
ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: February 20, 2017

Project Name: Docket 12 – Group A

Owner: City of Renton

Applicant: City of Renton

Contact: Angie Mathias, Long Range Planning Manager; Elizabeth Higgins, Senior Planner; Paul Hintz, Senior Planner; Angelea Weihs, Associate Planner

File Number: LUA 17-000066, ECF

Project Manager: Angie Mathias, Long Range Planning Manager

Project Summary: The applicant is requesting Environmental (SEPA) Review for new and revised regulations/standards to allow pet daycares, clarify the role and responsibilities of the Arts Commission, place the CN zone in a design district and allow commercial uses along S 4th St, clarify and refine approval criteria for Routine Vegetation Management Permits, to allow projections into rear setbacks for awnings, rain barrels, etc., and to implement Administrative Code Interpretations already approved. These regulations would be citywide.

Project Location: Citywide

Exist. Bldg. Area SF:	N/A	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A

Site Area:	N/A	Total Building Area GSF:	N/A
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STAFF RECOMMENDATION: **Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).**

PART ONE: PROJECT DESCRIPTION / BACKGROUND

D128 Pet Daycare. Allow “Doggy daycare” facilities in commercial areas with specific mitigation.

D129 Arts Commission Regulations. Clarify roles and responsibilities related to Renton Municipal Arts Commission.

D130 Light Intensity Commercial. Add the Commercial Neighborhood zone to Design District D to ensure new development has high quality design for pedestrians and environment. Also, allow commercial uses, such as offices, in the R-14 zone along South 4th Street.

D131 Routine Vegetation Management Permit Criteria. Amend review criteria for a tree removal permit within the Tree Retention and Land Clearing Regulations to consolidate four critical areas criteria into one and to address other regulations, such as tree density and landscaping regulations.

D132 Projections into Setbacks. Allow porch awnings, pergolas, rain barrels, etc. to extend into rear yards.

D-126 Administrative Code Interpretations: Administrative Code Interpretations are anticipated to be adopted. These interpretations include:

- Reinstating a provision that was inadvertently removed regarding front and side yard along a street setbacks for detached accessory structures in residential zones.
- Allowing for a SEPA exemption for the construction of new single family houses or additions to houses situated on land with critical areas. The newly adopted critical areas regulations and shoreline regulations provide sufficient environmental protections for infill projects.
- Allowing on-line retail storage lockers outside retail stores in the CN, CV, CA, CD, and CO zones. No more than two “retail” units permitted outside a store, the maximum combined width of the two units should be no more than 12 feet, the unit shall not block any openings (windows and doors), and the unit shall not impede ADA accessibility.
- Resolution of a conflict: although Tier 1 Temporary Use Permits (TUP) are intended to permit uses allowed by the base zone, model homes are listed as a Tier 2 TUP even though single-family homes are permitted by zoning (they’re converted into a home after most or all houses in a subdivision are purchased).
- Clarification that notice of a Hearing Examiner public hearing should be similar to the notices provided to inform the public that the Administrator will be rendering a decision by replacing the posting of notices on site with posting of notice on the City’s webpage.
- Resolution of a conflict by not requiring development in the RMF zone to abide by tree density standards.
- Allowing easements, rather than requiring tracts, for projects that do not include the subdivision of land.
- Requiring legal descriptions of each existing and proposed lot for proposed lot line adjustments.
- Clarification that alleys are not required in newly created R6 zone.
- Clarification that outdoor storage is a permitted primary use in the Employment Area land use designation.
- Clarification regarding the process, criteria, and fee amount for a Critical Areas Permit.
- Amendments regarding residential building height, including addition of a definition of “attic,” increasing the maximum wall plate height in the R-14 zone to 32’ through a Conditional Use Permit, and allowing deck railings above the maximum wall plate height to be flush with the façade if the railings are at least 50% transparent.

- Clarification regarding the minimum standards for varying lot width, lot area, front and rear yard setbacks, and confirmation that the requirements only apply to lots in preliminary plats (subdivisions of ten or more lots).
- Clarification that all R-6 standards are applicable to Small Lot Cluster Development, but RMC 4-2-110D.34 does not apply.
- Establishment of a flat \$5,000 fee for all franchise fees.
- Resolution of a conflict by confirming that a Conditional Use Permit is required in order to establish commercial uses in the R-14 zone.
- Allowance for corner lots to instead have two front yard setbacks and two side yard setbacks (instead of a side yard setback and a rear yard setback).
- Requiring an eight foot landscaping strip to be located between a shared driveway and abutting properties that are not part of the subdivision.
- Allowing internal directional and wayfinding signs for major institutions to direct vehicular and pedestrian traffic.
- Prohibiting above ground drainage facilities to be counted towards common open space requirements, establishes a maximum slope of 5% for common open space, and prohibits obstructions (e.g., fences and retaining walls) from being within the common open space.
- Granting protection of off-site trees when branches extend into a property under construction.
- Requiring five-year landscaping maintenance and performance sureties.
- Exemption for airplane manufacturing and changes of use only requiring interior tenant improvements from the requirement of site plan review.
- Allowing PUDs to vary the prescribed dimensional standards for private open space if the area requirement is still met.
- Refinement and expansion of options for attached garages by providing two new options to meet design standards.
- Eliminating design standards that require a pitched roof as they are no longer necessary.
- Eliminating a date included in the definition of “Rate Study.”
- Reinstating of approval criteria that was inadvertently deleted with a previous ordinance.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

None.

C. Exhibits

None.

D. Environmental Impacts

There are no environmental impacts that are anticipated to occur in conjunction with the proposal.

E. Comments of Reviewing Departments

The proposal will be circulated to City Department Division Reviewers and appropriate agencies. All substantive comments will be provided to the Responsible Officials for their consideration and possible recommendation that the comments be incorporated as “Advisory Notes to Applicant.”

Environmental Determination Appeal Process: Comments and Appeals of the environmental determination must be filed in writing on or before 5:00 PM, February 19, 2016.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk’s office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk’s Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.