



**ECONOMIC DEVELOPMENT,  
NEIGHBORHOODS, AND STRATEGIC  
PLANNING DEPARTMENT**

**M E M O R A N D U M**

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**DATE:** October 4, 2006

**TO:** Terri Briere, Committee Chair  
Members of the Planning and Development Committee

**CC:** Kathy Keolker, Mayor  
Members of the Renton City Council  
Jay Covington, Chief Administrative Officer

**FROM:** Alex Pietsch

**STAFF CONTACT:** Rebecca Lind

**SUBJECT:** **Formation of Highlands Comprehensive Plan Amendment  
and Zoning Task Force**

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**ISSUE:**

Should the City convene Comprehensive Plan Amendment and Zoning Task Force to provide community based planning recommendations to the City of Renton?

**RECOMMENDATION:**

Form Highlands Comprehensive Plan Amendment and Zoning Citizen Task Force that will begin meeting in October 2006.

**BACKGROUND SUMMARY:**

Purpose

This Task Force is formed to provide citizen and property owner input into the zoning decisions within the Center Village (CV) and Residential Medium Density (RMD) land use designations.

Membership (9 Positions)

The Task Force membership should reflect commercial, community, property owner, and resident interests within the area impacted by Comprehensive Plan amendment and rezoning proposals. It is recommended that the Task Force consist of nine members, as this is a small enough number to provide staffing, but large enough to provide a range of representation. The attached list of potential Task Force members includes individuals responding to Committee of the Whole's action at their October 2, 2006 meeting, calling for volunteers. Regular meetings of the Task Force will be scheduled with staffing and support provided by the Department of Economic Development, Neighborhoods, and Strategic Planning.

- Member 1. Highlands Community Association member who lives in or owns property in the proposed study area
- Member 2. Commercial representative - business landowner or tenant with a lease with a business interest that could stay the same or be a candidate for redevelopment
- Members 3 & 4. Property owner (1 developed lot) that could either stay as is or have redevelopment potential - maybe one of each
- Members 5 & 6. Multiple property owner of multiple lots with existing improvements and redevelopment potential
- Member 7. Renter in the proposed rezoning area
- Member 8. Owner of potential CV zoned property with underutilized residential or commercial use, that could either stay as is or develop with mixed use, commercial or residential
- Member 9. Housing Authority in its role as major property owner and to provide input on affordability provisions in the draft code

#### Appointment

The Council will appoint the Task Force after review and recommendation of the Planning and Development Committee. Members will be recruited from the Party of Records list from the Renton Highlands Subarea zoning action, the Highlands Community Association, the Renton Housing Authority, business owners in the commercial area, and the general public notified through the City Council Committee of the Whole October 2, 2006 meeting.

#### Scope of Work

The Task Force work requires review of zoning and policy amendments, rather than the broader issue of the vision for the Center Village. The Task Force review will provide a citizen perspective on the following five issues:

- 1) Amendments to Comprehensive Plan policies in the Center Village:
  - a. Adding the Residential 14 (R-14) zone as an implementing zone to the Center Village concept, and
  - b. Deleting a restriction on commercial uses north of 12<sup>th</sup> St and west of Edmonds Ave.
  - c. Wording changes that do not change policy content (housekeeping amendments)

- 2) Changes amending the boundary of the Center Village (CV), Residential Medium Density (RMD), and Residential Multi-Family (RMF) land use designations within the study area.
- 3) Zoning text changes to the R-14 and Residential 10 (R-10) zones that might be applied to properties in the study area.
- 4) Zoning text changes to the CV zoning designation affecting properties already zoned CV and other properties that might be rezoned into the CV zoning category.
- 5) Potential area wide rezoning of property from R-10 to R-14, R-10 to R-8 (Residential 8), RMF to R-14 or CV, and R-10 to CV.

The Task Force will be convened Tuesday, October 10, 2006 and will meet twice a week for one month. Participation in the Task Force will require a commitment to attend an estimated eight meetings and review maps and written materials outside of scheduled meetings.

#### Product

The Task Force will produce a written report with specific recommendations on proposed zoning and Comprehensive Plan text and map amendments. The Task Force will also review proposed area-wide rezoning and include recommendations on this issue in its report.

The report will be drafted for Task Force members review by city staff after presentation of discussion items and review and identification of issues. The report will be presented to the Planning and Development Committee for review and recommendation to the City Council.

#### Recommendations

The Task Force members will be asked to approve the report by a majority vote. At the request of three of the nine members, a minority report may be prepared on any issue and included in the Task Force report.

#### Schedule and Meeting Topics

##### **Week 1: October 9 to 13, 2006**

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| Meeting 1 | Background overview of Center Village policies, with focus of Comprehensive Plan text and map amendments<br>Identification of issues and concerns<br>List generated by Task Force<br>Identify items for further work/refinement<br>Hold until Meeting 5 |
| Meeting 2 | Summary of R-14 zoning proposal   |

Focus on why current R-10 zoning does not implement the Center Village

Review of R-14 zone

What is it now?

How could it be amended and why?

What is needed to address the Center Village concept?

Alternative amendments to R-10 zone

Identification of issues and concerns

List generated by Task Force

Identify items for further work/refinement

Hold until Meeting 5

**Week 2: October 16 to 20, 2006**

Meeting 3 Summary of Center Village zoning

What is it now?

How would it be changed?

Identification of issues and concerns

List generated by Task Force

Identify items for further work/refinement

Hold until Meeting 5

Meeting 4 Map Amendments

a. Center Village boundary

b. Property rezones

Identification of issues and concerns

List generated by Task Force

Identify items for further work/refinement

Hold until Meeting 5

**Week 3: October 23 to 27, 2006**

Meeting 5 Review all four issues lists

Discuss staff responses

Begin to identify Task Force positions on each work program task

Meeting 6 Draft 1 positions prepared for Task Force review

**Week 4: October 30 to November 3, 2006**

Meeting 7 Review Task Force report, Draft 1

Meeting 8 Review final report

Determine reporting out speakers and presentation

Non-Task Force Meetings Requiring Coordination

**October 21 and November 2:**

Planning and Development Committee

Review of Planning Commission recommendations on all Comprehensive Plan amendments (October 21<sup>st</sup> other citywide amendments Nov. 2<sup>nd</sup> Highlands)

**November 8:**

Transmit Task Force report to City Council for November 13<sup>th</sup> Public Hearing

**November 13:**

City Council Committee of the Whole Briefing  
Regular Council meeting Public Hearing on zoning package (text and areawide rezoning)

**November 14:**

End of Moratorium

**November 16:**

Planning and Development Committee Review and Recommendation

**November 20:**

First reading of Ordinances

**November 27:**

Second reading of Ordinances

**CONCLUSION:**

Formation of a Highlands Comprehensive Plan Amendment and Zoning Task Force would give the residents a voice in the planning for their community.