

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 5135

**AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, ADOPTING THE SHORELINE AND CRITICAL AREAS POLICY AMENDMENTS TO THE CITY'S 1995 COMPREHENSIVE PLAN, MAPS AND DATA IN CONJUNCTION THEREWITH.**

**WHEREAS**, the City Council of the City of Renton has heretofore adopted and filed a "Comprehensive Plan" and the City Council of Renton has implemented and amended said "Comprehensive Plan" from time to time, together with the adoption of various codes, reports and records; and

**WHEREAS**, the Planning Commission has heretofore recommended to the City Council, from time to time, certain amendments to the City's "Comprehensive Plan;" and

**WHEREAS**, the City of Renton, pursuant to the Washington State Growth Management Act, has been required to integrate Shoreline Management policies into its "Comprehensive Plan;" and

**WHEREAS**, the proposed revisions to the Environment Element and specific policies in the Land Use Element are needed for policy consistency in guiding implementation of the Shoreline Master Program; and

**WHEREAS**, RCW 90.58.020 requires the City to consider shoreline use priorities; and

**WHEREAS**, the City considered policy amendments as described in the "Proposed Renton Comprehensive Plan and Shoreline Master Program Policy Amendments" prepared by Jones & Stokes, January 26, 2005, on behalf of the City; and

**WHEREAS**, the City considered appropriate amendments to the Shoreline Use Environments Map for the Black River and Cedar River to address Shoreline Master Program text/map conflicts and further considered amendments for an unclassified annexed area in order

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to make the Shoreline Master Program consistent with environmental limitations and existing uses as described in the “Proposed Renton Shoreline Master Program Use Environment Amendments,” prepared by Jones & Stokes, dated March 8, 2004, on behalf of the City; and

**WHEREAS**, the City’s protection of shorelines and critical areas is multifaceted and includes City ownership of environmentally sensitive sites, regional collaboration, City capital improvement programming that involves habitat restoration, as well as shoreline and critical area policies and regulations; and

**WHEREAS**, the City conducted early agency review with the State of Washington Department of Ecology Early State Agency Review with a meeting on March 23, 2004, which resulted in receipt by the City of State comments in May 2004, and responses by the City to comments in July 2004; and

**WHEREAS**, the City notified State and local governments and tribal agencies and parties of record of the work program through a notice of application and SEPA determination; and

**WHEREAS**, the City issued a SEPA Determination of Nonsignificance in August 2004, which Determination was timely appealed and was upheld on appeal by the City’s Hearing Examiner on December 16, 2004; and

**WHEREAS**, the City held periodic public meetings with the Planning Commission between Spring 2003 and Spring 2005 and City Council Planning and Development Committee between Spring 2004 and Spring 2005, as well as televised workshop sessions with the Council Committee of the Whole between January 2004 and September 2004; and

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**WHEREAS**, the City conducted a public open house on July 27, 2004, a focus of which was the proposed stream/lake/shoreline policy and regulation amendments, and a workshop with Seattle/King County Master Builders and neighboring jurisdictions on August 16, 2004; and

**WHEREAS**, the City has provided opportunity for the public to comment on the review and suggest needed revisions of the plan and regulations, and held public hearings March 2, 2005, and March 21, 2005, on this matter; and

**WHEREAS**, the City considered and responded to government agency and public comments as compiled and documented in “Responses to Planning Commission Hearing Comments: Renton Best Available Science Critical Areas Regulations and Shoreline Master Program GMA Integration” dated March 9, 2005 and “Updated Responses to City Council Hearing Comments Renton Best Available Science Critical Areas Regulations and Shoreline Master Program GMA Integration” dated March 31, 2005, both prepared on behalf of the City; and

**WHEREAS**, the Planning Commission has made certain findings and recommendations to the City Council, including implementing policies; and

**WHEREAS**, the City Council has determined after due consideration of the testimony and evidence before it that it is advisable and appropriate to amend and modify the City’s “Comprehensive Plan;” and

**WHEREAS**, such modification and integration of the Shoreline Master Program into the Comprehensive Plan is in the best interest of the public; and

**WHEREAS**, the City will consider comprehensive Shoreline Master Program amendments in a subsequent work program to comply with Shoreline Management Guidelines in accordance with the timelines included in the State law;

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**NOW, THEREFORE,** THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DOES ORDAIN AS FOLLOWS:

**SECTION I.** The above findings are true and correct in all respects. This ordinance is also supported by the following conclusions based on the adopted findings:

- 1) The City followed its established public participation program;
- 2) Revisions are needed to the Comprehensive Plan;
- 3) The City has conducted its seven-year update requirement under RCW 36.70A.130 for all portions of the Comprehensive Plan by completing the portions of the work program needed to implement the Critical Areas, Shorelines and Best Available Science review;
- 4) All policies within these Elements were reviewed and those policies that remained without amendment are found to be in compliance with the Growth Management Act, as amended, and the Shoreline Management Act;
- 5) All modified and revised Elements of the Comprehensive Plan are internally consistent and provide sufficient capacity of land at urban densities and sufficient levels of service to comply with Countywide Planning Policies and the 20 year population forecast from the Office of Financial Management and comply with the Growth Management Act as amended;
- 6) Consistent with the City Council Planning and Development Committee Report of April 11, 2005, and the City's Comprehensive Plan Amendment procedures, as well as Growth Management Act requirements, the *non*-Shoreline Master Program policy amendments as described in the memo "Proposed Renton Comprehensive Plan and Shoreline Master Program Policy Amendments," Jones & Stokes, January 26, 2005" will be deferred for processing to the City's 2005 Comprehensive Plan Amendment review cycle later this year; and

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7) The amendments to the Shoreline Master Program in this Ordinance are intended to integrate Shoreline Master Program Goals and Policies into the City Comprehensive Plan and to address use priorities of RCW 90.58.020. The City will consider *comprehensive* Shoreline Master Program amendments in a subsequent work program to comply with Shoreline Management Guidelines in accordance with the timelines included in the State law.

**SECTION II.** The “Comprehensive Plan,” maps, data and reports in support of the “Comprehensive Plan” are hereby modified, amended and adopted to include the amendments to the following elements: Comprehensive Plan Land Use Element, Environmental Element, and the Glossary as shown on the attached Exhibits A, B, and C incorporated herein as if fully set forth.

**SECTION III.** The Economic Development, Neighborhoods and Strategic Planning Administrator is hereby authorized and directed to make the necessary changes on said City’s “Comprehensive Plan” to evidence the aforementioned amendments, and to prepare a submittal package to the State of Washington Department of Ecology who will have approval authority regarding Shoreline Master Program Amendments.

**SECTION IV.** The City Clerk is authorized and directed to file this ordinance as provided by law, and keep a complete copy of said document on file with the City Clerk’s office.

**SECTION V.** This ordinance shall be effective upon its passage, approval and five days after publication, and after approval by the State of Washington Department of Ecology as consistent with State Shoreline laws and rules.

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PASSED BY THE CITY COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Bonnie I. Walton, City Clerk

APPROVED BY THE MAYOR this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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Kathy Keolker-Wheeler, Mayor

Approved as to form:

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Lawrence J. Warren, City Attorney

Date of Publication: \_\_\_\_\_

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