



## RENTON PLANNING COMMISSION

### Meeting Minutes

October 18, 2006  
6:00 p.m.

City Municipal Building  
Council Chambers

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

Planning Commissioners Absent: Robert Bonner

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

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1. CALL TO ORDER: Commissioner Giometti opened the meeting at 6:02 p.m.
2. ROLL CALL: Commissioner Osborn called roll; Commissioner Bonner was absent and excused.
3. CORRESPONDENCE RECEIVED: Hearing Examiner Minutes of an August 29, 2006 meeting, regarding an approval for a 60-lot subdivision of a 10.82-acre site intended for the development of single-family detached residences; Hearing Examiner Minutes of an August 29, 2006 meeting, regarding an approval for a 5-lot subdivision of a .69-acre site for the future construction of detached single-family residences; Hearing Examiner Minutes of an August 29, 2006 meeting, regarding an approval for a subdivision of two parcels of land totaling 2.84 acres into 6 lots suitable for single-family residential development; Hearing Examiner Minutes of a September 5, 2006 meeting, regarding an approval for a 16-lot subdivision of a 4.9-acre site intended for the development of single-family residential lots; Hearing Examiner Minutes of an August 29, 2006 meeting, regarding an approval for a 60-lot subdivision of a 10.82-acre site intended for the development of single-family detached residences; Hearing Examiner Minutes of a September 26, 2006 meeting regarding an approval for the subdivision of 1.77 acres into 6 lots for the future development of detached single-family homes; Hearing Examiner Minutes of a September 26, 2006 meeting, regarding a request to the preliminary plat of The Cottages at Honey Creek; Hearing Examiner Minutes of a September 26, 2006 meeting, regarding an approval for the construction of a 1,216 square foot power generator building on an RMF zoned property; Hearing Examiner Minutes of an October 3, 2006 meeting, regarding an approval for the subdivision of 3.2 acres into five lots for the future development of single-family residences; Letter from the City Clerk regarding an appeal filed by ASE of the Hearing Examiners' decision dated 09/05/06; Letter from Brad Nicholson regarding the Comprehensive Plan Amendments, the Highlands Task Force, and Public Hearing comments; Letters from the HCA regarding the Highlands Task Force, Comprehensive Plan Amendments, and SEPA.
4. AUDIENCE COMMENTS: Rick Lennon, 35815 SE David Powell Rd, Fall City, WA 98024: Mr. Lennon spoke in regards to the annexation along Maple Valley Highway to Jones Rd. He is a property owner and is responsible for most of the development in that area, including the Cedar River Apartments, Molasses Creek Condominiums, and the Pioneer Place subdivision. He was not informed of the annexation process. He stated that he spoke with the County Clerk and his name was not on the list. He has a property that is currently zoned R-8, equivalent to Renton's R-12, and is in its second phase of

development. Mr. Lennon is requesting that his property be added in the process that it be annexed into Renton as R-12 and not R-1.

Rebecca explained that Mr. Lennon would need to go to the City Council Planning and Development Committee where they will discuss the 2006 Comprehensive Plan Amendments on October 26, 2006. The Planning Commission has made their recommendation for the 2006 CPAs. She also clarified that the issue of notification of properties upon expanded annexation is the responsibility of the Boundary Review Board, not the annexing City. Rebecca also explained that the environmental review has been done on the Comprehensive Plan Amendments and Mr. Lennon's property may not be able to be added at this point.

5. COMMISSIONER COMMENTS: Commissioner Taylor asked if there is a way for property owners to be notified automatically. Rebecca explained that the City does not maintain lists. Party of Record lists are specific for each item.
6. POLICY/CODE STUDY SESSION: **East Renton Plateau Citizens Task Force Briefing and Recommendation**

Four members of the East Renton Task Force were present and Rebecca introduced them to the Commission. Members present were Brian Thomas, Tom Carpenter, Shelia Hurst, and Ronda Bryant. The Task Force was formed by the Council at the Mayor's request and has members that represents the Citizens Alliance for a Responsible Evendell (CARE) and the Four Creeks Unincorporated Area Council. The Task Force is looking at broader community planning issues. The first task that the Task Force was asked to look at was the rezoning of the entire area. Work by the Task Force is for the entire East Renton Plateau PAA, not just the Preserve Our Plateau Annexation (POPA), which is up for election in February.

Don gave a presentation regarding the rezoning of the East Renton Plateau. The purpose of tonight's meeting is to hear from the Task Force and staff on the possible rezoning of the 2,109-acre East Renton Plateau PAA. POPA is within this PAA. The purpose of this meeting is to also consider holding a meeting on the issue at a venue in the PAA.

In November 2005, the City received a 10% Notice of Intent petition calling for an election on the question of annexing the eastern 1,475-acres of the PAA. In February 2006, Council adopted a resolution calling for an election, but decided against putting the issue of future zoning on the ballot, preferring to hold public hearings that residents could attend.

In late September 2006, the Task Force was set up to advise the City on planning issues related to this 2,091-acre area. To date, the Task Force has met three times, focusing on rezoning for the study area. Tonight's briefing focuses on their preliminary recommendation.

The East Renton Plateau PAA is 2,091-acres in size with an estimated population of 7,287. There are 37 linear miles of road and 85.93-acres of parks. Most of the parks are undeveloped and the City is negotiating through an Interlocal Agreement to transfer the parks to the City.

Don presented a map of the POPA within the East Renton Plateau PAA. The POPA is generally east of 156<sup>th</sup> Ave SE and south of SE 128<sup>th</sup> St and a few properties west of 156<sup>th</sup> Ave SE. It is approximately 1,475-acres in size with approximately 1,630 single-family dwellings. Two-thirds of the site is bordered by the Urban Growth Boundary.

Don presented an aerial map of area which showed major site within the POPA, specifically the Maplewood Community Park, Liberty High School, Maplewood Heights Park, Maywood Middle School, Briairwood Elementary, and the Renton Fish and Game Club.

Photographs of the existing conditions in the area were presented. There are very diverse neighborhoods, ranging from traditional rambler-type development to newer two-story plus houses. The area also has an agricultural character.

There are 1,630 dwellings in the POPA with approximately 216-acres of vacant land. A high percentage of this large area is already developed. Rebecca added that these numbers represent King County's buildable lands assessment of vacant and redevelopable land. Based on the permit record of how King County has been issuing permits in the similar zones, 1060 units is the estimated new unit capacity on the vacant and redevelopable land.

Don presented a map that showed the King County Comprehensive Plan land use designation for this area. King County designates most of the East Renton Plateau Urban Residential, Medium which is 4 to 12 dwelling units per acre.

Don also presented a map that showed Renton's Comprehensive Plan land use designation for this area. In November 2004, Renton amended its Comprehensive Plan Land Use Map changing the land use designation from this area from RS (maximum eight dwelling units per net acre) to RLD (maximum four dwelling units per net acre). The density on the remaining 216 developable acres nearly halved. The number of vehicular trips potentially generated also halved. Future zoning of this area is to be determined through a public hearing process rather than an election process. A minimum of two public hearings will be held.

Don explained the existing conditions of public services. For fire services, 98 percent of the area is served by Fire District #25, which is served by the City of Renton by contract, and two percent is served by Fire District #10. Utility services are within Water District 90's service area and Renton is the designated sewer provider. Schools are served by both the Renton and Issaquah Schools Districts.

Don compared the County and Renton's zoning. In the County's R-1 zone, there is a maximum of 1.25 dwelling units per acre. In the County's R-4 zone, there is a maximum of 7.5 dwelling units per acre. In Renton's RC zoning, it is one dwelling unit per acre, R-1 zoning one dwelling unit per acre, R-4 zoning four dwelling units per acre, and R-8 zoning eight dwelling units per acre. King County density calculations are based on gross acres. Renton's calculation is based on net acreage. This means that roads and critical areas are removed from the calculation. Depending on the location of the critical conditions on the site, net acreage is an average of 80 percent of a gross acre.

The Task Force reviewed rezoning constraints which included zone mapping criteria, availability of sewer, hydrology, and topography.

Don explained the zoning mapping criteria for each zone. The RC zone is a very low density residential zone. The residential use of lands is characterized by extensive critical areas or used for agriculture. It provides a separation between areas of more intense uses. The zone also reduces the intensity of uses in environmentally sensitive areas such as floodplains, wetlands and streams, aquifers, wildlife habitat, steep slopes, and other geological hazardous areas. This zone is applied to the RLD land use designation.

The R-1 zone provides and protects suitable environments for residential development of lands characterized by pervasive critical areas. It provides suburban estate single-family and clustered single-family residential dwellings. It allows for small scale farming associated with residential and protects critical areas and provides a separation between neighboring jurisdictions. This zone is applied to the RLD land use designation.

The R-4 zone promotes urban single-family neighborhoods served by urban utilities and containing amenity open space, serves as a transition between rural designation zones and higher density residential zones, and small lot assemblages are allowed in some cases when resulting development is to be superior in design and siting than what would normally occur. This zone is also applied to the RLD land use designation.

The R-8 zone allows a range of four to eight dwelling units per net acre. It is intended to create opportunities for new single-family residential neighborhoods of high quality that provide a sense of

community and allows smaller development (4500 square feet) on larger lots to provide flexibility in subdivision and plat design.

Don presented a map with the hydrology of the area. There are parts that are designated wetlands in the area and a number of streams running through the eastern part of the area, known as Four Creeks. Typical lots are a half acre or larger in this area. A topography map was also presented showing how the topography changes throughout the area. There is steep topography on the eastern part of the area.

Don presented a map of the Task Force's preliminary recommendation. The area mainly in the center is R-4. An area to the west is zoned R-8, consistent with the Comprehensive Plan. An area to the southwest with critical slopes is RC. An area generally to the west of 172<sup>nd</sup> Ave SE where there are slopes, streams, topography, unlikely to have sewer in the foreseeable future, is zoned R-1.

This concept was revised at the last Task Force meeting. Briarwood Elementary was changed from R-1 to R-4. There were other recommendations that are still being discussed.

Commissioner Osborn asked about the change in zoning for Briarwood Elementary and its location. Rebecca said that the names of the schools and parks will be added to the maps. Staff is working with the Task Force on a written recommendation. At the next meeting, the Task Force will make a presentation to both the Commission and the public.

#### AUDIENCE COMMENT

Tom Carpenter, 15006 SE 139<sup>th</sup> PI, Renton, WA 98059: Mr. Carpenter is very interested and concerned to have a meaningful result. There needs to be a major voice of the people and citizens-based voice. He also feels that it is important to have a dialogue started independent from the annexation process. Prezoning is very important and that the City should move quickly. Mr. Carpenter also said that an Interlocal agreement should be made and he is beginning to see movement.

Ronda Bryant, 6220 SE 2<sup>nd</sup> PI, Renton, WA 98059: Ms. Bryant said that prezoning is critical. She feels that the City should make a law and go back to fix it later. It is important to make the law first before developers can build. Ms. Bryant also feels that the area should be preserved. Prezoning can guarantee people that they can stay there. She doesn't feel that lands should be stripped to meet the building criteria.

7. COMMISSIONER COMMENTS: Rebecca said that the next Planning Commission meeting's agenda will be a workshop session regarding the Task Force's recommendation. A written report should be prepared by then. Staff has presented the Task Force's recommendation to the Administration and has gotten authorization to send this map out to the citizens of the area. Staff is in the process of sending out a mailing with a letter from the Mayor, an announcement of the meeting's location, and other explanatory material. The meetings time and location has not yet been determined. When the meeting is set up, the Planning Commission will be informed.
8. ADJOURNMENT: The Meeting was adjourned at 7:35 p.m.

  
Ray Giometti, Chair

  
Nancy Osborn, Secretary