago, where residents asked questions and was able to give information about the business district in Kennydale.

There are two properties on N. 30th St in West Kennydale have split zoning, the Chee property and a City of Renton future fire station location. Portions of the properties that front N. 30th are zoned Commercial Neighborhood (CN) and the back portions of the properties are zoned Single Family Residential (RS). This was originally zoned Commercial Neighborhood because this zone is intended to be zoned for small scale neighborhood businesses that provide services to the immediate area.

The property owner, Chee, has requested a rezone to commercial for the entire property. Action to change the zoning requires an amendment to the Comprehensive Plan. As the Chee property was being reviewed, a piece of property owned by the City of Renton (a future fire station site) that is similarly split zoned was included in the review.

Elizabeth discussed the issues of whether 1) the developability of the two properties, having two different zones on each, would be improved by rezones to a single zone, 2) the amount of commercially-zoned land in the West Kennydale business area would be increased, and 3) the vision of the Comprehensive Plan would be furthered by such rezones.

The business district fronts the north and south sides of N. 30th Street. West Kennydale is about one mile square between Lake Washington and I-405 and between exits 5 and 7. The annexation of the business area took place in 1969. The change of Comprehensive Plan designation would enlarge the Commercial Neighborhood zone by 0.93 acre.

The property owner, Chee, intends to redevelop the property for commercial/retail use. Mr. Chee submitted a conceptual plan and could not be analyzed because it would not be allowed with either R-8 or CN zoning because it could not meet the development standards. The City use is conditional in all zones, so it would require a Hearing Examiner approval regardless of zone.

Commissioner Cho asked how many times a property owner could subdivide a property. Elizabeth explained that a short subdivision could be done once in five years. If a property owner wishes to subdivide again within five years, a preliminary plat review can be done.

Commercial Neighborhood zones are intended to be small-scale, contained retail and service uses that primarily provide goods and services to the immediate neighborhood. Uses are limited to flower/plant and floral supplies, mini-marts, craft products and supplies, gift shops, and specialty markets.

Services allowed in the CN zone include beauty and barber shops, laundries, garment alterations and shoe repair, photography studios and photo processing, pet grooming, accountants, video and other indoor rentals, repair of personal or household items (excluding vehicles). The maximum size allowed in the CN zone is an office of 3,000 square feet or a commercial/retail structure of 5,000 square feet. Residential is allowed on upper floors above retail or service uses, no more than four units to a building.

Commissioner Taylor asked if Mr. Chee's proposal is for a commercial use in the front portion of his lot with residential units above. Elizabeth explained that Mr. Chee is now considering doing this. At the neighborhood meeting, Elizabeth spoke with Mr. Chee's representative and discussed what was allowed in the current zoning, why the proposed zoning wouldn't work with the concepts that he had, and ideas that he might explore.

Rebecca added that the Planning Commission reviews the zoning and the Comprehensive Plan, and not specific projects. When the zoning is reviewed, the Planning Commission needs to be prepared for all the allowed uses.

Lack of redevelopment of land currently zoned Commercial Neighborhood indicates that there is a lack of pressure to increase the amount of commercial land. The north portion of the Chee property, consisting

of 7,710 square feet can be developed for commercial use at the present time, with the current zoning. Because the City fire station requires a Hearing Examiner approval, regardless of zone, a rezone of the north portion is not necessary.

Staff is recommending that there be no change to the designation of single-family residential or Residential 8 on the Chee property. Staff also recommends no change to the designation or zone of the City of Renton fire station site.

Commissioner Shearer feels that it doesn't make sense to deny the request based on the current proposal from the property owner, indicating that the same could be done for the City property as well. Elizabeth explained that Growth Management jurisdictions do Comprehensive Plan Amendments once a year. Looking at the policies and design criteria in the Comprehensive Plan, the requested rezone doesn't meet the criteria for a Commercial Neighborhood zone.

Commissioner Giometti feels that this property should be one zone, and not have two separate zones. Parcels that are less than half an acre with two zones don't make sense.

AUDIENCE COMMENT

Inez Petersen, P. O. Box 2041, Renton, WA 98057: Ms. Petersen feels that split zoning creates problems down the road. With the increasing density in the neighborhood, N. 30th Street is an important street. It's pass through street to Coulon Park. Ms. Petersen hopes that the Commission takes this into consideration.

#2006-M-3: Map Amendment to change Residential Single-Family to Commercial Corridor; Rivera STAFF PRESENTATION

Elizabeth gave a presentation about the Rivera Comprehensive Plan Amendment. The property is designated Single Family Residential and zoned Residential 8. There is one house on the property of about two acres and is used as a real estate mortgage business. The property owner, who is also the business owner, has a business license. Some businesses are allowed in residential zones. He has requested a rezone to Commercial Office, which would make it more consistent with the current use and allow him to have a sign in front of his business.

This property is located on S. Carr Road, east of East Valley Highway. Because this business, licensed as a home occupation in the zone, is in a residential zone, no commercial sign is allowed. An abutting parcel, also zoned Residential 8, is also used for business purposes as a grandfathered use. Heavy traffic impact may make residential use in the area undesirable. The S. Carr Road area is transitioning to medical facilities, office, high-density residential developments. The estimated traffic volume on Carr Rd., a principal arterial, is 33,300 trips per day.

The existing zoning for the County property across S. Carr Rd is low density residential. The property to the east is medium density residential with residential multi-family zoning, and the property to the south is low density residential with Residential 1 zoning.

Panther Creek, a Class 2 stream, runs from northwest to southeast, through the property. The creek is at the bottom of a steep ravine. There are steep slopes, in excess of 40%, on both sides of the creek. The property has limited area of developable land.

The current Comprehensive Plan designation, Residential Single-Family, does not further the vision at this location, whereas additional land zoned for commercial uses is appropriate at this time. The property is not suitable for single-family residential development and does not have sufficient land area that can be developed for larger-scale uses, such as multi-family development.

Staff is recommending to amend the Comprehensive Plan so that the land use designation for this property is Commercial Corridor with Commercial Office zoning.

Commissioner Taylor asked if this property is currently legal non-conforming. Elizabeth explained that it is non-conforming in use. The single-family residential structure is a conforming land use in the zone.

Commissioner Osborn asked if the area north of the property is part of a proposed annexation. Rebecca said that it is not because the annexation process has not been initiated. Rebecca added that there are preliminary discussions with residents of that larger area, and if an annexation proposal moves forward for an election, that whole area would be included in the annexation.

Commissioner Osborn asked how the preliminary annexation area's land use designations are made. Rebecca said that they were designated when the Urban Growth Boundary was established.

Commissioner Osborn asked about the sign code in Renton and the kinds of restrictions that the property owner would be subject to. Rebecca said that under the residential zoning, the property owner cannot have a sign. Under the CO zoning, the property owner can have a regular business sign. Commissioner Osborn requested more information on the sign code. Rebecca said that it will be presented to the Commission as a follow up to discuss what's allowed in the proposed zone.

#2006-T-1: Text Amendment to update the Capital Facilities Element to incorporate adoption of the Issaquah and Kent School District's Capital Facilities Plan and current CIPA

STAFF PRESENTATION

This amendment is a proposal to add policies to a general statement that is in the Capital Facilities Plan about the ability to collect school impact fees for school districts. Rebecca explained that this has been broadened to include the Kent School District because Renton is in the process of annexing the first piece of land that is in the Kent School District.

There are four school districts in the City of Renton and the Renton PAA: Renton, Issaquah (in the East Renton Plateau area), Kent (in the Anthonie annexation), and Tahoma (less than 24 acres). Under the Growth Management Act, school districts can request that local governments collect growth related impact fees on their behalf at the time development occurs. In order to collect these fees, a district must request that the local government adopt a Capital Facilities Plan or recognize its capital facilities plan.

The School District capital facilities plans present a methodology for evaluating the impact fee amount, which is based on the amount of capacity, growth, and population of school age students. At the present time, the City collects impact fees for only the Issaquah School District. The Kent School District contacted the City and asked for consideration of their Capital Facilities Plan. The Renton School District has not requested that the City of Renton collect school impact fees on its behalf because the growth occurring within the Renton District can still be accommodated within existing school facilities.

In the past, the City of Renton did not collect the full amount of the impact fee for the Issaquah School District as stipulated in their capital facilities plan because the fee supported growth occurring outside the Renton portion of the attendance area. The Council changed this position in January 2006 based on new information presented to the Council Finance Committee about improvements to Issaquah schools within the Renton portion of the Issaquah School District.

Staff recommends adopting two new policies specifically adopting the Issaquah and Kent School Districts Capital Facilities Plans by reference and authorizing implementation through the collection of school impact fees.

Commissioner Shearer asked when, during the development stage, were impact fees being collected. Rebecca said that they were collected at the building permit stage. Commissioner Shearer asked if there was sliding scale based on the value of the home. Rebecca said that there isn't. She added that this was a concern with the City Council and an analysis was done by Staff. The City Council agreed to collect the entire Issaquah School District impact fee because the capital improvement that were going to occur will occur in portions of the District that served Renton residents.

AUDIENCE COMMENT

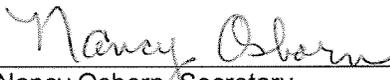
Inez Petersen, P. O. Box 2041, Renton, WA 98057: Ms. Petersen said that zoning is a real component of the Comprehensive Plan. She asked if there are guidelines that help citizens that would like to make comments at the public hearing, to make comments within the boundaries.

Rebecca said that when the Planning Commission has a public hearing, it is on all of the Comprehensive Plan Amendments. It is a citizen input opportunity and is not limited to one subject.

8. DELIBERATION/RECOMMENDATION: None
9. COMMISSIONER COMMENTS: The next Planning Commission meeting will be on July 19, 2006.
10. ADJOURNMENT: The Meeting was adjourned at 7:33 p.m.



Ray Giometti, Chair



Nancy Osborn, Secretary