AGENDA
Planning & Development Committee Regular Meeting

5:00 PM - Monday, February 10, 2020
Council Conference Room, 7th Floor, City Hall – 1055 S. Grady Way

1. Planning Commission Appointments
   a) AB - 2564 Mayor Pavone appoints the following individuals to the Planning Commission:
      Ms. Josephine Bayan and Ms. Sunyana Kannur for terms expiring on 1/31/2023, and Ms.
      Dana Rochex for an unexpired term expiring on 6/30/2020.

2. Docket #14 Update
   a) D-156 Outdoor Storage

3. Emerging Issues in CED
Appointments to Planning Commission: Bayan, Kannur, Rochex

RECOMMENDED ACTION:
Refer to Planning & Development Committee

DEPARTMENT:
Executive Department

STAFF CONTACT:
April Alexander, Executive Assistant

EXT.:
6520

FISCAL IMPACT SUMMARY:
None

SUMMARY OF ACTION:
Mayor Pavone appoints the following to the Planning Commission:

- Ms. Josephine Bayan, for a term expiring 1/31/23
- Ms. Sunyana Kannur, for a term expiring 1/31/23
- Ms. Dana Rochex, for an unexpired term expiring 6/30/20

EXHIBITS:
A. Recommendation Memo
B. Bayan application
C. Kannur application
D. Rochex application

STAFF RECOMMENDATION:
Confirm Mayor Pavone's appointments of Ms. Bayan, Ms. Kannur and Ms. Rochex to the Planning Commission.
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

MEMORANDUM

January 15, 2020

TO: Armondo Pavone, Mayor

FROM: C. E. “Chip” Vincent, CED Administrator

SUBJECT: Appointments of Josephine Bayan, Sunyana Kannur, and Dana Rochex to the Planning Commission

The Planning Commission currently has three vacancies requiring appointments. Jamian Smith and Robert Reeder resigned before the end of their terms which expire on January 31, 2020. Additionally, Michael O’Halloran has resigned and his term expires on June 30, 2020.

Commission Chair Angelina Benedetti, Long Range Planning Manager Angie Mathias, and I met with Josephine Bayan, Sunyana Kannur, and Dana Rochex. All three are well qualified to serve on the Planning Commission. Their applications are attached.

Staff recommends appointments of Josephine Bayan to the seat vacated by Jamian Smith and Sunyana Kannur to the seat vacated by Robert Reeder, with terms expiring on January 31, 2023, and Dana Rochex to the seat vacated by Michael O’Halloran, with term expiring on June 30, 2020.
Application for Boards/Commissions/Committees 2019-07-31 07:57 AM(PST) was submitted by Guest on 7/31/2019 10:57:32 AM (GMT-0$:00) Canada/Pacific

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Gender Ms.
Name Josephine Medenilla Bayan
Address
Email
Phone
AltPhone:
Resident Yes
ResidentSince 2011
formerresidence:
BS Chemical Engineering - Feati University, Philippines
MA in Urban and Regional Planning specializing in Transportation Planning - University of the Philippines
Project Management Professional (PMP) - Project Management Institute

2011-2018: Planning & Management Services, Inc., Director for Marketing/Project Manager
2001-2011: JAD & Associates, LLC, Vice President for Business

Development/Project Manager 1999-2001: BCEOM French Engineering Consultants, Assistant Country Manager (Philippines)
1996-1999: AECOM, Transportation Planner
1995-1996: DCCD Engineers, Train Operations Specialist
1980-1995: Philippine National Railways, Senior Chemist

2011-2018: Planning & Management Services, Inc., Director for Marketing/Project Manager
2001-2011: JAD & Associates, LLC, Vice President for Business

1996-1999: AECOM, Transportation Planner
1995-1996: DCCD Engineers, Train Operations Specialist
1980-1995: Philippine National Railways, Senior Chemist

2013-2014: Women's Transportation Seminar Puget Sound Chapter, Co-Chair for Diversity Committee

Community Activities

To give back to the community and support the city in shaping a livable, healthy and sustainable environment.

Day Meetings
Night Meetings

To view this form submission online, please follow the link below:

https://rentonwa.gov/form/one.aspx?objectId=15885131&contextId=9212967&returnTo=submissions
AGENDA ITEM #1. a)
Occupational Background: Realtor
Employer: Skyline Properties

Community Activities: Volunteered for various City events and a member of CRY AMERICA since 2014

Reason for Applying: I want to volunteer my free time to help my city.

Day Meetings: Day Meetings
Night Meetings: Night Meetings

To view this form submission online, please follow the link below:

https://rentonwa.gov/form/one.aspx?objectId=15084592&contextId=9212967&returnto=submissions
Application for Boards/Commissions/Committees 2019-11-17 08:07 PM(PST) was submitted by Guest on 11/17/2019 11:07:29 PM (GMT-08:00) Canada/Pacific

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<td>Gender Ms.</td>
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<tr>
<td>Name Dana Rochex</td>
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<tr>
<td>Email</td>
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<td>AltPhone</td>
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<td>Resident Yes</td>
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<td>former residence</td>
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<td>EducationBackground University 1993 Graduate -BA in Interior Design &amp; Minor in Art &amp; Art History</td>
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AGENDA ITEM #1. a)
I worked as a server at Maplewood Golf Course through high school & college during the summers. In college I worked as an assistant to the WWU staff Interior Designer. After school I spent a number of years working with as an interior designer in a small firm that focused on tenant improvements, corporate & public reorganizations. After, I worked for 10 years at NBBJ on a large spectrum of projects. After the arrival of my 2nd child my focus shifted to family and limited the amount of design projects I take on.

Currently, I am a stay at home mother. I still take on some small scale residential remodel & commercial projects.

Growing up in Renton, produced many fond memories & experiences. Though I was ready to “spread my wings”. When it came time to raising my own family Renton called me back. I have had the privileged to witness so much strategic growth over the last decade. It has made me proud to be from Renton. My background in design has given me the ability to look at the full picture, listen to all perspectives, think out of the box, and produce something that works for all. My faith has shown me the value patients, reflection, and working to improve the lives of those around you. A life of experiences filled with travel, friendships, and family provide a great depth of resources. I have spent the majority of my life in Renton and I would be honored & thrilled to be a part of shaping its future.
General Description

Staff proposes a code amendment to the Zoning Use Table, Renton Municipal Code (RMC) 4-2-060 Zoning Use Table – Uses Allowed in Zoning Designations, to permit bulk storage use in all three (3) industrial zones (Light, Medium and Heavy) subject to certain conditions. There are many types of storage uses in the Renton Municipal Code (RMC) and this docket item aims to classify bulk storage in the Zoning Use Table. Bulk storage use should be categorized to provide better clarity and development standards and to include specific separation distances from residential buildings and residential uses.

Background

Certain storage uses are classified under the Zoning Use Table. These storage uses are as follows: a) hazardous material storage, on site or off site, including treatment; b) indoor storage; c) outdoor storage, existing; d) outdoor storage, new; e) self-service storage; f) vehicle storage; and g) warehousing.

Bulk storage is defined under RMC 4-11-190 Definitions S, as follows:

**STORAGE, BULK:**

1. The holding or stockpiling on land of material and/or products where such storage constitutes forty percent (40%) of the developed site area and the storage area is at least one acre, and where at least three (3) of the following criteria are met by the storage activity:
   a. In a bulk form or in bulk containers;
   b. Under protective cover to the essential exclusion of other uses of the same space due to special fixtures or exposed to the elements;
   c. In sufficient numbers, quantities or spatial allocation of the site to determine and rank such uses as the principal use of the site;
   d. The major function is the collection and/or distribution of the material and/or products rather than processing; and
   e. The presence of fixed bulk containers or visible stockpiles for a substantial period of a year.

2. Bulk storage facilities include, but are not limited to:
   a. Automobile holding and transfer depots;
   b. Brick or tile storage and manufacturing;
   c. Concrete block and products storage and manufacturing;
   d. Contractor equipment yards;
   e. Equipment or machinery of the stationary type not in use, not mounted on necessary foundations or connected as required when during use, not designated and used as portable, and

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1 The definition of “Bulk Storage” includes holding or stockpiling material and Bulk Storage Facilities, as defined by RMC 4-11-190 Definitions S.
not stored in a warehouse. This includes operable motor vehicles or wheeled equipment used only periodically where storage durations exceed those provided for parking lots as defined in RMC 4-4-080, Parking, Loading and Driveway Regulations;

f. Foundries;
g. Fuel yards, wholesale;
h. Grain or feed sites, elevators, or the open storage of grain and feed;
i. Log, random cut and chipped wood by-products storage;
j. Lumber mills and wholesalers;
k. Sand and gravel yards including sizing, transfer and loading equipment when present;
l. Scrap or junk yards and wrecking yards;
m. Solid waste holding and disposal areas;
n. Tank farms including distribution and loading systems.

3. Bulk storage facilities exclude:
   a. Land banks, greenbelts, watersheds or public water reservoirs;
   b. Parking lots or structures for private licensed automobiles;
   c. Ship yards;
   d. Warehouses alone or in conjunction with manufacturing on the site and when not including any of the uses listed above in subsection (2)(a) through (2)(n) of this definition;
   e. Facilities for storage of petroleum or any of its by-products, for use incidental to the primary use of the property (e.g., heating, boiler or vehicular fuel or lubricants);
   f. Retail service stations;
   g. Retail sales lots for new or used automobiles.

Bulk storage facilities constitute an entire section under Chapter 4 City-Wide Property Development Standards under section RMC 4-4-110, Storage Facilities, Bulk. The intent of the regulation of bulk storage facilities is to allow such facilities in a location and manner so they are compatible with adjacent or abutting properties and beneficial to the City and in accordance with the State Environmental Policy Act (SEPA). It is further the intent to insure that the safety, health, welfare, aesthetics and morals of the community are maintained at a high level. In order to meet the intent of this code section, a minimum separation distance should be established between bulk storage/bulk storage facility and residential buildings and residential uses.

Despite not being a frequently requested land use in Renton, bulk storage and bulk storage facilities have the ability to be detrimental to the public health, safety, morals, and general welfare. This is one of the factors that limits permitting of bulk storage facilities to a special permit only.

**Proposed Text Amendments to Code**
Following public comment received on December 23, 2019 (Exhibit 1), staff recommends revising the bulk storage use to be allowed in the industrial zoning designations and change the development standards to require at least one hundred feet (100') from any residential zoning designations.

**Staff Recommendation**
Development and zoning regulations text amendment to the City’s Municipal Code. Adopt an ordinance amending applicable sections of RMC 4-2-060 Zoning Use Table – Uses Allowed in Zoning Designations, RMC 4-4-110 Storage Facilities, Bulk, and RMC 4-11-190 Definitions S.
### RMC 4-2-060 Zoning Use Table – Uses Allowed in Zoning Designations:

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<td></td>
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<td>Warehousing</td>
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29. Specified use(s) are only allowed in the Employment Area (EA) land use designation west of Rainier Avenue South/ SR-167, provided:

a. Gambling facilities, vehicle and equipment rental, and communication broadcast and relay towers are prohibited within the area south of I-405 and north of SW 16th Street.

b. Outdoor storage (existing and new), vehicle storage, and large vehicle sales are only allowed in the area south of I-405 and west of Rainier Avenue South/SR-167. Outdoor storage is allowed as an accessory use in all industrial zones.

c. The specified use shall be subject to the special permits provision pursuant to RMC 4-9-220. Bulk storage is only allowed at least one hundred feet (100') from any residential building or use if it is intended to serve residential uses. Bulk storage shall be consistent with the provisions of RMC 4-4-110, Storage Facilities, Bulk.

### RMC 4-4-110 STORAGE FACILITIES, BULK

Update this entire section to also include bulk storage, currently only written for bulk storage facilities.

### RMC 4-4-1190 Definitions:

**STORAGE, INDOOR**: A use engaged in the storage of goods and/or materials characterized by infrequent pick-up and delivery, and located within a building. The definition excludes bulk storage, hazardous material storage, self-service storage, warehousing and distribution, and vehicle storage.

**STORAGE, OUTDOOR**: The outdoor accumulation of material or equipment for the purpose of sale, rental, use on site, or shipping to other locations. This definition excludes bulk storage, hazardous material storage, warehousing and distribution, vehicle storage, and outdoor retail sales.
STORAGE, SELF-SERVICE: A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. This definition excludes indoor storage, warehousing, outdoor storage, bulk storage, and hazardous material storage.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Allowing bulk storage as proposed would classify bulk storage as a permitted use in the industrial zones subject to certain conditions of approval and would be subject to a special permit from the Hearing Examiner. The review process and decision criteria for a special permit is the same as a conditional use permit. Bulk storage facilities is a similar use that is only allowed by a special permit. Conditions and restrictions are also proposed that are intended to establish minimum separation distances between bulk storage and residential uses.

Effect on the City’s capacity to provide adequate public facilities

Not applicable. There are no anticipated effects on the City’s capacity to provide adequate public facilities created by the proposed changes.

Effect on the rate of population and employment growth

There are no anticipated effects on the rate of population and employment growth created by the proposed changes. Regulating bulk storage uses to the industrial zones may reduce the amount of land available for bulk storage or bulk storage facilities. Residential uses are not permitted uses in the industrial zone. Permitting bulk storage uses in the IL, IM or IH zones would be consistent with many other storage uses already allowed in the IL, IM, or IH zones.

Whether Plan objectives are being met as specified or remain valid and desirable

Objectives of the Plan would remain valid and desirable. The IL, IM, and IH zones provide for areas for industrial activities involving bulk handling, storage, and warehousing. The Comprehensive Plan policy of the Employment Area (EA) Comprehensive Land Use Designation is as follows: “place areas primarily used for industrial development or a mix of commercial and industrial uses such as office, industrial, warehousing, and manufacturing, with access to transportation networks and transit, in the Employment Area (EA) land use designation. Employment Areas provide a significant economic development and employment base for the City. Maintain a variety and balance of uses through zoning that promotes the gradual transition of uses on sites with good access and visibility to more intensive commercial and office uses (Policy L-18).” The industrial zones are described as follows:

Light Industrial Zone – Zone property Light Industrial (IL) where it is appropriate for very low-intensity manufacturing and industrial services. Uses and potential impacts of uses in this zone are fully contained within their buildings. This zone implements the Employment Area land use designation.

Medium Industrial Zone – Zone property Medium Industrial (IM) where it is intended for manufacturing, processing, assembly, and warehousing. Outdoor storage of some materials may be allowed. Uses and potential impacts of uses in this zone are contained within the property or project site. This zone implements the Employment Area land use designation.

Heavy Industrial Zone – Zone property Heavy Industrial (IH) where it is intended for high-intensity fabrication, processing of raw materials, bulk handling and storage, or heavy construction and transportation. Such uses may require significant outdoor area in which to conduct operations and...
isolation or buffering from other uses may be necessary to help control potential impacts. This zone implements the Employment Area land use designation.

The addition of bulk storage to the IL, IM and IH zones would support the objective of this land use designation.

**Effect on general land values or housing costs**
The addition of bulk storage to the industrial zones may have an effect on land values. It is anticipated that land will be developed to the highest and best use. In some areas of the City, bulk storage would not be the highest and best use for the site. However, with increase separation from recreational uses, the neighboring residential buildings and residential uses could benefit from a larger setback to bulk storage. It is not anticipated that the addition of this use would decrease property values, but may increase, as it would provide greater benefit to existing residences.

**Whether capital improvements or expenditures are being made or completed as expected**
Not applicable. There are no anticipated effects on capital improvements or expenditures created by the proposed changes.

**Consistency with GMA, the Plan, and Countywide Planning Policies**
The proposed amendments are consistent with GMA, the Plan, and Countywide Policies.

**Effect on critical areas and natural resource lands**
There are no anticipated effects on critical areas and natural resource lands. If there are such impacts with bulk storage uses, an environmental evaluation would be part of a project's review.
12/23/2019

Renton City Council
1055 S. Grady Way
Floor 7
Renton, WA 98057

Subject: Proposed Bulk Storage Ordinance

Dear Councilmembers,

I am writing you on behalf of Gary Merlino Construction Company, Inc.; Pointe Heron, LLC; and Kangley Rock and Recycling in order to provide comments on the proposed code amendment to the Zoning Use Table relating to bulk storage.

Gary Merlino Construction Company (GMCC) and its affiliated companies support the addition of Bulk Storage to the Zoning Use Table. However, we have concerns regarding the conditions of the use.

GMCC has operated a sand and gravel mine and concrete recycling facility located at 510 Monster Road since 1988. The site was first opened as a sand and gravel mine in 1949. Since its inception, the mine and ancillary properties have been used for bulk storage in the form of equipment parking and sand and gravel stockpiles. Similar to many longstanding industrial sites, urban sprawl and zoning changes have allowed residential uses to move closer to our mine throughout the years. Currently we share a property line with two different multifamily developments, one built in 1970 and another in 2006.

Three of our light industrial parcels (originally part of the overall mine), now owned by Pointe Heron, LLC, were required to obtain a Temporary Use Permit in 2015 in order to continue to conduct bulk storage activities. Bulk storage was not previously a recognized use and thus it could not be permitted outright. With Bulk Storage becoming a recognized use, Pointe Heron would like to apply for a permit in order to allow for the historic operations to continue on its site. However, the conditions within the new code would prohibit us from doing so. The proposed ordinance states, “Bulk storage is only allowed at least five hundred feet (500’) from any residential zoning designations.”
The newly proposed setback provisions would completely prohibit bulk storage our Pointe Heron. A map is attached depicting our property and what a 500’ setback would look like (red lines). As you will see the entire property would be located within the setback. This portion of the code amendment would eliminate a business activity that has existed for more than 70 years. Industrial sites and businesses should not be punished due to their proximity to residential uses. This is especially true when residential uses were permitted by the City to locate next to existing industrial operations. We respectfully request that the City remove the 500’ separation requirement in its entirety or replace it with a reasonable separation distance of 50’. This is more than enough room to provide a buffer and screening between the adjacent uses. Thank you for your consideration.

Thank you,

Jimmy Blais

Merlino Properties
5050 1st Ave. S., Suite 102
Seattle, WA 98134
Cell 206-255-5153
JBlais@gmccinc.com
AGENDA ITEM #2 a)

Pointe Heron
Existing Bulk Storage Facility (Temporary Permit)
Red lines = 500'