

RENTON PLANNING COMMISSION
Meeting Minutes

June 1, 2011
6:00 p.m.

Renton City Hall
Council Chambers

Planning Commissioners Present: Michael Chen, Michael Drollinger, Ray Giometti, Gwendolyn High, Michael O'Halloran, Nancy Osborn, Kevin Poole, Martin Regge

Planning Commissioners Absent: Ed Prince

City Staff Present: Chip Vincent, Planning Director; Vanessa Dolbee, Senior Planner; Kris Sorensen, Associate Planner; Rocale Timmons, Associate Planner; Judith Subia, Administrative Secretary

1. CALL TO ORDER: Commission Vice Chair Drollinger called the meeting to order at 6:00 p.m.
2. ROLL CALL: Commission Secretary O'Halloran called roll. Commission Chair Prince was absent and excused.
3. CORRESPONDENCE RECEIVED: Letter from Campbell Mathewson regarding Barbee Mill
4. AUDIENCE COMMENTS: None
5. COMMISSIONER COMMENTS: None
6. DIRECTOR'S REPORT:
 - At the June 6 Council meeting, Planning items on the agenda will include: City Center Community Plan, Sunset Planned Action EIS, and Docket #6.
 - Chip met with representatives from the DOE and NMFS regarding the Shoreline Master Program and widths of docks. This is the last issue in the SMP.
 - The next Planning Commission will be a joint meeting with the Parks Commission followed by deliberation and recommendations for the Comprehensive Plan Amendments.
 - Chip asked the Commission to review the updated Planning Division Work Program and look at items they would like added to Docket #7.
7. COMPREHENSIVE PLAN AMENDMENTS PUBLIC HEARING:
MADE BY GIOMETTI, SECONDED BY CHEN to open the public hearing. SEVEN FOR, ONE ABSENT. MOTION CARRIED.

2011-M-01: Vantage Glen Mobile Home Park

Rocale presented this amendment. The request is to re-designate the vacant Vantage Glen parcel from RMD land use and RMH zoning to RMF land use and RM-F zoning. Staff recommends approval of the request for the RMF land use designation and RM-F zoning and amendments to the policies of the RMF land use designation. The amendment would provide consistency with vested land uses for the subject parcel. Additionally, the amendment would create a transition between the adjacent CA zoning designation to the abutting RMH zoning designation.

RENTON. AHEAD OF THE CURVE.

City of
Renton
Community & Economic Development



2011-M-05: Barbee Mill

Vanessa presented this amendment. The request was made by Conner Homes at Barbee Mill. The original request was for RMD land use and R-14 zoning. Staff's analysis has amended the request to include two options: RMD land use with R-10 zoning and CV land use with R-14 zoning.

Audience Comment

Todd Sherman, 846 108th Ave NE, Bellevue: Barbee Mill has been a challenging site to work through the current economic situation. Mr. Sherman asked that the Commission approve this amendment that will allow single family homes to be built out.

Charlie Conner, 3001 Mountain View Ave N, Renton: Lenders have been generous with working with Conner Homes and are interested in seeing the project complete. Allowing single family homes along the waterfront will increase the market base. Mr. Conner spoke in regards to the letter from Campbell Mathewson and does support Quendall Terminals.

2011-M-06: Duvall

Vanessa presented this amendment. The request was made by David and Marsha Rockabrand to re-designate their property from RSF land use and R-8 zoning to CC land use and CA zoning. Staff recommends approval of the request to CC land use and CA zoning, with a condition that the site is re-graded when redeveloped, to bring the new development on grade with Duvall Ave NE.

Audience Comment

David Rockabrand, 3827 NE 5th St, Renton: As the owner of the property, he does not see the current property as a good fit for residential. His vision is to have something nicer in its place, possibly with retail and offices.

2011-T-01: Sustainability

Kris presented this amendment. The request was made by the Planning Division. Staff recommends adding a supportive bullet following the Vision to reflect the City's sustainability policies, practices, and direction.

With no new information to present and no public to comment, the Commission decided not review the presentations for the following Comprehensive Plan Amendments: 2011-T-02: GMA Review, 2011-T-03: Transportation Element, 2011-T-04: Complete Streets, 2011-T-05: Economic Development, 2011-T-06: Landscaping, 2011-T-07: Assisted Living Density Bonus, and 2011-T-08: City Center Plan.

The public record will remain open until 5:00 p.m. on Wednesday, June 8, 2011.

8. COMMISSIONER COMMENTS: The next Commission meeting will be on June 15, 2011.
9. ADJOURNMENT: The meeting adjourned at 7:15 p.m.

Michael Dolan, Vice Chair

Michael Moran, Secretary

Signed copy available
from City Clerk's Office.