



RENTON PLANNING COMMISSION

Meeting Minutes

November 2, 2006
6:00 p.m.

Liberty High School
Commons Area

Planning Commissioners Present: Robert Bonner, Jimmy Cho, Ray Giometti, Nancy Osborn, and Greg Taylor

Planning Commissioners Absent: Jerrilynn Hadley, Joshua Shearer

City Staff Present: Rebecca Lind, Long Range Planning Manager; Don Erickson, Senior Planner; Angie Mathias, Assistant Planner; Judith Subia, Recording Secretary

1. CALL TO ORDER: Commissioner Giometti opened the meeting at 6:11 p.m.
2. ROLL CALL: Commissioner Osborn called roll; Commissioners Hadley and Shearer were absent and excused.
3. CORRESPONDENCE RECEIVED: None
4. COMMISSIONER COMMENTS:
5. WORKSHOP: **Presentation of the East Renton Plateau Citizen Task Force Recommendation**

Commissioner Giometti introduced Task Force Member, Brian Thomas. Brian thanked the Commission for having their meeting in the East Renton community to discuss the rezoning proposal of the Task Force. He hopes to receive comments tonight regarding the Task Force's work on the rezoning.

Rebecca gave a presentation giving some background regarding the Task Force. In late September, the Task Force was set up to advise the City on planning issues coming before the community. To date, the Task Force has met four times, focusing on rezoning for the study area. Tonight's briefing focuses on their preliminary recommendation. The Task Force and Planning Commission will continue to meet regarding this rezoning.

Rebecca presented a map of the Task Force's recommendation and explained that the four zones on the map are R-4, R-1, R-8, and RC. From approximately 184th Ave SE to 171st Ave SE is the R-1 zone and along the ridgeline above SE Jones Rd. There is a block from 128th Ave SE to 132nd Ave SE west of 164th Ave SE to the Urban Growth Boundary is also zoned R-1. The RC zoning is proposed along the ridgeline of SE Jones Rd west of 154th Ave SE. There are large parcels at the west of the study area, associated with homeowners associations that are also zoned RC. The remainder of the area is zoned R-4 to the Renton city limits, with an exception of a 6.15-acre area at the west of the study area that is zoned R-8.

The Task Force made this recommendation by looking at the following issues: community character, existing planning policies of both the City and the County, and environmental constraints. Rebecca presented a map of the area showing the Urban Growth Boundary (UGB). The UGB, under the Growth

Management Act and Regional County Planning Policies, divides the rural area from the urban area. If land is in a rural area, it is constrained from development and has a low density. If land is in an urban area, there is at least a minimum of four dwelling units per net acre unless there are significant environment constraints.

The East Renton PAA is 2,091-acres with an estimated population of 7,287. There is 85.93-acres of parks. Rebecca presented an aerial of the area pointing out major sites such as Liberty High School, SE 128th St, Maplewood Park, Maywood Middle School, and the Renton Fish and Game Club.

King County zoning is in effect and designates most of the East Renton Plateau, Urban Residential, Medium, which allows four to twelve dwelling units per gross acre. The County's planning and zoning allows single-family and multi-family development. It also allows a transfer of density from the rural area to the urban area. The County Plan treats all areas outside cities as candidates for the four to twelve dwelling units per gross acre. It is implemented by R-4 and R-6 zoning in East Renton. The County has a system of bonuses that adds 20 percent of density to each zone.

The Renton Comprehensive Plan focuses its development where the development can occur. In November 2004, the City Council redesignated most of the East Renton Plateau Residential Low Density (RLD). This land use designation allows three zones: Residential 1 (R-1), Residential 4 (R-4), and Resource Conservation (RC).

Rebecca discussed the criterion that was considered by the Task Force to guide them on how to map each zone. The RC zone is a very low density residential zone. It has extensive critical areas or used for agriculture. This zone reduces the amount of development in environmentally sensitive areas such as floodplains, wetlands and streams, aquifers, wildlife habitat, steep slopes and other geological hazardous areas.

The R-1 zone is a residential development of lands characterized by pervasive critical areas. It is suburban estate single-family and allows for small scale farming associated with residential. This zone protects critical areas and is a separation between neighboring jurisdictions.

The R-4 zone is single-family neighborhoods on lands without pervasive environmental constraints. It is served by urban utilities and can include amenity open space. This zone is a transition between rural and higher density residential areas. This zone also allows potential clustering.

The R-8 zone has no adopted criteria. It allows a range of four to eight dwelling units per net acre. It is intended to create opportunities for new single-family residential neighborhoods of high quality that provide a sense of community.

Rebecca explained the difference between King County and Renton zoning. The biggest difference is that the Renton systems works off of net density and King County works off of gross density. In the County, the density is applied to the total acreage of the land. In Renton, critical areas and roads are removed before the density is applied. As a result, King County zoning is 20 percent higher in most cases.

The Task Force looked at constraints that applied in this area. There are pervasive sensitive areas in the area proposed as R-1. There are streams, wetlands, and steep slopes. Additional constraints is the availability of sewer. The Task Force also looked at hydrology and topography in the area.

The next steps include a public hearing before the Council on November 6, 2006. There will be additional Task Force meetings and a Planning Commission meeting on December 6, 2006. There will be a second public hearing before the Council on December 11, 2006.

A question and answer period ensued between members of the audience and Staff.

6. AUDIENCE COMMENTS:

Shelley Behnke, 13011 168th Ave SE, Renton, WA 98059: Ms. Behnke commented on her property being downzoned to R-1 from the County's R-4. She's concerned about how that affects her property taxes and home value. She also inquired about animals. Ms. Behnke would like to have a horse in the future but does not have one now. She will not be able to have it grandfathered in when the zoning is put in place.

7. COMMISSIONER COMMENTS: The Commissioners thanked the audience for coming to the meeting and Open House.

8. ADJOURN TO OPEN HOUSE: The Meeting was adjourned at 7:17 p.m.

Ray Giometti 3/7/07
Ray Giometti, Chair

Nancy S. Osborn 3/7/07
Nancy Osborn, Secretary