



## RENTON PLANNING COMMISSION

### Meeting Minutes

April 12, 2006  
6:00 PM

City Municipal Building  
Council Chambers

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

Planning Commissioners Absent: None

City Staff Present: Alex Pietch, EDNSP Administrator; Rebecca Lind, Planning Manager; Erika Conkling, Associate Planner

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1. CALL TO ORDER: Commissioner Giometti opened the meeting at 6:00 PM
2. ROLL CALL: Commissioner Osborn called roll; Commissioner Hadley arrived at 6:03 PM
3. APPROVAL OF MINUTES: There were no Minutes available for approval.
4. CORRESPONDENCE RECEIVED: Letter from Terence Agnew regarding his support to the Highlands Rezone; Letter from Greg Fawcett regarding his opposition to the Highlands Rezone; Letter from Dave Nguyen and Kim Phan regarding their support to the Highlands Rezone; Email from Shawn Malowney regarding his support to the Highlands Rezone
5. AUDIENCE COMMENTS: None
6. COMMISSIONER COMMENTS: None
7. POLICY/CODE STUDY SESSION:

**PUBLIC HEARING: Highlands Subarea - Proposed Rezones and Zoning Text Amendments**  
**STAFF PRESENTATION**

Alex explained that tonight's meeting is to discuss specific rezoning and zoning text amendments that are being proposed in the Highlands Subarea. He also clarified that community renewal, eminent domain, and other issues will not be discussed tonight. The area in the Highlands Subarea has been in a state of gradual decline and many properties in that area are deteriorating and action is needed. Tools such as rezoning and text amendments that are being proposed tonight are the first step in the process that will allow property owners to improve their properties and make investments to improve this area of the Highlands.

Commissioner Giometti opened the Public Hearing at 6:07 PM.

Erika gave a presentation summarizing the changes that are being proposed in the zoning text and map amendments. Staff is proposing two new zones in the Center Village land use designation. The first is a Center Village-Core zone (CV-C), and the second is Center Village-Residential (CV-R).

The Center Village-Core zone is located along Sunset Blvd. The proposed land use is commercial, mixed use, and multi-family. This is the heart of the Center Village. The transit hub, commercial center, employment opportunities, neighborhood services, and open space and recreation are located here. This is the highest density of the Center Village and only allows the highest density with the provision of affordable housing. As a base, the density in the Center Village-Core is planned to be between 20 and 60 units per acre, and up to 80 units per acre with the provision of affordable housing.

The Center Village-Residential zone is located around the Core. This is the residential base that supports the services and employment area of the Core. The proposed land use is cottage and townhouse. The base density would be in the medium range of 10 to 14 units per acre. However, a bonus density allows the provision of up to 80 units per acre if affordable housing is provided. There are also pedestrian connections to the Core.

Erika explained the standards for Cottage Housing. Cottage housing is limited in size to a maximum floor area of 1200 square feet and a building footprint of 800 square feet. Units are organized around a common area or courtyard. Parking is shared and not unit related. Because the Highlands is the only area where cottage housing would be allowed, the Highlands would be a demonstration area, and perhaps add to other zones at a later time. The proposed standards are based on extensive research on other jurisdictions.

The Center Village-Flex Bonus District requires minimum consolidation of one acre of property and requires a provision of affordable housing, which is 2 units per acre. Participation in the Bonus District requires a master plan. This allows use of a Planned Urban Development (PUD) to modify development standards, allows densities up to 80 units per acre, and allows additional uses, such as single family, flats, and accessory dwelling units.

Staff has made a number of small changes in the Master Plan to accommodate the consideration of adopted subarea plans, or the Highlands in particular. The changes require a City Council Hearing for master plan approval of projects in the Highlands and set criteria specific to the Highlands subarea.

Staff is also proposing changes to the PUD regulations. The submittal requirements were never updated with the rest of the PUD ordinance. These changes only allow PUDs in the Flex District in the CV-R zone and allow superior compliance with the Comprehensive Plan as a public benefit.

An amendment to the R-10 zone prohibits detached and semi-attached units in the R-10 zone and requires design guidelines in the Highlands Subarea. This means that areas that are already changing to the CV-R land use and areas that would remain R-10, existing single family units and duplex units would be considered non-conforming uses.

Erika explained what can and can't be done in non-conforming uses. A second story cannot be added and any additions that increase the building footprint could not be made. However, re-wiring, re-roofing, regular maintenance, landscaping, interior remodeling, and updating the unit could be made. Rebuilding with the new use can be made as well.

Design Guidelines are also being proposed. Design Guidelines are in place in the Urban Center and apply in both the Urban Center and Urban Center-North and the South Renton neighborhood. Small modifications have been made to these guidelines and made them applicable to the Highlands Subarea. District D is the entire CV-C area of the Highlands, and District E is the CV-R area and other residential area designations in the Highlands Subarea.

Erika presented maps showing which areas are being changed. Areas along Sunset Blvd which are Residential Multi-Family (RMF), primarily Sunset Terrace and the Housing Authority properties, are being rezoned from RMF to CV-C. An area south of Sunset is being rezoned from Commercial Neighborhood (CN) to CV-C. An area along 12<sup>th</sup>, the Highlands Library, is being rezoned from R-10 to CV-C. An area along Glennwood and Harrington is being rezoned from RMF to CV-R. The area in the north part of the Subarea is being rezoned from R-10 to CV-R. A small area along 13<sup>th</sup>, which is currently a residential use, is being rezoned from CV to CV-R.

### **AUDIENCE COMMENT**

Julia Franz, 1721 Harrington Ave NE, Renton, WA 98056: Ms. Franz purchased her home in 1997 because of its appearance and location. Since she's lived there, she has seen improvements and feels that that the rezoning will change the area and the reasons she's purchased her home. Ms. Franz feels that the threat of using eminent domain is not fair and not the intended use of that law.

Pat Sado, 9902 126<sup>th</sup> Ave SE, Renton, WA 98056: Ms. Sado grew up in the Highlands and her mother has lived in the area since 1950. A lot of work has been put into her mother's home and she does not want to move. Ms. Sado feels that senior citizens should be taken into consideration and doesn't feel that anyone would be able to purchase a home that is comparable to what they are living in now.

Inez Petersen, 3306 Lake Washington Blvd N #3, Renton, WA 98056: Ms. Petersen is the Secretary for the Highlands Community Association and shared with the Commission a letter from Mayor Keolker saying that tonight's meeting is about the rezoning, and that there would be time later to draft community renewal and plenty of opportunity for citizens to speak. Ms. Petersen also shared with the Commission pictures of homes in the Highlands, showing remodeled homes, sidewalks, and backyards. She asked that when the rezoning is made, that provisions be removed that make any home non-conforming. Ms. Petersen said that the Highlands Community Association would work with the City to help the duplex owners upgrade their property.

Ruthie Larson, 714 High Ave S, Renton, WA 98055: Ms. Larson feels that the City may have the horse before the cart, and that the humanity of what's going to be done is lacking. She feels that people are afraid that they are going to lose their homes. Ms. Larson feels that this needs to be addressed to the people and that affordable housing needs to be defined.

Sheila VanOrnam, 1916 Harrington Cir NE, Renton, WA 98056: Ms. VanOrnam owns property in the Highlands and has family members living there. She has plans to remodel her property and is not sure she wants to proceed. She feels that this is a big investment and that many children in the neighborhood will not have the neighborhood enjoyment that they enjoy now.

Jerri Broeffle, 850 Monroe Ave NE, Renton, WA 98056: Ms. Broeffle's family has been on the same property in the Highlands since 1924. She has watched her property be rezoned from R-2 to R-8, and her property taxes have gone up. She feels that this will also happen to other properties after this rezone. Ms. Broeffle does not feel that crime is running rampant in the Highlands. She has seen crime decrease since the late 1960s and feels that higher densities will increase the crime. Ms. Broeffle said that the residents want open space, where their kids can play, and can have a garden. She is opposed to increasing the area to an R-10 zone. The Highlands has the most rental units between Kent and Auburn and feels that this proposal would destroy that. Ms. Broeffle is opposed to losing diversity.

Howard McOmber, 475 Olympia Ave NE, Renton, WA 98056: Mr. McOmber feels that this major change is an extreme makeover. The problems that exist is not in sync with the solution. The solutions are too severe. Mr. McOmber feels that this is the wrong answer and that they can clean up their own community with the City's support. He is opposed to non-conforming uses and suggests that all the uses remain conforming.

John Visser, 19404 102<sup>nd</sup> Ave SE, Renton, WA 98055: Mr. Visser owns a property on Glennwood Ave. The Highlands is an area that has improved quite a bit over the last year. He said that housing in the area is good and not in poor condition. Mr. Visser said to leave the area as is and to improve it. He also feels that the duplexes should be purchased at a fair market price.

Steve Stout, 1155 Glennwood Ave, Renton, WA 98056: Mr. Stout is in agreement with all the comments that have been made. He feels that the real risk is upgrading to 80 units per acre, which will create high density units and encourage large developers to come in and redevelop. Mr. Stout feels that this rezone will affect the value of their homes and make it difficult for them to do with the property as they please.

Theresa Elmer, 3101 NE 13<sup>th</sup> St, Renton, WA 98056: Ms. Elmer is currently on a property that is zoned Commercial. She has managed this property for over 10 years and thoroughly screens all potential tenants. Ms. Elmer attended a Crime Resistant Multi Housing Program, offered by the Police Department, where minimum landscaping was addressed to prevent crime. She was shocked to find that minimum landscaping was a negative mark in her building rating. Ms. Elmer stated that new buildings do not create affordable rents. The proposed plan will increase traffic and crime in the area. The non-conforming use has a negative connotation and doesn't make the residents feel as if they are part of a community.

Alex explained that Ms. Elmer's property is currently legal non-conforming. This is an example of how legal non-conforming uses can exist under new zoning. This rezone would make Ms. Elmer's property conforming.

Tom Fields, P. O. Box 641, Renton, WA 98056: Mr. Fields owns a property outside of the rezone area. He feels that development is a good thing but is more difficult to market. His property is located next to commercial and has had people camping on his property. Police have been very active in keeping the area clean. Mr. Fields suggested considering the marketability of what the City is looking for. Too much of how great redevelopment might look may prohibit landowners from maximizing their value. He feels that the Highlands is a great area that needs something to improve it, and feels that this is a semi-good thing, but would like to get more specifics about how it is going to be marketed. Mr. Fields supports higher density.

Phyllis Besaw, 1530 Index Ave NE, Renton, WA 98056: Ms. Besaw said that her property on Index Ave has been rated poor and feels that it is not accurate. The previous owner spent over \$20,000 on a remodel of the front unit. Since she has purchased this home in 1997, Ms. Besaw has spent money also on remodeling. She is puzzled and feels that the Planning Commission and the City is determined to not be responsive that her property is in good condition. Ms. Besaw would like to know how to get her home ranked correctly so that decisions are not being made on inaccurate information.

Alex explained that the property ranking was done as early research for the Subarea Plan and the potential redevelopment initiative that the City is contemplating and this rezone is a part. A City staff person and an intern did a windshield survey of all properties in the study area and made notes about the existing conditions. Alex said that these ratings were never adopted by the City Council and have not been shared with the Commission because it was used only for Staff to get an understanding of what the conditions in the area were and to see if there were any correlations between property conditions and different factors, such as owner-occupancy, criminal activity, code enforcement complaints, and calls for emergency services. Staff did find that where there were low instances of owner-occupancy and absentee landlords, there were higher instances of properties that were in disrepair and criminal activity.

Commissioner Bonner asked if the ratings were done in the Downtown area when the rezones were made. Rebecca explained that the ratings are not related to the rezoning. Commissioner Bonner invited the audience to drive around the Downtown area to look at the older buildings. It has been 13 years since the City has done the rezoning of the Downtown area and that there are a lot of citizens that still own their property. Commissioner Bonner does not feel that the City will take a person's home away for redevelopment.

Commissioner Osborn said that since these ratings were made as a preliminary study, she asked for clarification about how members of the community have seen preliminary non-vital information. Alex said that this information was shared with a community member who asked for them under an Open Records Request and was distributed to individual property owners by the Highlands Community Association. Commissioner Osborn thanked Alex for the information and said that in the planning process, thinking about how to make a determination of what might happen in the future, information that was presented to the Commission by Ms. Besaw is confusing because a professional uses that information differently than people who are making a point for their position.

Continuing, Ms. Besaw doesn't understand how the City could do an overall assessment of the neighborhood and have no interest that the assessment was incorrect. Alex explained that Ms. Besaw's

individual property will not be revisited. The zoning recommendation is built on a variety of factors and that the initial research was one piece of the puzzle that went into the recommendation that is before the Commission.

Commissioner Giometti explained to the audience that a decision has not been made and that the Commission is here tonight to get information and different views which will be passed on to the City Council who will be making the final decision.

Jennifer Hawton, 1308 Harrington Ave NE, Renton, WA 98056: Ms. Hawton said that most people are scared and said that a lot of the information shared with the community is overwhelming and confusing. She asked what the recourse was if the neighborhood is determined to be essential to redevelopment. Ms. Hawton does see where the vision is, that the City is trying to create a better community in the Highlands. She said that she was not here to protect her investment, but to protect her home. Ms. Hawton has had an allergy attack and has called for emergency services. She does not feel that a property should not be penalized for calling for an ambulance. Ms. Hawton feels that she and her husband are the type of people the City is trying to attract with this redevelopment - young, make quite a bit of money, and what people would call attractive tenants, but is being scared away by the redevelopment and doesn't feel that this is necessarily the right approach.

Bonnie Lewis, 1520 Harrington Ave NE, Renton, WA 98056: Ms. Lewis said that this is the first year her taxes have gone down and that when the improvement went down, the land remained the same. She believes that a decision has already been made on redevelopment. Ms. Lewis asked if the rezoning will take place before or after the City takes over.

Alex explained that the City will not take over. Staff is proposing that the Commission make a recommendation to approve the zoning package that is put in place and that the City Council adopt it. Alex said that this is the only thing before the Council. If there were to be implementation strategies utilized in the future, the zoning package would be in place and property owners would benefit from the property value increase that would come with the slight upzone that is being proposed.

Commissioner Bonner again used the Downtown area as an example, saying that it is difficult to find a property with CD zoning under \$400,000. The same property in North or South Renton is about \$300,000 and expressed the importance of zoning in real estate values.

Pam Curley, 1225 Kirkland Ave, Renton, WA 98056: Ms. Curley was raised in Bellevue and Issaquah. She has two duplexes that are up to code and resents someone telling her that she needs to sell her home.

Brett Hawton, 1308 Harrington Ave NE, Renton, WA 98056: Mr. Hawton said that when the intern did a drive-by, his home was 5 years old and was ranked below a 60 year old duplex next to him. He would like to know if this zoning is to increase safety and remove blight or to get more people in and promote more retail and business. Mr. Hawton doesn't feel that you need more people to promote safety. Many people buy homes to have yards and don't want to share it with neighbors. Increased population will create more traffic in a school area. Alleys cut into people's yards and will create more noise with traffic and create a place for things to accumulate. Mr. Hawton feels that being non-conforming is important to him because he wants to be able to expand and that it will have an impact on his property value.

Raymona Baldwin, 1150 Sunset Blvd NE #218, Renton, WA 98056: Ms. Baldwin bought a multi-family property in the Highlands in 2003. She bought this property because it was affordable and feels that the Highlands is unique with its location being close to Seattle and the Eastside. Ms. Baldwin has worked in Renton for 6 years and has lived in Renton for 3 years. Ms. Baldwin would like to see improvements in the neighborhood. She has seen what has happened Downtown and feels that this is a good thing. She can walk Downtown after dark, but cannot do so in the Highlands. Redevelopment needs to be done carefully with an eye towards all residents needs. She feels that mixed use is a good idea and does not support eminent domain.

Donovan Boyd, 2901 NE 8<sup>th</sup> Pl, Renton, WA 98056: Mr. Boyd lives in District E where there are no World War II duplexes. He has had his property surveyed and has lived there for 15 years. Mr. Boyd has R-8 zoning and feels that if he is rezoned R-10 he will be non-conforming. The rezone will accelerate the removal of duplexes and will impact people.

Rebecca said that the corrected map for the areas affected by the design guidelines did not get copied with the proposed hearing draft that was handed out. The map was amended after the Planning Commission briefing on the Design Guidelines two meetings ago to exclude the currently zoned R-8 areas. The amended maps will be distributed before deliberation at the next meeting.

Dr. Greg Fawcett, 1222 Kirkland Ave NE, Renton, WA 98056: Dr. Fawcett owns a duplex and purchased it 4 years ago. It currently has commercial zoning and wants Staff to reconsider to keep the property at its existing commercial zoning. Commercial zoning would allow flexibility to keep it the existing residential or redevelop the property with commercial below and residential above, if an opportunity presented itself. He is opposed to down zoning to CV-R.

Alex explained that Dr. Fawcett is currently in the CV zone and the proposal is to rezone his property to CV-R. Staff is not opposed to making his property CV-C, and said that the Commission can make that recommendation.

The meeting recessed at 7:35 PM and reconvened at 7:43 PM.

Sandel DeMastus, 1137 Harrington Ave NE, Renton, WA 98056: Ms. DeMastus is the Vice President of the Highlands Community Association and Chair of the Commission on Diversity. She is very concerned about what is going on in the Highlands. There are a lot of older people that are scared about what will happen to their homes. The rezoning with higher density will cause crime to rise and feels that there is not enough police staff. Ms. DeMastus stated that her home has been re-gutted and the owner has put thousands of dollars into it. She is very concerned about the elderly and disabled in this area.

Gene Garot, P.O. Box 5001, Kent, WA 98064: Mr. Garot asked what the rezone was in the Downtown area. Rebecca said that the Downtown was rezoned in 1993 from the old Business 1 (B1) zone to CD zone, has been implemented over a long period of time, and allows 100 dwelling units per acre with a bonus to 150. Single-family is not allowed as a use. Mr. Garot asked if the remaining uses were non-conforming. Rebecca said that there are many non-conforming uses throughout the Downtown.

Continuing, Mr. Garot asked if any Planning Commissioners live or own property in the Highlands. Rebecca said that when the Commission is considering an issue of this type, if a Commissioner did own property in the area, they would be asked to step down and not participate in the discussion. In this case, there are no Commissioners that own property in that area.

Mr. Garot has owned property in the Highlands for over 30 years and have numerous duplexes. They are all in good condition and have great tenants. Mr. Garot and his wife purchased these duplexes with an idea that the income would be their retirement. He is concerned that if his properties are non-conforming, he would not be able to get a fair price for them when he wants to sell. Mr. Garot asked the Commission to put themselves in his shoes and asked if this was something that they desired for something that they owned. He said that more people would make the area more dangerous and feels that this redevelopment is being done for the benefit of the business people in the area and not the people that live there.

Richard Cook, 9624 Coal Creek Pkwy SE, Renton, WA 98056: Mr. Cook represents his mother-in-law who lives in the Highlands who has lived in the same house for 50 years. He is concerned about her welfare and the affect of this zoning ordinance. Mr. Cook talked about the transportation issue that was addressed in the FAQs that were distributed, where the traffic situation was examined and little impact was noted. He feels that the Highlands is overly congested and needs relief. Mr. Cook asked the Commission and Staff to consider opening up the corridor known as "Devil's Elbow" to give some relief in that area. Parking in the Highlands should also be considered. Mr. Cook had a vision for Renton - a big park and ride with restaurants and shops.

Inez Petersen, speaking for Tsiuri Gelashvili, 1518 Jefferson Ave NE, Renton, WA 98056: Ms. Gelashvili lives in a single-family home and her family is close by. She purchased her home because of the big yard and has made many improvements. She has had no problems with her neighbors and asked if being non-conforming would reduce her property value. Ms. Gelashvili feels that making condos on her property is a bad idea.

Eric VanBuren, 1204 Pierce Pl NE, Renton, WA 98056: Mr. VanBuren owns a number of duplexes in both Districts D and E. He is very concerned about the change from R-10 to R-14. He feels that this would decrease property value by approximately 13%. Mr. VanBuren has been approached by developers who want to buy his property to put a single family house there. He has resisted because of the promise of an upzone. As each unit became empty, Mr. VanBuren has fixed up the insides. However, he has stopped fixing up the units because he does not want to spend time and money on his property if the City plans to use eminent domain.

Cristin Mandaville, 6035 SE 2<sup>nd</sup> Ct, Renton, WA 98059: Ms. Mandaville said that her main concern is that some of the design guidelines and zoning text changes, as written, are too specific too early in the planning process that might wind up delaying some of the types of things that the City is targeting and trying to see happen. She said that there were specific spots in the language changes that are too restrictive and makes it challenging for folks who are interested in getting started to get there.

Bob Gevers, 900 Kirkland Ave NE, Renton, WA 98056: Mr. Gevers has lived in the Highlands since 1961. He has been following the redevelopment since June 2001, when Alex Pietsch came on board. The concept then is different from what is seen now. There was a survey sent asking what the residents wanted and Mr. Gevers hopes that this still exists. He believes that now it's the revenue enhancement program, with very little consideration on the effect of residents in the Highlands. Mr. Gevers asked the Commission to ask the Council if this is something that the people in the Highlands want. The people were taken into consideration for the zoning in place now, where it wouldn't affect residents too much. The residents want a better Highlands, but no one is happy with the way the City is going about the concepts. In the past, there has been discussion about road and infrastructure improvements, however, Mr. Gevers has not seen any talk about this will affect the roads or overhead electrical wires.

Bruce Loney, 16970 NE 100<sup>th</sup> St, Redmond, WA 98052: Mr. Loney bought a duplex in the Highlands 4 or 5 years ago, seeing the opportunity in the area. He is a landlord, but not an absentee landlord. Mr. Loney has spent a lot of time fixing up his property. He asked how, as a property owner, he would be able to participate in the redevelopment. Mr. Loney also asked if a six-plex would be able to be built where a duplex is and if he would be able to invest in that.

Alex said that this rezone would allow redevelopment to occur at a higher density and a property owner is given the opportunity to sell or redevelop.

Mr. Loney asked if this would still be possible after the City uses eminent domain. Alex explained that the City has not said that it would use eminent domain. If eminent domain is used, it would only be used as a last resort after all other tools to stimulate redevelopment have been exhausted.

Commissioner Giometti thanked the audience for their comments. Rebecca said that the City Council will have a Public Hearing on April 17, 2006 where the public is welcome to attend and give testimony. The Planning Commission will deliberate and make a recommendation on April 19, 2006. The Planning and Development Committee will take up the issue on April 20, 2006. Depending on whether the Council is ready to move forward on the zoning package, an ordinance may be presented to Council for first reading as early as April 23, 2006.

8. DELIBERATION/RECOMMENDATION: None
9. COMMISSIONER COMMENTS: Commissioner Shearer asked Staff to look at homeowners insurance costs and if there would be an increase if a property was rezoned and became non-conforming.

Commissioner Taylor also asked about homeowners insurance and if the financial consequences of non-conforming use, homeowners insurance or lending, have been looked at.

Commissioner Bonner said that he has homeowners insurance and owns a home in non-conforming use. He wishes he could expand his home, but is looking at the future and sees great opportunities for himself and family to be able to develop something in the future. Homeowners insurance was not a problem for him and his mortgage was fine as well.

Alex said that Staff will look into that for the Commission and have it available for the next meeting.

Commissioner Taylor said that a lender looks at whether a property can be rebuilt to its original use. Alex said that a property owner would be able to do that under non-conforming use. Commissioner Bonner said that a property owner is able to get additional coverage in case of a fire. Erika said that after a fire or earthquake, a property owner can rebuild to the same footprint that was existing within two years of the fire. If the two years is exceeded, a property must rebuild at a conforming use. A property may also rebuild at conforming use and expand what was existing.

Commissioner Shearer asked if property values would decrease or increase in an upzone. He would be interested to speak to a realtor that doesn't represent anyone in the area to talk about where this has happened in other areas and its affect on the property values.

Alex said that Staff has looked at changes in assessments in the past year. On average, in the 2006 year, the County Assessor has lowered the assessed value of existing homes in the study area by about \$14,000 a year and increased the land value by about \$6,000.

Commissioner Osborn asked for clarification about having only two affordable housing units per acre. Alex explained that the two affordable housing units per acre is one of the criteria for which someone can qualify for the bonus district. The City presumes that the vast majority of the housing in the affected area of the rezone is affordable because of the existing conditions. As conditions improve, that affordability will not be preserved. With this two unit per acre is a way to ensure that this affordable housing is protected. There are housing affordability targets established in the City's Comprehensive Plan. The maximum capacity of the proposed zoning would result in a total of 1540 units. The goal of the policy is to have 670 units be affordable.

Commissioner Cho said that as a Commissioner, he's thinking of all residents- past, present, and future, and encouraged the audience to visit the City's website, get information about the Highlands, and attend the City Council meeting.

Commissioner Taylor thanked the audience for coming and showing their interest in wanting to be part of the process. He also reminded the audience that no decision has been made and encouraged everyone to continue with the process and attend the City Council meeting.

Commissioner Bonner said that this is a great opportunity to be part of something and start developing. He does not believe that being in non-conforming use will affect real estate prices and gave an example of a home in non-conforming use that was sold in two weeks for the asking price. Renton is about the future and feels that the older generation has contributed to Renton's innovative and industrious neighborhood. Commissioner Bonner sees the Highlands as an area for new growth and change that will make the Highlands a notable area.

Commissioner Osborn said that it will take time to make a difference in the lives of the older residents in the Highlands area that may be affected by the proposed zoning changes and appreciates the first-hand accounts of real people with issues and concerns about how the process is going to affect them. She believes that this planning process is not about tomorrow, or next year, but a long-term process for revitalization of an area through rezoning.

Commissioner Bonner asked the audience who would support a downzone of this area, turning their duplex into a single family residence. There were about five people in the audience that would support that.

Motion to keep written record open until 6:00 PM on April 19, 2006. **MOVED BY HADLEY, SECONDED BY TAYLOR. COMMISSIONERS CONCUR. MOTION CARRIED.**

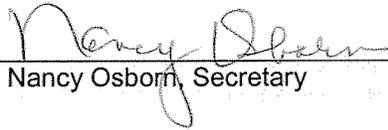
Alex encouraged the audience that didn't speak to take advantage of the opportunity to provide written comments.

10. **ADJOURNMENT:** The Meeting was adjourned at 8:38 PM



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Jimmy Cho, Vice-Chair



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Nancy Osborn, Secretary