



## RENTON PLANNING COMMISSION

### Meeting Minutes

February 15, 2006  
6:00 PM

City Municipal Building  
Council Chambers

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Planning Commissioners Present: Robert Bonner, Ray Giometti, Jerrilynn Hadley, Nancy Osborn, Joshua Shearer, Greg Taylor

Planning Commissioners Absent: Jimmy Cho

City Staff Present: Rebecca Lind, Planning Manager; Elizabeth Higgins, Senior Planner; Judith Subia, Recording Secretary

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1. CALL TO ORDER: Commissioner Giometti opened the meeting at 6:00 PM
2. ROLL CALL: Commissioner Hadley called roll; Commissioner Cho was absent and excused, Commissioner Osborn arrived at 6:23 PM
3. APPROVAL OF MINUTES: There were no Minutes available for approval.
4. CORRESPONDENCE RECEIVED: Hearing Examiner Minutes of a January 10, 2006 meeting, regarding approval for a 6-lot subdivision of a 0.998-acre site for the future development of detached single-family homes; Hearing Examiner Minutes of a January 24, 2006 meeting, regarding approval for a 10-lot subdivision of a 1.69-acre site intended for the development of single-family detached units, Letter from the Hearing Examiner regarding the Reedshaw Preliminary Plat; Letter from the Highlands Community Association regarding City's intent to condemn identified properties.
5. AUDIENCE COMMENTS: None
6. COMMISSIONER COMMENTS: Commissioner Giometti welcomed our newest member, Commissioner Greg Taylor
7. POLICY/CODE STUDY SESSION:

**Airport Zoning Ordinance Discussion**  
**STAFF PRESENTATION**

Elizabeth gave a short presentation and explained the issues regarding Airport zoning. The airport is zoned Medium Industrial (IM) and airport and airport uses are not allowed in the IM zone but allowed in the Center Downtown (CD) zone. Definitions in the code need clarifying or to be added.

Staff is proposing to expand the allowed uses in the IM zone to include the Airport and airplane sales and repair as "permitted uses" and the expand allowed uses in the IM zone to include airport-related uses and aviation operations as "accessory uses."

Staff also proposes to change airplane manufacturing from a Medium Industrial use requiring Hearing Examiner review to an accessory use in the IM zone, except south of I-405 and north of SW 16<sup>th</sup> Street and to remove municipal airport as an allowed use in the Center Downtown zone.

Elizabeth explained the definitions that Staff is proposing to revise and include: Airport, municipal: The Renton Municipal Airport, a general aviation facility located in Renton, Washington; Airport-related use: Uses that require proximity and access to an established airport runway; and Aviation-related uses: Uses that offer aeronautical services to the public or provide support services to airport-related uses.

A motion was made to accept Staff recommendation. MOVED BY HADLEY, SECONDED BY SHEARER. COMMISSIONERS CONCUR. MOTION CARRIED.

### **Highlands Sub-Area Plan Discussion**

#### **STAFF PRESENTATION**

Rebecca presented the Commission with the latest version of the Land Use Concept, Phase One map and the revised Concept C2 Capacity chart with population and estimated pupil projections. She explained that Staff will be working on other phases of writing the plan. Staff will use the information presented tonight to write a scope of work for a transportation consultant to analyze traffic impacts that would be created under the Phase I development, which for the purpose of this study, will occur over a 10-year period.

There are currently 607 dwelling units within Phase I. Environmental Review has been done on the existing units and the capacity represented by the existing zoning within this area. When an analysis is done on the change in zoning, Staff does it based on the capacity methodology that is based on buildable lands. Looking at the new Concept C2, Phase I, Staff will create a reasonable projection of what might occur under that land use and compare that to what would occur under the existing zoning.

Commissioner Giometti asked for clarification about what the transportation consultant would study. Rebecca explained that he would compare what Staff has in the capacity model versus what would be proposed for the change with the Highlands plan.

Commissioner Giometti asked if the new study would be lower than what is allowed currently. Rebecca explained that a high threshold would be created for this study. The table presented is the maximum threshold analysis.

Commissioner Giometti asked how far around the Phase I area would consist of the traffic study area. Rebecca said that the scope of work has not been made yet. Commissioner Giometti suggested that the traffic study area include the intersection of I-405. Commissioner Bonner added that the connection to Coal Creek Parkway be looked at in the study as well.

Rebecca explained that the Land Use Concept C2, Phase I map is the version of Phase I that Staff will write the policy plan to describe. She hopes to have policy drafts before the next discussion of the Highlands at the Planning Commission. In addition to land use, the policy will also address housing, transition of housing, the City's goals for affordable housing, environmental issues, low impact development, drainage, and transportation.

Commissioner Giometti asked when this would be ready. Rebecca hopes to have this policy available in March for public review. Commissioner Giometti also asked how long the Planning Commission will have to work on the subarea plan. Rebecca explained that Council would like to see the plan before the moratorium expires in May. Continuing, Rebecca added that March 15 is a tentative date for a Highlands Open House and March 22 for a public hearing. In order to have this done, a draft needs to be done for public to start review and comment on. There is a requirement to send this draft to the State for GMA compliance review by March 1, for a 60-day review and be able to present it to Council in May.

Rebecca asked the Commission for any comments or change on the Land Use map. Rebecca went over the changes from the last Land Use Concept map that was presented to the Commission. Cottage housing was added north of the Housing Authority project and includes the area that is currently zoned

R-10. Rebecca explained that most cottage housing is put on a single-family zone as an overlay. Cottage housing will not have its own zoning, but will have a specification within either the new zoning that will be created or within the R-8 zone to allow the cottage development to occur. Another scenario is using the Center Village zone with suffixes that will allow cottage housing.

Commissioner Giometti asked for clarification about the "Retail and/or Services less than 10,000 sq ft" and the "Retail and/or Services" land use types. Rebecca said that there will be no big box retail in this area. Big box retail is defined as 75,000 square feet or more. The "Retail and/or Services" use shown on the map are for retail 10,000 to 75,000 square feet.

Commissioner Osborn asked what is currently located in the proposed Cottage Housing area. Rebecca said that it is the Housing Authority Senior Housing and explained that the Housing Authority Staff has indicated that they may be interested in additional cottage development in that area.

Continuing, Rebecca explained the other changes that were made. Park space was added at Harrington Ave and NE 10<sup>th</sup> Street. This provides for a connection of greenspace throughout the area. The road right-of-way near that location is shown as "Areawide Shopping with Housing Above." With this concept, the existing right-of-way would be vacated and returned to the adjoining property owners and be available for development.

Commissioner Taylor asked about the estimated number of pupils, what other schools are in the area, and which they would attend. Rebecca said that she met with Dr. Fantasia of the School District, who works with the annual school attendance projection. She has sent Dr. Fantasia this chart and has spoken with the School District about these numbers. They have said that they are aware that there are significant issues about where students would go, but the School District has capacity district-wide. These numbers do not significantly change the capacity picture for them.

The factor used to calculate the estimated pupils are district wide factors that were published in the City's Environmental Impact Statement in 1993. The School District has not revised these factors. These are also the same factors used when subdivisions come into the City. The factors are as follows: Elementary, 0.276 per unit; Middle, 0.079 per unit; and High, 0.070 per unit.

Commissioner Shearer asked about the cottage housing and how many units were allowed per acre. Rebecca explained that the table shows 80% of the maximum allowed. In this case, 15 units are allowed but 12 is being used for this study.

Commissioner Giometti asked why Staff would add park space in a developed area. Rebecca explained that the City would need to provide park services to the population of the area. These adopted standards are in the Parks Element of the Comprehensive Plan.

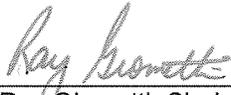
Commissioner Giometti asked for clarification about homes that are non-conforming. He gave an example of a home that has burned down and needed to be re-built. Commissioner Giometti asked if the homeowner would be able to rebuild his home or would need to move. Rebecca explained that this is an exception in the non-conforming use rules. If a house burns, a homeowner can replace what was there but not expand.

The meeting recessed at 7:27 PM and reconvened at 7:33 PM.

#### **AUDIENCE COMMENT**

Howard McOmber, 475 Olympia Ave NE, Renton, WA 98056: Mr. McOmber referenced the letter that was presented to the Planning Commission from the Highlands Community Association. He said that they represent the people that live in the area. He feels that the proposal presented tonight is extreme. He would like to be able to continue to improve his property and not become non-conforming. There is nothing prepared for affordable housing for people that are on the lower edge of the economic group to live. He feels that this proposal will not allow for this to happen. Mr. McOmber also feels that the costs for the redevelopment is too high and does not make sense. He feels that other options to fix properties should be used. The concept presented is not market driven and needs to be re-evaluated.

8. DELIBERATION/RECOMMENDATION: See above motion regarding Airport zoning.
9. COMMISSIONER COMMENTS: The next Planning Commission meeting will be on March 1, 2006.
10. ADJOURNMENT: The Meeting was adjourned at 7:44 PM

 3/15/2006  
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Ray Giometti, Chair

  
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Nancy Osborn, Secretary