



RENTON PLANNING COMMISSION

Meeting Minutes

September 20, 2006
6:00 p.m.

City Municipal Building
Council Chambers

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

Planning Commissioners Absent: Ray Giometti

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

1. CALL TO ORDER: Commissioner Cho opened the meeting at 6:11 p.m
2. ROLL CALL: Commissioner Osborn called roll; Commissioner Giometti was absent and excused
3. CORRESPONDENCE RECEIVED: Letter from Brad Nicholson regarding his concerns about the Comprehensive Plan Amendments; Letter from Scott Missall of Short Cressman & Burgess regarding their opposition to the proposed rezone for Wonderland Estates; Email from Richard & Elaine Galusha regarding their opposition to the proposed rezone for Puget Colony; Letter from Terry Dutro regarding his opposition to the proposed rezone for Upper Kennydale; Letters from Darrel Kinzer and Sue Larson-Kinzer regarding correspondence from WSDOT regarding the wetlands and previous correspondence to the City regarding the Kennydale Blueberry Farm; Email from Durward and Mary Clare regarding their support for the proposed rezone for the Kennydale Blueberry Farm and Upper Kennydale; Letter from Scott Johnson regarding his opposition to the proposed rezone for the Highlands Subarea; Letter from William and F.L. Duncan regarding their support for the proposed rezone for Upper Kennydale; Email from Bonnie Victor regarding her concern about the covenants near the Springbrook Associates property; Email and letter from Harry Kodis regarding his opposition to the proposed rezone for the Kennydale Blueberry Farm and Upper Kennydale; Email from Inez Petersen regarding her opposition to the proposed rezone for the Kennydale Blueberry Farm; Letter from Keith Thompson regarding his opposition to the proposed rezone for the Highlands Subarea; Hearing Examiner Minutes of a November 29, 2005 meeting, regarding approval for a 34-lot subdivision of a 34-acre site intended for the development of single-family residences; Letters from Raymond & Mae Breeden, Alice Zehnder, and Lola Puckett regarding their concern about the rezoning of Wonderland Estates; Letters from Huey Nguyen, Patricia Carroll, David Shull, Ray and Heather McElice, Bridgett Brennan, Georgia Mattson, Brian Gabrielson, William O'Connor, and Barb Hics regarding the Kennydale Blueberry Farm; Letter from Lisa Perry regarding the wetlands area; Letter from Peter Agnesani regarding the wetlands and Kennydale Blueberry Farm; Packet of letters and information from the Kennydale Critical Areas Alliance, Photographs from Sue Rider of the Kennydale Blueberry Farm and wetlands area.

A motion was made to enter the correspondence received into the public record. MOVED BY HADLEY, SECONDED BY SHEARER. COMMISSIONERS CONCUR, MOTION CARRIED.

4. COMMISSIONER COMMENTS: None

5. POLICY/CODE STUDY SESSION: **PUBLIC HEARING 2006 Comprehensive Plan Amendments**

Commissioner Cho opened the Public Hearing at 6:17 p.m.

STAFF PRESENTATION

#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

Rebecca gave a short presentation explaining this amendment. This property has split zoning, the north portion is designated Commercial Neighborhood (CN) and the south portion is designated Residential Single Family (RS). The property owner has requested to change the RS designation to CN. This 0.45-acre rectangular site fronts on N 30th St in West Kenndale between Park Ave N and I-405.

The major issues that Staff looked at in the application are whether property development potential would be improved by rezones to a single zone, whether the amount of commercially-zoned land in the West Kenndale business area be increased, and whether the Vision of the Comprehensive Plan would be furthered by such rezone.

Rebecca showed a map of the site and a City of Renton property location across the street with similar split zoning. Staff reviewed this earlier in the year and decided not to move forward on any consideration of the City of Renton property.

Commercial Neighborhood zones are intended to be small-scale, contained retail and service uses that primarily provide goods and services to the immediate neighborhood. Residential is allowed on upper floors above retail or service uses, no more than four units to a building.

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 this property, consisting of 7,710 square feet, can be developed for commercial use at the present time, with current zoning. Split zoning does not prevent development.

The request to enlarge the business area by increasing the amount of commercially zoned land does not support the Vision embodied in the Comprehensive Plan. Commercial Neighborhood is intended to remain small in scale, the character of the area should not be changed, and viable economic development is possible with the existing Commercial Neighborhood zoning.

Staff recommends not changing the designation of Residential Single Family or the zoning of R-8 on this property and to deny Application #2006-M-1 for Commercial Neighborhood zoning on the entire property.

#2006-M-2: Map Amendment to change the Kenndale 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

Erika gave a short presentation regarding this amendment. All lands designated Residential Low Density were reviewed last year. The Kenndale Blueberry Farm was included in this study. It is currently zoned and was designated Resource Conservation (RC) in 1993 to protect the farm. The Blueberry Farm owners stated their intention to discontinue operation of the farm and were encouraged to apply for a Comprehensive Plan Amendment.

The owners are requested an amendment to Residential Single Family with R-8 or R-4 zoning. The applicant's request is based on the following: the RC zoning failed to protect the farm from surrounding land use, the Comprehensive Plan Vision directs development at higher densities, and the farm owners have found that blueberry farming is no longer a viable business for them at this location.

The surrounding land use has changed considerably since the time the farm was established. The surrounding development has been at an R-8 intensity. There has been an increase in impervious surface

and storm water runoff. The new sewer infrastructure was installed and the Higate lift station removed. This work was done adjacent to the Blueberry Farm property. In order to construct the necessary infrastructure for the Heritage Glen plat, Cam West dewatered the parcels. Hydrology changes may have affected the viability of the agricultural use of the blueberry farm.

There is a potential wetland on the site. A very large wetland is mapped in this vicinity and covers most of the Blueberry Farm property. Limited disturbed wetlands have been delineated in portions of the mapped area north of the Blueberry Farm. More than half a century of agricultural use has likely compromised the mapped wetland area. The Washington State Department of Transportation's (WSDOT) aerial photo analysis suggests the Blueberry Farm may be restorable to peat wetland conditions. No formal delineation or analysis has been done.

Erika presented a map showed the area of the mapped wetland. There is also a Class Four waterway along the northern and eastern property line that required a 35-foot buffer. If the wetland that is mapped on the property were a Type 2 wetland, it would leave approximately 1.15 developable acres out of a 3.4-acre parcel. If the wetland on the parcel were determined to be a Type 3 wetland, it would leave approximately 1.5 developable acres. This area has been generally attributed to be the headwaters of Kennydale Creek.

Under the buildable lands capacity at RC, there is capacity for a single unit on this property. If there is 1.15 developable acres, at the requested R-4 level on intensity, the capacity is two homes. At an R-8 level of intensity, the capacity is five homes. With 1.5 developable acres, the capacity is four homes at an R-4 intensity and nine homes at an R-8 intensity.

The purpose of the Residential Single Family land use includes building large subdivisions, rehabilitating existing housing, and providing infill development. None of these purposes would be served by rezoning the Blueberry Farm to R-8. R-8 zoning could not be achieved on this parcel. Staff recommends denial of the request for RSF and R-8 zoning.

The purpose of the Residential Low Density land use is the development of lower intensity residential uses where land is constrained by sensitive areas. Three zones implement the RLD designation: RC, R-1, and R-4.

Erika discussed the mapping criteria where Policy LU-135 guides the mapping of RC and R-1 where the developable area is non-contiguous or the allowed density could not be expressed due to critical areas. The Blueberry Farm's developable area is consolidated and could reasonably develop for one to four units. RC and R-1 zoning would not be appropriate based on this criteria.

The purpose of the R-4 zone is the promotion of single family residences in urban neighborhoods with amenity open spaces. R-4 allows for lower intensity residential uses to provide maximum protection for critical areas while still achieving urban density. Staff recommends approval of the R-4 zoning.

#2006-M-8: Map Amendment to consider changing the designation for a 49 acre area of Upper Kennydale, south of NE 28th and NE 16th 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.

Erika gave a presentation regarding this amendment that rezones a portion of Upper Kennydale that is in the vicinity and surrounding the Kennydale Blueberry Farm. Last fall, a group of neighbors expressed their concern about the pressures of development in the area. Neighbor comments prompted Staff to consider the viability of R-8 zoning in this area. A property owner meeting was held on August 23, 2006. Staff collected input from a greater number of residents.

Staff looked at a larger land area for analysis of R-4 zoning. R-4 zoning did not exist at the time R-8 was applied to the area. The Blueberry Farm and adjacent Hi-Gate parcel appear to act as water storage for the larger area. Parcels near the Farm may be similarly situated: type four stream, identified wetland conditions, located at the headwaters of Kennydale Creek, and steep slopes along I-5.

Erika described the area's natural features and its land use. Steep slopes abutting I-5 have primarily single family homes; a mapped wetland on NE 20th has lot sizes typically above 5,000 square feet; a Class four waterway on both sides of NE 20th have R-4 density; and rolling topography that is higher at the north than the south have multiple parcels over an acre.

Erika explained the role of the Critical Areas regulations. The Critical Areas Regulations are in effect for all critical areas, regardless of the underlying zoning. Wetlands, water features, hazards, and the buffers associated with these critical areas cannot be developed. Lower intensity uses are favored near extensive critical areas to put less stress on the land around the critical areas.

The neighborhood's buildable lands capacity at R-8 is 205 units. Larger parcels will probably be developed into medium sized subdivisions. Continued infill development will likely continue on parcels over 10,890 square feet (quarter acre). Development regulations will remain the same – allowing newly created lots to be smaller in size and higher intensity than the existing development.

At R-4, the neighborhood's buildable lands capacity is 110 units. Larger parcels are just as likely to develop into housing subdivisions, but fewer units will be allowed. There will be less infill development because only parcels over 21,780 square feet (half acre) will be able to subdivide. Newly created lots will be larger with larger required yard areas.

More than two dozen property owners attended the August 23, 2006 property owner meeting. Twenty-eight comments sheets were collected, representing 23 property ownerships. Nine were neighbors outside the affected area, and they all favored R-4 (or lower) zoning. Seven ownerships favored R-4, six favored R-8, and one was uncertain.

An R-4 rezone complies with the Comprehensive Plan as it supports urban densities at four dwelling units per net acre, plans around natural features, and provides for a range of lifestyles. Staff recommends approving the change to Residential Low Density with R-4 zoning.

#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

Rebecca explained that this property is designated Residential Single Family, zoned R-8, and used as a real estate mortgage business. The property/business owner has requested an amendment to the Comprehensive Plan for a rezone to Commercial Office (CO). A revised recommendation was given to the Planning Commission that changes Staff's original recommendation.

Rebecca showed a map of the subject property located on S Carr Rd and is surrounded by various businesses. Because this business, licensed as a home occupation in a residential zone, no commercial sign is allowed. An abutting parcel, also zoned R-8, is also used for business purposes as a grandfathered use. Heavy traffic impacts may make residential use in the area undesirable.

The S Carr Rd area is transitioning to medical facilities, office, and high-density residential developments. The estimated traffic volume on S Carr Rd (S 179th St), a principal arterial, is 33,300 trips per day. The property has a limited area of developable land. The property has very steep slopes, in excess of 40 percent. Panther Creek, a Class 2 stream, runs from NW to SE.

After the initial recommendation, Staff looked at the commercial zoning and the possibility of an R-14 zone at this location, which would require a Comprehensive Plan change to Residential Medium Density. This would allow both a small scale commercial and residential development.

A capacity analysis was done at an R-14 zoning. The subject property would have two residential units, with 1,900 square feet of commercial use, and seven employees. The adjoining property, the Edlund property, would have 12 residential units, 9,800 square feet of commercial use, and 39 employees.

The requested Comprehensive Plan Amendment meets the City of Renton Business Plan goal to provide citywide economic development because it provides a small scale commercial opportunity. Staff recommends changing the land use to Residential Medium Density with R-14 zoning.

#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 37th St and west of the dead-end at S 38th St, west of Talbot Rd

Rebecca explained that after the initial briefing and further contact and review by the property owner, the recommendation has changed. The subject property is located on Talbot Rd and is adjacent to Valley Medical Center.

This is a 5.61-acre vacant parcel of land. It was zoned P-1 (Public Use) in the 1980s. In 1995, the Comprehensive Plan designation was changed to Center Institution (CI). In 1999, the zoning was changed to Commercial Office as part of the movement to eliminate P-1 zoning. In 2002, the Comprehensive Plan designation was changed to Residential Options with R-10 zoning. In 2004, the Comprehensive Plan was amended to change Center Institution to Commercial Corridor and Residential Option to Residential Medium Density.

The subject property is physically separated from Valley Medical Center uses by a steep wooded ravine. It is not visible from Talbot Rd, making commercial/office uses less viable. Use on the subject property needs to be sensitive to the environmental constraints and the abutting single family neighborhood.

The existing zoning allows retirement residences, detached single family, attached townhouses, and attached flats (no more than four per building). It prohibits office and medical office. The proposed zoning allows office, medical office, and retirement residences. It prohibits single family detached, attached townhouses, and attached flats.

A modeled theoretical capacity with commercial zoning would have 365 employees/jobs and 48 dwelling units under R-10. This assumes approximately 0.55 acres is removed for critical areas. Information gathered for actual development application may change capacity with more accurate information.

The requested change to Commercial Corridor supports the Business Plan Goal of citywide economic development. It also supports the Comprehensive Plan Land Use Element Policy LU-133 where the parcel has access from an arterial, the location has high traffic volumes, and the land use is characterized by strip commercial, shopping centers, or office parks.

Staff's original recommendation was to deny the request for commercial zoning based on changed in the Comprehensive Plan. New information was submitted by the property owner, after the Commission's initial briefing, about the history of the plat. The original plat approved in 1975 and amended in 1979 anticipated four commercial lots. Covenants indicate that access is restricted to Talbot Rd via S 38th Ct. A dead end public street is on the property without a cul-de-sac for a turnaround, and access cannot occur from S 37th St to protect the residential areas. Staff recommends approval of the amendment for Commercial Corridor with Commercial Arterial zoning.

#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 133rd St, SE 134th St, and SE 135th St, and SE 132nd St on the north and SE 136th 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 136th 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 136th St

Don explained that Puget Colony Homes was the original application. The site is located north of SE 136th St and west of 142nd Ave SE and annexed to Renton in December 2005. R-8 zoning was applied to the area at that time, consistent with the Residential Single Family (RS) designation. The area east, across Hoquiam Ave SE, was part of the same annexation and was zoned R-4 to be consistent with the RLD designation. Mr. Cook, a property owner, requested R-4 zoning because it would be consistent with the area's existing development pattern.

The Puget Colony Homes subdivision consists of 61 lots, 15 of which are currently vacant. The area is characterized by lots typically larger than 9,000 square feet with a number larger than 10,000 square feet. The area is currently on septic with some lots unable to develop because the ground is unable to support septic. Eventual sewer will allow vacant lots and those 10,000 square feet or larger to further develop. Existing covenants would restrict future subdivision but could be removed with a vote of the homeowners.

The Planning Commission recommended expansion to include Kimber Lane and Hideaway Homes Site subdivisions for possible redesignation from RS to RLD. Kimber Lane is a 9-lot subdivision and five acre parcel to the west on the north side of SE 136th St and west to 140th Ave SE. Hideaway Homes Sites is a 31-lot subdivision to the southwest on the south side of SE 136th St and east of 140th Ave SE.

The capacity analysis for Puget Colony Homes for R-4 with 8,000 square feet minimum lots allows for 61 existing lots, four non-conforming lots, and two potential new lots for a total of 67 lots and a future net density of 4.31 dwelling units per net acre. An R-8 zone with 5,000 square feet minimum lots allows for 61 existing lots, no non-conforming lots, and 29 potential new lots for a total of 90 lots and a future net density of 6.16 dwelling units per net acre. The existing net density is 4.18 dwelling units per net acre.

The capacity analysis for Kimber Lane for R-4 with 8,000 square feet minimum lots allows for 10 existing lots, no non-conforming lots, and four potential new lots for a total of 14 lots and a future net density of 4.44 dwelling units per net acre. An R-8 zone with 5,000 square feet minimum lots allows for 10 existing lots, no non-conforming lots, and 11 potential new lots for a total of 21 lots and a future net density of 6.68 dwelling units per net acre. The existing net density is 3.18 dwelling units per net acre.

The capacity analysis for Hideaway Homes Sites for R-4 with 8,000 square feet minimum lots allows for 31 existing lots, no non-conforming lots, and six potential new lots for a total of 37 lots and a future net density of 3.82 dwelling units per net acre. An R-8 zone with 5,000 square feet minimum lots allows for 31 existing lots, no non-conforming lots, and 36 potential new lots for a total of 67 lots and a future net density of 6.92 dwelling units per net acre. The existing net density is 3.20 dwelling units per net acre.

The redesignation to RLD supports the Vision embodied in the Comprehensive Plan. It is consistent with Policy LU-134 because with R-4 zoning, densities are only slightly higher than four dwelling units per net acre. It is consistent with Objective LU-EE regarding R-4 zoning applied to areas appropriate for urban levels of development and suburban/estate style single-family dwellings. Staff recommends approval of this amendment for RLD with concurrent R-4 zoning.

#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) **Change from Center Village to Residential Multi-Family land use**
 - **Area south of Sunset Blvd/SR 900, east of Dayton Ave, north of NE 9th St and NE 9th Pl, currently zoned Residential Multi-Family. Zoning will remain Residential Multi-family but the land use would also become Residential Multi-Family**
- 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 16th 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 9th St and 7th 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 7th St. The land use proposed is Center Village and the zoning would remain R-10**

- 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**

#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 12th St currently zoned R-10 is to remain in residential use**

Rebecca said that there is both a map and text amendment for the Highlands. Several amendments are being proposed to the Center Village policies. The existing Center Village has several implementing zones. The R-10 zone does not implement the vision of the Center Village land use. The R-14 zone provides more flexibility and density and use ranges more consistent with Center Village. The current Comprehensive Plan policies do not allow the R-14 as an implementing zone. The policies also restrict the area north of 12th and west of Edmonds to residential use.

The proposed text amendments include a change to Policy LU-318 changing R-10 to R-14. A change in Strategy 319.2 to read, "Phasing of the Highlands Subarea Plan is expected to occur within a 2 – 5 year period from the 2004 GMA Update." A change in Policy LU-323 to read, "...Where structured parking is infeasible due to site configuration, parking should be located in the back or side of the primary structure. Parking lots between structures and street rights-of-way shall not be permitted shall not be permitted." Other changes are minor clarifications.

The map amendments are intended to include lands in the Center Village that can be redeveloped consistent with the Center Village policies, remove lands that are already developed in ways that preclude redevelopment consistent with the Center Village, and to change lands from Residential Medium Density that are largely developed with single family uses.

Concurrent zoning amendments are usually done when the change is made to the Comprehensive Plan. A rezone is done to make the properties consistent with the Comprehensive Plan. Staff is proposing that the Commission support forwarding the zoning recommendations to the City Council for an additional public hearing. The City Council would look at the concurrent rezoning. In order to do that, an additional public hearing will need to be held, with notification to property owners, for more input from the public and further discussion of these issues.

The first map amendment is for an area that is south of Sunset Blvd/SR 900, east of Dayton Ave, north of NE 9th St and NE 9th Pl. It is currently in the Center Village land use, but is unlikely to redevelop in line with the Center Village land use policies. The area should not be in the Center Village land use designation because of access. The land use should be changed to Residential Multi-Family and the zoning of RMF should stay the same.

The second map amendment is for an area north of Sunset Blvd and west of Edmonds Ave and another area near Monroe Ave and Sunset Blvd. The area east of Edmonds is already developed as newer single family housing. The Monroe area properties contain covenants that prevent further subdivision. The land use should be changed from Residential Medium Density to Residential Single Family and zoned R-8.

The third area is north of 16th St between Harrington Ave and Kirkland Ave and another area along Harrington Ave between 9th St and 7th St with frontage on Harrington Ave. The land use should be changed from Residential Medium Density to Center Village. The area north of 16th is very similar to the area south of 12th. Parcels with frontage on Harrington would benefit from the upzone. The zoning for these areas would be decided by the Council.

#2006-M-7: Map Amendment to change the designation of two ± 1.5-acre parcels at the southwest corner of 152nd 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

Don said that this area is about to come into the City as part of the Maplewood Addition annexation. This site was zoned commercial and multi-family by King County in 1998. The density transferred allowed densities of up to 24 dwelling units per gross acre on portions of the site. Of the site's 33 acres, 16.3 acres has been set aside as permanent open space. Three acres at the front of the site are zoned Neighborhood Business.

Don presented an aerial map of the site showing the three acres of commercial at the north that abut the Renton-Maple Valley Highway, 13.7-acres of higher density development residential in the middle, and steep slopes to the south that consist of 16.3-acres of permanent open space.

In the King County Comprehensive Plan, the 33-acre site is currently designated Neighborhood Business Center and Urban Residential – Medium, four to twelve dwelling units per gross acre. It is zoned Neighborhood Business, R-12 Residential (12 to 18 dwelling units per gross acre), and R-1 Residential (one dwelling unit per gross acre).

In the Renton Comprehensive Plan, the 33-acre site is designated RLD. Its potential zoning classifications are Resource Conservation, R-1, and R-4. The existing designations do not match current densities or uses.

The proposed land use designations and zoning options are Commercial Corridor with Commercial Arterial zoning and Residential Medium Density with R-14 zoning, allowing both single family and multi-family development.

Don explained the designation mapping criteria. In RMD, the minimum size is 20 acres, is adjacent to major arterials and Commercial Corridor, and the site is buffered from potentially incompatible uses. In CC, it is located on or having access to principal arterial with high traffic volumes, and the land use pattern is characterized by strip commercial development, shopping centers, and office parks.

The land use capacity of the three acres is approximately 22,216 square feet of commercial. The 10.92-acre portion of the site that contains residential structures has an average density of 17.6 dwelling units per net acre. The 192 units on this portion of the site include 78 units that were transferred off the 16.3-acre portion set aside as permanent open space. Because the site is considered fully developed, except for the commercial portion, no new development is anticipated.

Don discussed its compliance with the Comprehensive Plan. The proposed new land use designations support the vision embodied in the Comprehensive Plan including providing for a diversity of housing types. It protects the environment by setting aside steeply sloped portions of the site, and provides retail uses and services that serve the immediate and surround community.

Staff recommends approval of this amendment to change the designation from RLD to CC with CA zoning, upon annexation, for the three acres, and RMD with R-14 zoning, upon annexation, for the remainder of the site.

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

Rebecca explained that the corrections and revisions of the Community Design Element are required for clarity and to reflect new policies. There are two major changes in the Land Use Element. The first was to change the annexation goal to make it consistent with the Business Plan goals to read "promote annexation where and when it is in the best interest of Renton." The second is to remove the goal regarding maintaining the City's agricultural and mining resources. The remaining text changes have been implemented as housekeeping amendments.

Staff recommends approving the corrections and revisions to the Community Design and Land Use Elements.

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

Rebecca explained that the City's Six-Year Transportation Improvement Program (TIP) is updated annually. The current proposal is intended to bring the Transportation Element and the TIP more consistent with each other. In addition, because of recent annexations that affect a number of County funded projects, project priorities have had to change in order to ensure the continuation of County funding.

Renton's Comprehensive Plan text already contains the necessary information to fulfill the GMA mandate. The Comprehensive Plan also includes financing information with a multi-year financing plan based on the needs identified elsewhere in the Comprehensive Plan.

Staff recommends approving the updated Table 8.3 to reflect the City's latest updated Six-Year TIP and adopt associated text amendments explaining these changes.

#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.

Rebecca said that the policy text amendments are proposed to provide a density exception and mapping policy for existing manufactured home parks in the City's lowest density residential designation, RLD. This is a citywide amendment but the change in policy would primarily affect the Potential Annexation Area (PAA), specifically in the Maplewood Addition Annexation. Policy direction is already established for the manufactured home parks within the existing city limits.

Amending the Comprehensive Plan text to expand the City's ability to protect existing manufactured home parks within the RLD designation supports a number of policies and objectives of the City. The larger issue of land use in the Maple Valley Corridor needs further review and discussion and should be deferred to the 2007 Comprehensive Plan annual review cycle. At that time, the longer term vision for this newly annexed portion of the City can be considered. In short term, the proposed policy change will allow the City to consider zoning for the existing parks that will allow their continued maintenance and operation.

Staff recommends approving the text amendment to the RLD designation and allowing RMH zoning to be applied to the two existing manufactured home parks in the Maplewood Annexation immediately. Also, to 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 consideration of Residential Medium Density.

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

Rebecca explained that this text amendment would specifically adopt the current Issaquah and Kent School Districts Capital Facilities Plans by reference. The adoption is required to collect school impact fees on behalf of these School Districts pursuant to the Growth Management Act.

Four different school districts are included within the City of Renton and its PAAs: Renton, Kent, Issaquah, and Tahoma. At the present time, the City collects impact fees for the Issaquah School District. 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.

Refinement of Renton policy to specifically include adoption of Issaquah and Kent School Districts Capital Facilities Plans will create a stronger basis for City support of school funding within those portions of the City within these School Districts.

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

The meeting recessed at 7:42 p.m. and reconvened at 7:51 p.m.

AUDIENCE COMMENT

Robert Cave, 1813 NE 24th St, Renton, WA 98059: Mr. Cave talked about the Blueberry Farm and the proposed rezone of Upper Kennydale. He feels that there are no facts in the Staff's report that support a rezone. A wetland delineation should have been done to see if the land is viable for more houses. Mr. Cave also states that there are no facts that support the Staff's report that the hydrology has been compromised. Mr. Cave is against the rezone of the Blueberry Farm and Upper Kennydale. This is a tax disadvantage for owners that have paid taxes at an R-8 designation versus R-4.

James Nelson, 1905 NE 20th St, Renton, WA 98056: Mr. Nelson is against the rezone of the Blueberry Farm. He feels that Resource Conservation was zoned rightly. This area is special, deserves more than houses, and should be saved.

Sue Rider, 1835 NE 20th St, Renton, WA 98056: Ms. Rider shared various photographs of the area near the Blueberry Farm showing parcels that have been drained and filled with dirt, the Blueberry Farm, and the stream that has not been intermittent. She feels that retaining Resource Conservation is the best hope of preserving an important part of the groundwater system. The Blueberry Farm is unsuitable for anything other than its current use as a historic agricultural area. There is no proof that the Blueberry Farm is not viable, the hydrology has changed, and that the buildable land is contiguous. Ms. Rider feels that this rezone has negative implications for the peat bog and the entire neighborhood.

William O'Connor, 10402 151st Ave SE, Renton, WA 98059: Mr. O'Connor urged the Commission to review the information provided regarding the Blueberry Farm because this is a complicated issue. He feels that the applicant has not provided the burden of proof that the rezone is in the public interest and that the existing use is the correct use.

Barb Hics, 1835 NE 20th St, Renton, WA 98056: Ms. Hics feels that the issue is whether the land should be developed at the cost of losing a valuable and rare wetland. She asked where the wetland studies that the City has recommended in the past were. Levels of water have reached higher levels than were originally reported. Ms. Hics feels that the Class 4 stream should be revisited.

Lauralee Gordley, 2010 Jones Ave NE, Renton, WA 98056: Ms. Gordley is in favor of the rezone for the Blueberry Farm. The property owner has gone through the process, and should be allowed to do so, based on regulations that the City has voted on and be upheld to the CAO ordinance. She states that there has been a dramatic change in this property. Ms. Gordley is against the rezone of the Upper Kennydale area.

Inez Petersen, P. O. Box 2041, Renton, WA 98056: Ms. Petersen explained that a wetlands expert, Dick Gersib, with 30 years of experience presented information to the Commission at a prior meeting regarding the wetland and it being irreplaceable once it is destroyed. Ms. Petersen informed the Commission that she filed an appeal for the Highlands rezone because an EIS was not done. She feels that the Determination of Non-Significance should be withdrawn and a SEPA take place before anything is adopted.

Jim Hanson, 17446 Mallard Cove Ln, Mt. Vernon, WA 98274: Mr. Hanson spoke on behalf of the proponent for the Springbrook Associates amendment. They are in concurrence with the Staff report. One of the major reasons for this change is the short plat that was done in the early 1980s. Covenants restrict access to Talbot Rd, has direct access to medical buildings, which would make it appropriate to change the zoning. Mr. Hanson presented the original short plat to the Commission. He also commented on the Highlands map amendment. One of the parcels east of the area being changed to RSF does not have covenants applied to it, was recently short platted, and is not appropriate for R-8 zoning.

Cliff Williams, P. O. Box 2401, Kirkland, WA 98083: Mr. Williams spoke in regards to the Springbrook Associates amendment. He presented the Commission with the preliminary layout that was presented to Staff that illustrates how the covenants were accommodated. He pointed out the access road to Talbot Rd from the complex and the required emergency access onto 37th St.

Frank Jay Cook, 14012 SE 133rd, Renton, WA 98059: Mr. Cook is a resident of Puget Colony and thanked the Staff for their work. He is in support of the RLD designation.

Sandel DeMastus, HCA Vice President, P. O. Box 2041, Renton, WA 98056: Ms. DeMastus feels that this is the wrong time for a public hearing on the Highlands Subarea. She encouraged the Commission to take a look at the process especially after the appeal. She also inquired about the Task Force.

Bob Johns, 1601 114th SE #110, Bellevue, WA 98004: Mr. Johns spoke about the Aqua Barn amendment. He represents both the Valley Springs Apartments and the River View Valley Condominium Association, both residential properties on the site. He asked the Commission to support the Staff recommendation and asked the Comprehensive Plan be amended to reflect what is already on the ground. Non-conforming uses affect lending and financing for owners that wish to refinance or sell their properties. He also stated that no new development is proposed.

Raymond A. Breeden, Sr., 15279 Maple Dr, Renton, WA 98058: Mr. Breeden is the President of Wonderland Estates Cooperative Association. He thanked the Commission for doing a great job for the citizens of Renton and looks forward to annexing to Renton. He encouraged the Commission to help stop any future development to force mobile homes and low-income seniors to move and to consider the RMH zoning.

Scott Missal, 999 3rd Ave, Ste 3000, Seattle, WA 98104: Mr. Missal spoke on behalf of the owner of Wonderland Estates. They are opposed to Amendment #2006-T-5 and recommend denial to the Council. This 12-acre property has been a mobile home park for a long time and was purchased by the owner as an investment property many years ago. Mr. Missal stated that the property owner was not notified about his property being included in the Maplewood Annexation. The current density of R-12 reflects the actual density on the ground. The proposed amendment is directed at meeting Renton's affordable housing goals and forces the owner to bear the obligation to provide affordable housing. It is appropriate to keep the R-12 zoning.

Timothy Charnley, 14140 SE 171st Way, Apt E204, Renton, WA 98058: Mr. Charnley is in favor of the RMH designation and the annexation of Wonderland Estates. Mr. Charnley's father lives in Wonderland Estates and feels that having the RMH designation will support the preservation of Wonderland Estates as a 55+ community in the City of Renton.

Jerry Puckett, 15260 Oak Dr, Renton, WA 98058: Mr. Puckett lives in the Wonderland Estates Mobile Home Park and asked the Commission to rezone the property when the area is annexed. This will help senior citizens with low income to keep their homes.

Don Charnley, 15291 Maple Dr, Renton, WA 98058: Mr. Charnley purchased a home in Wonderland Estates in February. Within a few months, he received notification through a web search that the property was being considered to be sold. Sixty-six percent of the residents that live in the park are over 62 years old and purchased their homes for long-term, low cost housing. Mr. Chanley stated that a letter of intent was sent to the owner of the property from owners of the mobile homes to pay a fair price to purchase the property.

Commissioner Hadley asked about the issue of no notification being sent to the property owner of Wonderland Estates. Rebecca said that the notification of annexation is the responsibility of the Boundary Review Board.

Commissioner Osborn asked for a clarification of the zoning as proposed in 2006-T-5 and its affect on people that has spoken this evening. Don explained that the text amendment takes RMH, which is a permitted zone in the RS designation, and allow it to happen in the RLD designation. Rebecca added that in the RLD designation, the highest density possible upon annexation is R-4.

Dave Halinen, 2115 N 30th St, Ste 203, Tacoma, WA 98403: Mr. Halinen is an attorney and represents Aqua Barn Ranch, Inc. A letter was submitted detailing the history of the two commercial parcels that front SR-169. He has been working in recent weeks with Staff, the appropriate uses that would be provided in the CA zone, and a development agreement. He asked the Commission for support of the CA zoning in the CC designation.

Commissioner Cho asked if there was anyone else in the audience who had not filled out a form and wanted an opportunity to speak.

Bill Walker, 1517 Union Ave NE, Renton, WA 98059: Mr. Walker owns an older four-plex in the Highlands, adjacent to the old fire station. Although he does not wish to redevelop, he would like to dispose of his property. Mr. Walker would like to remain in CV as it is ripe for development.

6. COMMISSIONER COMMENTS:

Commissioner Cho thanked the audience coming tonight. The Commission has been working on the amendments for several months on each agenda item and is happy to see that people want to get involved in their own communities.

Commissioner Taylor said that getting the public's perspectives on these issues makes meeting was very informative. It broadens his views and how a recommendation will be made.

A motion was made leave the written record open until Wednesday, September 27, 2006, at 5:00 p.m. MOVED BY HADLEY, SECONDED BY OSBORN. COMMISSIONERS CONCUR, MOTION CARRIED.

A motion was made to close the public hearing. MOVED BY HADLEY, SECONDED BY OSBORN. COMMISSIONERS CONCUR, MOTION CARRIED.

7. ADJOURNMENT: The Meeting was adjourned at 8:50 p.m.

 3/7/07

Ray Giometti, Chair

 3/7/07

Nancy Osborn, Secretary