



## PLANNING COMMISSION MEETING

September 21, 2005 – 6:00 PM

COUNCIL CHAMBERS

7<sup>th</sup> Floor

### AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. MINUTES: September 7, 2005
4. CORRESPONDENCE RECEIVED:
5. AUDIENCE COMMENTS:
6. COMMISSIONER COMMENTS:
7. POLICY/CODE STUDY SESSION:
  - a. Comprehensive Plan Amendment Briefing  
**#2005-M-2** Land Use Map Amendment to add an area currently located at Ripley Lane in unincorporated King County and Shoreland currently between the inner and outer harbor lines of Lake Washington to the City of Renton's Potential Annexation Area
  - b. Zoning text amendment to allow town homes in the Commercial Arterial Zone and establish standards promoting walkable communities
8. DELIBERATION/RECOMMENDATION:
9. AUDIENCE COMMENT:
10. COMMISSIONER COMMENTS:
11. ADJOURNMENT:

**APPLICATION 2005-M-2 (LUA \_\_ - \_\_\_\_ ) LAND USE MAP AMENDMENT TO ADD AN AREA CURRENTLY LOCATED AT RIPLEY LANE IN UNINCORPORATED KING COUNTY AND SHORELAND CURRENTLY BETWEEN THE INNER AND OUTER HARBOR LINES OF LAKE WASHINGTON TO THE CITY OF RENTON'S POTENTIAL ANNEXATION AREA.**

**OWNERS: OF LAND AT RIPLEY LANE; SEVERAL; OF LAND BETWEEN THE INNER AND OUTER HARBOR LINES OF LAKE WASHINGTON: STATE OF WASHINGTON, DEPARTMENT OF NATURAL RESOURCES**

**APPLICANT: CITY OF RENTON**

**DESCRIPTION**

The proposal is to amend the Comprehensive Plan land use map to include, as part of Renton's Potential Annexation Area, 1) an area approximately 0.5 mile in length and 3.83 acres in size, located at the north end of Ripley Lane (zoned Residential 6 in King County), and 2) certain Shorelands located beyond the corporate limit of Renton, between the inner and outer harbor lines of Lake Washington.

**ISSUE SUMMARY**

- Ripley Lane: Houses along Ripley Lane receive service from multiple jurisdictions, but are not included in the Potential Annexation Area (PAA) of any jurisdiction. The area is an unincorporated island in King County. It is considered urban by County standards and should be annexed into a municipality at some time in the future. At issue is whether Renton is best positioned and equipped to provide service to the entirety of Ripley Lane and therefore include the area in its PAA.
- Lake Washington Shorelands: Four areas of land currently extend beyond the corporate boundary of the City of Renton into the Lake Washington Shorelands between the inner and outer harbor lines. In order to eventually have jurisdiction over these properties, the City should first include them in its PAA.

**RECOMMENDATION SUMMARY**

The EDNSP recommendation is to add the Ripley Lane area and the Department of Natural Resources / Shorelands property to the City of Renton Potential Annexation Area and to the Comprehensive Plan Land Use Map.

**BACKGROUND**

Ripley Lane

The Ripley Lane Neighborhood is located along the shore of Lake Washington, north of Kennydale and south of SE 64<sup>th</sup> Street. The area abutting the 64<sup>th</sup> St right-of-way to the north is part of the Factoria Subarea of the City of Bellevue. The Ripley Lane Neighborhood is bordered on the east by the Burlington Northern Railroad parcel and tracks. Newcastle abuts I-405 east of the BNRR land.

This area is not in a designated Potential Annexation Area for Renton, Bellevue or Newcastle, but it is an urban area and an island in unincorporated King County.

There are 32 residential lots along Lake Washington fronting Ripley Lane. There are houses on all lots within the potential PAA. These structures date from as early as 1928, with significant remodels having been done on many older houses. Ninety-one percent of the houses are owner-occupied. About 88 percent have a higher assessed land value than improvement value.

The total buildable area, which excludes private property below the Ordinary High Water Mark of the Lake, is 166,912 square feet (3.83 acres). There are approximately 2,043 lineal feet of waterfront.

The area includes the Burlington Northern Railroad right-of-way that runs parallel to the shore of Lake Washington, between private residential lots and Interstate 405. The BNRR r-o-w consists of 556,900 square feet in an area about a mile long. Less than half of this is in the unincorporated area and the remainder is within the City of Renton. The BNRR r-o-w within Renton's jurisdiction and is zoned Commercial/Office/Residential 2 Zone (with Port Quendall).

The King County zoning is Residential 6 (single family residential allowing six dwelling units per acre). The Land Use Map would be amended to designate the Ripley Lane area Residential Single Family. If a future annexation of Ripley Lane were to occur, zoning consistent with the Residential Single Family land use designation would be Residential 8 (R-8). The adjacent residential area has this Comprehensive Plan designation and zoning. The urban zoning of R-8 requires a minimum size 5,000 square feet. Only one existing lot is greater than 10,000 square feet (10,710 square feet), therefore residential capacity of the City would be increased by 32 existing lots and one potential new lot.

City of Renton water and wastewater systems have been extended to Renton's north boundary, near the south end of Ripley Lane. The houses along Ripley, however, are provided with water from the Coal Creek Water and Sewer District and wastewater service by the City of Bellevue. If annexed into Renton, the providers would probably continue providing utility service to the area.

Access to Ripley Lane is through Renton due to the narrow configuration of land between the Lake and the BNRR tracks at the north end of Ripley Lane. There is no through connection to the City of Bellevue to the north. There is no direct access from Newcastle. The addresses along Ripley Lane are within the Renton postal area.

The King County Sheriff's Department provides police service to the Ripley Lane Neighborhood. If annexed in the future, the Renton Police Department would provide service to the north end of Ripley Lane.

Renton Fire District 25, working out of Fire Station 12 in the Highlands, provides fire service to Ripley Lane.

The Renton School District extends to the north and includes the Ripley Lane Neighborhood.

## Shorelands

There are four pieces of Shoreland in two locations, north and south, that lie outside the City of Renton corporate boundary.

The two pieces of land to the north are the westerly most points of the Barbee Mill Company property on the Port Quendall peninsula. These pieces of land total approximately 6,875 square feet.

This land would be designated Commercial / Office/ Residential land use, consistent with the zoning on the Barbee Mill and Quendall properties.

The DNR land, if annexed into the City, would be part of Commercial / Office / Residential 2 Zone (Port Quendall). As part of a larger project, it could possibly provide a limited amount of additional commercial, office, or residential capacity to the city.

To the south, one piece of Shorelands outside the corporate boundary of the City is at Coulon Park and another is abutting Boeing property.

The land abutting Coulon Park would be designated Residential Low Density and zoned Residential 1 (P), consistent with the designation and zoning of Coulon Park.

The land abutting Boeing would be designated Urban Center – North and zoned Urban Center – North 2, consistent with the Boeing property.

### **RECOMMENDATION:**

The EDNSP recommendation is to add the unincorporated Ripley Lane area and the Shorelands to the City of Renton Potential Annexation Area and to the Comprehensive Plan Land Use Map.

### **COMPREHENSIVE PLAN COMPLIANCE**

The following Renton Comprehensive Plan objectives and policies are the most relevant:

***Objective LU-A:** Plan for future urban development in the Renton Urban Growth Area (UGA) including the existing City and the unincorporated areas identified in Renton's Potential Annexation Areas (PAA).*

***Policy LU-2:** Designate Potential Annexation Areas (PAAs) as those portions of unincorporated King County outside the existing City limits, but within the Urban Growth Area, where:*

- 1) Renton can logically provide urban services over the planning period; [Renton can provide fire, emergency, and code enforcement services to the Ripley Lane area. The City may provide all services to the Shorelands, as appropriate.]*
- 2) Land use patterns support implementation of Renton's Urban Center objectives; [the single-family residential development in the Ripley Lane neighborhood*

*balances multi-family development in the Urban Center. A 50/50 split is required by City policy.] and,*

- 3) *Development meets overall standards for quality identified for city neighborhoods. [If annexed, new development would be required to meet City standards]*

In addition, the following King County Countywide Planning Policy is applicable:

***LU-31:*** *In collaboration with adjacent counties and cities and King County, and in consultation with residential groups in affected areas, each city shall designate a potential annexation area. Each potential annexation area shall be specific to each city. Potential annexation areas shall not overlap. Within the potential annexation area the city shall adopt criteria for annexation, including conformance with Countywide Planning Policies, and a schedule for providing urban services and facilities within the potential annexation area. This process shall ensure that unincorporated urban islands of King County are not created between cities and strive to eliminate existing islands between cities.*

## **AMENDMENT REVIEW CRITERIA**

RMC 4-9-020, Comprehensive Plan Adoption and Amendment Process requires that a proposal demonstrate that the requested amendment is timely and meets at least one of the following:

### *Review Criteria for Comprehensive Plan Amendments:*

1. *The request supports the vision embodied in the Comprehensive Plan, or*
2. *The request supports the adopted business plan goals established by the City Council, or*
3. *The request eliminates conflicts with existing elements or policies, or*
4. *The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.*

The Comprehensive Plan Amendment to add the north end of Ripley Lane and the non-jurisdictional Shorelands to Renton's Potential Annexation Area meets one through three of the Review Criteria.

## **ZONING CONCURRENCY**

A concurrent rezone is not required. Zoning would be determined at the time of future annexation.

## **CONCLUSION**

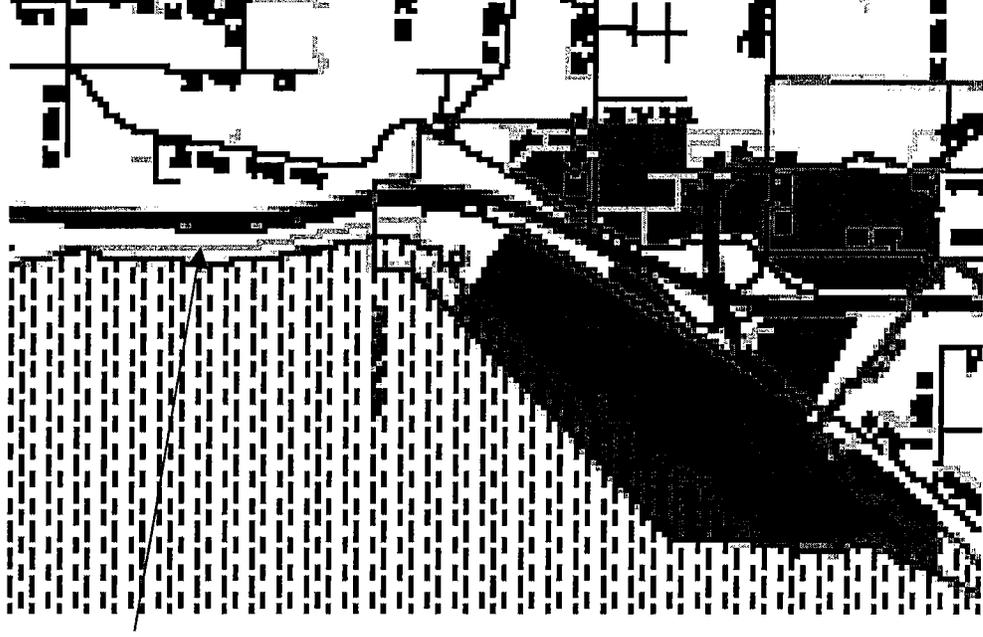
The addition of the Ripley Lane and Shorelands properties to Renton's PAA is consistent with City and County objectives and policies. Therefore, the recommendation is that a map amendment be approved.

# Ripley Lane Potential Annexation Areas

## Ripley Lane

is located between Renton (south), I-405 / Newcastle (east), and the City of Bellevue (at SE 64<sup>th</sup> to the north).

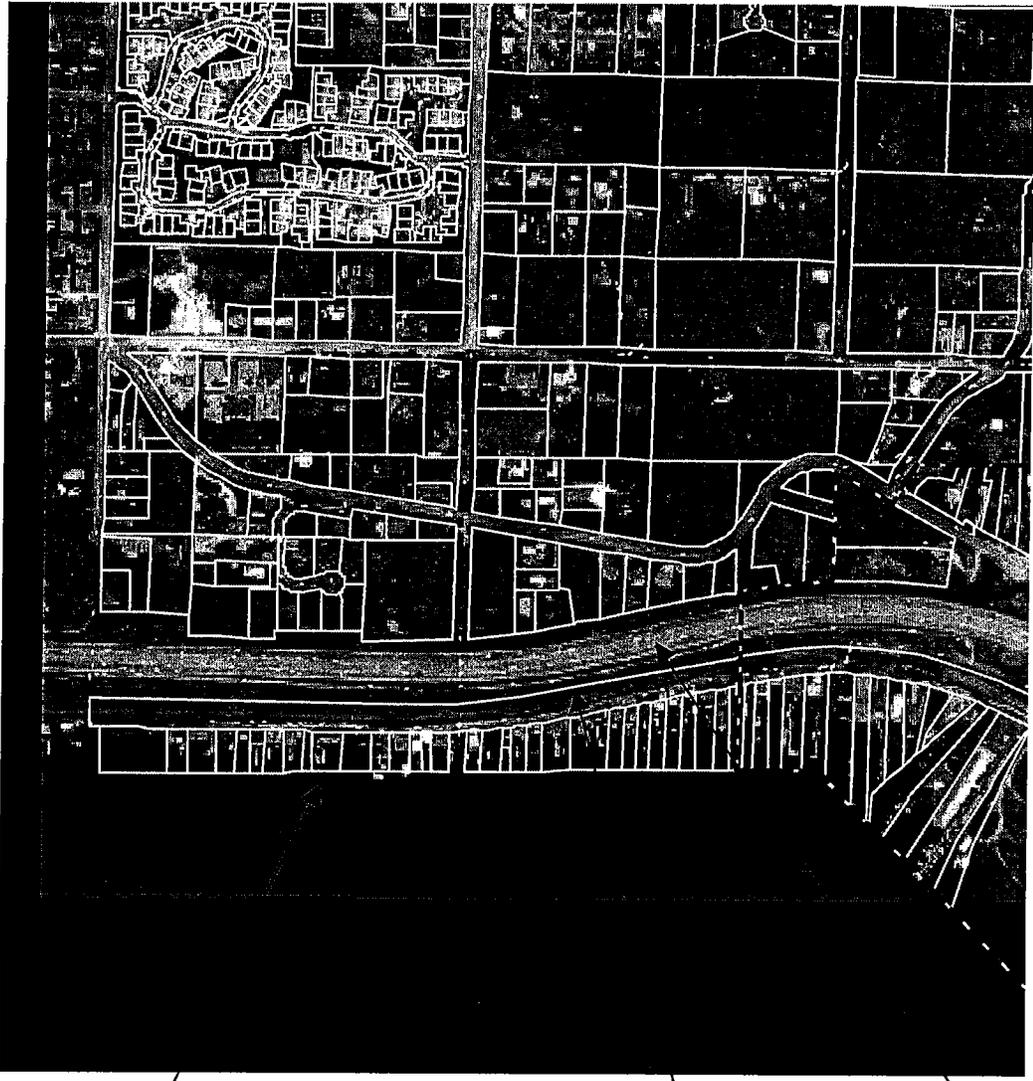
All the properties on Ripley Lane front Lake Washington.



# Ripley Lane

Consists of 33 residential lots between Ripley Lane and the shore of Lake Washington.

The BNRR ROW lies between Ripley Lane and Interstate - 405



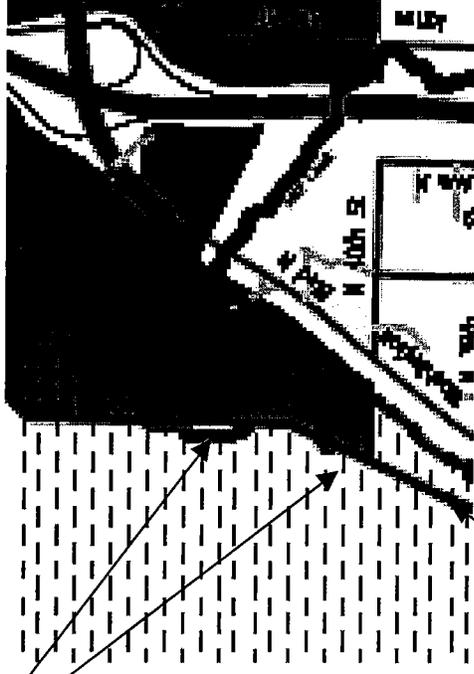
# Barbee Mill/DNR Potential Annexation Areas

DNR Land

The parcels are between the Inner & Outer Harbor Lines at Port Quendall.

They total approximately 6,875 square feet.

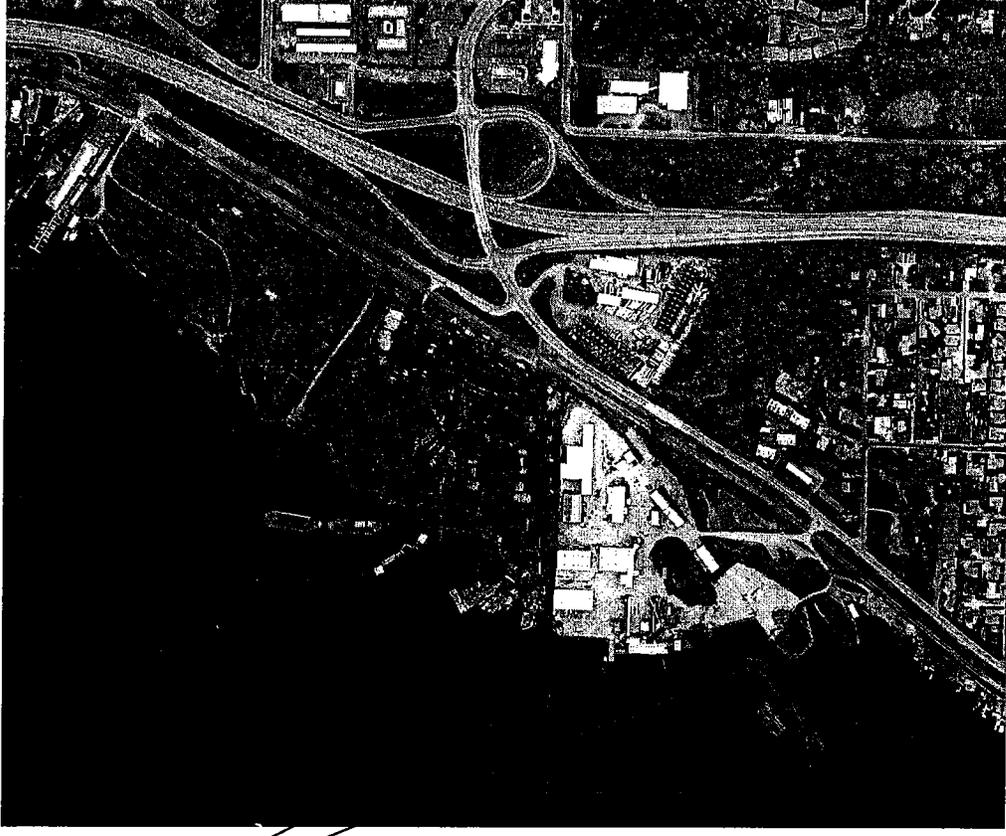
Corporate limit line



# DNR Property

## DNR Land

Consists of two parcels that may have been created by placing fill in Lake Washington at the Lake Washington at the Barbee Mill property.



# DNR Property at Coulon & Boeing

## DNR Property at Coulon & Boeing

Consists of two parcels, currently  
outside of the  
Renton Corporate Limits.

The parcels are between  
the Inner & Outer Harbor  
lines.

Corporate limit line



# DNR Property

The DNR property  
abuts Coulon Park  
and the Boeing  
property at South  
Lake Washington.

