

A. REPORT TO THE HEARING EXAMINER

HEARING DATE: March 8, 2016

Project Name: Highlands Reservoir & Emergency Generator

Owner: City of Renton, 1055 S Grady Way, Renton WA 98057

Applicant/Contact: J.D. Wilson, Public Works, City of Renton, 1055 S Grady Way, Renton WA 98057

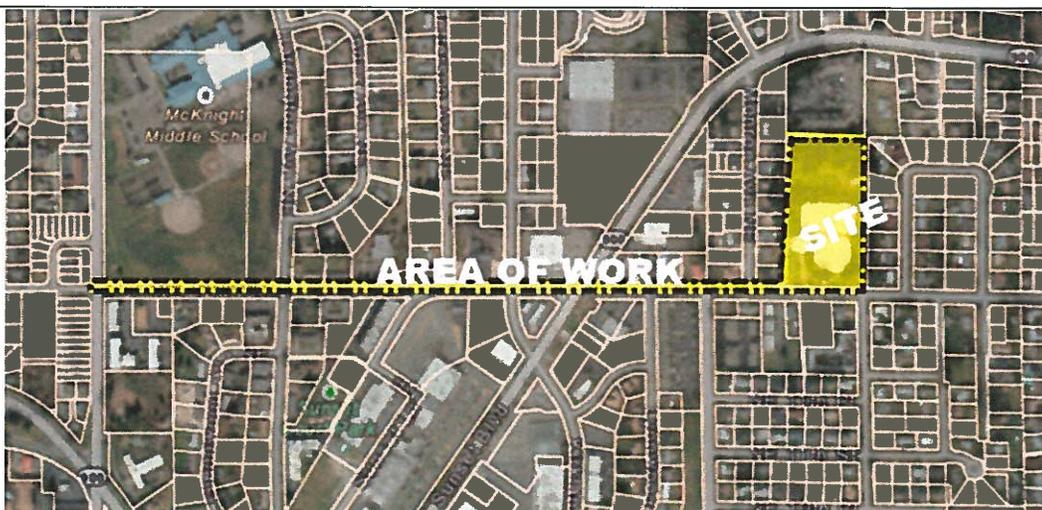
File Number: LUA15-000864, ECF, CU-H, SA-H, MOD

Project Manager: Clark H. Close, Senior Planner

Project Summary: The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Conditional Use Permit Reviews, and a Modification to street improvements for development at the Highlands Reservoir site and associated improvements within the NE 12th St corridor. The 204,555 square foot property at 3410 NE 12th St is located in the Residential-10 (R-10) zone. The project is part of the City’s public drinking water utility. The proposed on-site improvements are the construction of a 6.3-million-gallon reinforced concrete partially buried water storage tank, replacement of the emergency generator, utilities improvements, new access road, and relocation of existing telecommunication equipment. Off-site improvements within the NE 12th St right-of-way include a new connection to the wastewater interceptor at NE 12th and NE Sunset Blvd, replacement of water main pipes that connect to NE 12th Street and Edmonds Ave NE, and street improvements along the reservoir site. Access to the site is through two driveways from NE 12th St. The project is located within the Wellhead Protection Area zone. The project would excavate 20,000 cubic yards of soils and import 3,000 cubic yards. Retention of 17 trees is proposed. New landscaping and screening is proposed. The applicant requests a street modification from the RMC 4-6-060 standards along 3410 NE 12th St. The applicant proposes 2 feet of right-of-way dedication along the project side of NE 12th St and new curb and gutter, 5-foot bike lane, 8-foot planting strip, and 5-foot sidewalk. Documents submitted include environmental checklist, traffic study, arborist, geotechnical, and drainage reports.

Project Location: 3410 NE 12th St and NE 12th St Right-of-Way from Olympia Ave NE to Edmonds Ave NE

Site Area: 204,555 SF (4.7 acres)



Project Location Map

B. EXHIBITS:

- Exhibits 1-15: As shown in the SEPA Environmental Review Report
- Exhibit 16: Environmental "SEPA" Determination and ERC Mitigation Measures
- Exhibit 17: Site Plan
- Exhibit 18: Topography Map
- Exhibit 19: Tree Cutting Plan, Land Clearing and Demolition Plan
- Exhibit 20: Landscaping Plan
- Exhibit 21: Arborist Report prepared by Greenforest Incorporated, dated November 18, 2015
- Exhibit 22: Artists Renderings
- Exhibit 23: Onsite Utility Plan
- Exhibit 24: Reservoir Floor Plans
- Exhibit 25: Site Cross Sections
- Exhibit 26: Street Modification Request

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** City of Renton, 1055 S Grady Way, Renton WA 98057
- 2. **Zoning Classification:** Residential-10 (R-10)
- 3. **Comprehensive Plan Land Use Designation:** Residential High Density (RHD)
- 4. **Existing Site Use:** Highlands 435 Zone Reservoir and Emergency Generator Site used for public drinking water and public and private telecommunications.
- 5. **Critical Areas:** Located within the City of Renton Wellhead Protection Zone 2 area
- 6. **Neighborhood Characteristics:**
 - a. **North:** Residential High Density (RHD) Comprehensive Plan Land Use Designation; Residential-10 (R-10) zone
 - b. **East:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 (R-8) zone
 - c. **South:** Residential High Density (RHD) Comprehensive Plan Land Use Designation; Residential Multi-Family (RMF) zone
 - d. **West:** Residential High Density (RHD) Comprehensive Plan Land Use Designation; Residential-10 (R-10) zone
- 6. **Site Area:** 4.7 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015

Zoning	N/A	5758	06/22/2015
Peacock Annexation	A-005-54	1490	08/05/1954

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: The proposed development is within City of Renton Water District.
- b. Sewer: Sewer service is provided by the City of Renton. The future phase would require a cut and cap of the existing side sewer connection for the chlorination building and vault.
- c. Surface/Storm Water: The proposed development would create stormwater runoff from the site. New impervious surfaces would be collected and conveyed to the proposed on-site stormwater detention vaults and then be released (*Exhibit 12*).

2. Streets: NE 12th St right-of-way is a minor arterial street.

3. Fire Protection: City of Renton Fire Department.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-110: Residential Development Standards

2. Chapter 3 Environmental Regulations

- a. Section 4-3-050: Critical Area Regulations

3. Chapter 4 City-Wide Property Development Standards

4. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

5. Chapter 9 Permits – Specific

- a. Section 4-9-015: Aquifer Protection Area Permits
- b. Section 4-9-030: Conditional Use Permit
- c. Section 4-9-080: Grading, Excavation and Mining Permits and Licenses
- d. Section 4-9-200: Master Plan and Site Plan Review
- e. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

6. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element
2. Utilities Element
3. Capital Facilities Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on December 14, 2015 and determined the application complete on December 28, 2015. The project complies with the 120-day review period.

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2. The project site is located at 3410 NE 12th St (APN 0423059186).
3. The project site is currently developed with water storage tanks for public drinking water along with several accessory buildings for storage or equipment protection. The site also is used for public and private telecommunications purposes.
4. Access to the site would be provided via two (2) gated driveways from NE 12th St.
5. The property is located within the Residential High Density (RHD) Comprehensive Plan land use designation.
6. The site is located within the Residential-10 (R-10) zoning classification.
7. There are approximately 116 trees located onsite of which the applicant is proposing to retain a total of 17 trees.
8. The site is mapped within the City of Renton Wellhead Protection Zone 2 area (*Exhibit 11*).
9. Approximately 20,000 cubic yards (38,000 tons) of material would be cut on site and approximately 3,000 cubic yards (5,700 tons) of fill is proposed to be brought into the site.
10. The applicant is proposing to go out for bids for part 1 in early 2016. The design and bid process for the construction of the water storage tank or part 2 is expected to take one (1) year with construction beginning within two (2) months of receipt of an acceptable bid.
11. Staff received a public comment from King County Metro Transit on January 12, 2016 (*Exhibit 5*). Metro Transit would be consulted during street improvement design (*Exhibit 6*).
12. No other public or agency comments were received.
13. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on January 25, 2016 the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Highlands Reservoir and Emergency Generator project (*Exhibit 16*). The DNS-M included one mitigation measure. A 14-day appeal period commenced on January 29, 2016 and ended on February 12, 2016. No appeals of the threshold determination have been filed.
14. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Determination of Non-Significance – Mitigated:
 - a. The applicant shall comply with the recommendations included in Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014 and Geotechnical Report, prepared by ZZA-Terracon, dated January 19, 2009 (*Exhibit 8*).
15. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of the ERC report (*Exhibit 15*).
16. **Comprehensive Plan Compliance:** The site is designated Residential High Density (RHD) on the City's Comprehensive Plan Map. The purpose of the RHD designation is to allow a variety of unit types where there is existing multi-family development and infrastructure is adequate to handle impacts from higher density uses. The Utilities Element guides future utility service within Renton's planning area and ensures that adequate utility services would be available to support existing and future development in the City. The City provides water services to Renton residents, as well as some areas outside the City boundaries. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Goal L-P: Minimize adverse impacts to natural systems, and address impacts of past practice where feasible, through leadership, policy, regulation, and regional coordination.
✓	Goal L-U: Preserve, protect, and enhance the quality and functions of the City's sensitive areas including: lakes, rivers, major and minor creeks, intermittent stream courses and their floodplains, wetlands, ground water resources, wildlife habitats, and areas of seismic and geological hazards.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	Policy U-3: Promote the co-location of new utility infrastructure within rights-of-way and utility corridors, and coordinate construction and replacement of utility systems with other public infrastructure projects to minimize construction related costs and disruptions.
✓	Policy U-6: Encourage the use of water and energy conservation technologies to provide utility services in an environmentally responsible manner.
✓	Policy U-7: Non-City utility systems should be constructed in a manner that minimizes negative impacts to existing development and should not interfere with operation of City utilities. City development regulations should otherwise not impair the ability of utility providers to adequately serve customers.
✓	Policy U-8: Encourage the use of new technology to increase the quality and efficiency of utility service and utility system management.
✓	Policy U-9: Provide and maintain water supply, infrastructure, and service consistent with projected population growth within the City's service area, as established in the Land Use Element of this Comprehensive Plan and the Water System Comprehensive Plan.
✓	Policy U-10: Extend water service within the City's water service area in an orderly manner to serve anticipated growth and development in accordance with the Land Use Element of this Comprehensive Plan.
✓	Policy U-11: Ensure adequate water supply to meet both average and maximum daily demand. Employ monitoring of water supply sources and withdrawal limits as necessary to comply with State issued water rights certificates and permits.
✓	Policy U-12: Maintain and upgrade the water system to deliver adequate water flow and storage for fire protection to all customers and facilities connected to the City water system.
✓	Policy U-13: Continue maintenance and upgrades to the water system to ensure water quality that meets or exceeds all health requirements.
✓	Policy U-16: Practice and support water resource management that achieves a maximum net benefit for all citizens and promotes enhancement of the natural environment.

✓	Policy CF-7: Protect public health, enhance environmental quality and promote conservation of man-made and natural resources through appropriate design and installation of public facilities.
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17. **Zoning Development Standard Compliance:** The site is classified Residential-10 (R-10) on the City's Zoning Map. Development in the R-10 Zone is intended to create high-quality infill development that increases density while maintaining the single family character of the existing neighborhood. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis
N/A	<p>Density: The allowed density range in the R-10 zone is a minimum of 5.0 to a maximum of 10.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: Density is not applicable for the project, as there are no dwelling units proposed.</i></p>
N/A	<p>Lot Dimensions: The minimum lot size permitted in the R-10 zone is 4,000 square feet for detached dwelling units. There is no minimum lot size for attached dwelling units. A minimum lot width of 40 feet is required (50 feet for corner lots) and a minimum lot depth of 70 feet is required.</p> <p><i>Staff Comment: The existing lot measures 327.77 feet wide by 623.50 feet in length. Except for right-of-way dedications along the property frontage, no other changes are being proposed to the lot dimensions.</i></p>
✓	<p>Setbacks: The required detached setbacks in the R-10 zone are as follows: front yard is 20 feet except when all vehicle access is taken from an alley, then 15 feet, side yard is 4 feet, side yard along the street 15 feet, and the rear yard is 15 feet.</p> <p><i>Staff Comment: The outdoor generator and shelter would be located 38 feet from the front or south property line or more than 99 feet from any of the remaining property lines. The 288,000 gallon stormwater and reservoir overflow detention vault measures 210 feet long by 30 feet wide. The vault is roughly 11 feet tall and is located underground, immediately south of the reinforced concrete storage tank. The storage tank is partially buried and measures 259 feet long by 174 feet wide (Exhibit 24). The reinforced concrete storage tank is located roughly 34 feet from the west and east property lines, roughly 33 feet from the north, and over 414 feet from the south property line. The new structures comply with the setbacks of the zone.</i></p>
✓	<p>Building Standards: The R-10 zone has a maximum building coverage of 55%, a maximum impervious surface coverage of 70%, and a maximum building height of 30 feet.</p> <p><i>Staff Comment: The reinforced concrete storage tank has a floor elevation of 425 feet and a roof elevation of 450 feet for an overall height of 25 feet (Exhibit 25). The bottom portion of the new storage tank is buried below finished grade. The redevelopment of the site would add or replace more than 2,000 square feet of impervious surface. The existing square footage of proposed buildings is 45,561 square feet. The existing building coverage to remain is 55,191 square feet. Together the buildings total 100,752 square feet or more, or approximately 49% of the site. The impervious area is equal to 69% of the site. Anything more than 65% would trigger flow control BMPs for the site. The proposed development meets the building standards including maximum building</i></p>

	<p><i>coverage, maximum impervious surface coverage, and maximum building height of the R-10 zone.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Landscaping: The City’s landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. A fifteen-foot (15') wide partially sight-obscuring landscaped visual barrier, or ten-foot (10') wide fully sight-obscuring landscaped visual barrier, is required along common property lines. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator.</p> <p><i>Staff Comment:</i> <i>The applicant is proposing street frontage improvements with an 8-foot wide landscape planter strip. Within the planter strip the applicant is proposing Jacquemontii Birch street trees which can reach a mature height of 40 feet and have a mature spread of 25 to 30 feet. There are overhead electric wires along NE 12th St; therefore, only small maturing trees with 30-foot spacing should be planted. The City Arborist is recommending Amelanchier laevis “Spring Flurry” Serviceberry.</i></p> <p><i>The existing trees and shrubs along the public street frontage, located behind the security fence, are proposed to be retained near the south property line. New landscaping along the first 10 feet of public frontage includes a mixture of deciduous and evergreen trees, shrubs, and groundcover from the east property line to the west property line except at the vehicular entrance points. Around the concrete reservoir, the applicant is proposing a 10-foot wide fully sight-obstructing landscaping buffer on the north side and a 15-foot wide partially sight-obstructing landscape buffer around the east and west sides (Exhibit 20). The conceptual plan only shows the intended areas of landscaping and a detailed landscaping plan would be developed during the design phase of the project. Staff recommends, as a condition of approval, that the applicant prepare and submit for review and approval by the Current Planning Manager, a final detailed landscape plan prior to issuance of the street and utility construction permits.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Tree Retention: The City’s adopted Tree Retention and Land Clearing Regulations requiring the retention of 20 percent (20%) of trees in the R-10 residential zone. Utility uses shall be exempt from the protected tree retention requirements if the applicant can justify the exemption in writing to the Administrator’s satisfaction.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or</p>

	<p>cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>Landmark trees (greater than a thirty inch (30") caliper) shall not be removed without a Routine Vegetation Management Permit.</p> <p><i>Staff Comment: The property is covered with a variety of trees and grass turf. Most of the trees are located at the north end of the parcel, within two distinct groves, separated by lawn. The Arborist Report, prepared by Greenforest Incorporated on November 18, 2015, identified 99 impacted significant onsite trees (trees over 6" in caliper) included 3 Pacific Madrone, 2 western red-cedar and 94 Douglas-fir trees ranging in diameter from 8 to 36 (DBH) inches (Exhibit 21). Of the impacted 94 Douglas-fir trees onsite, a total of five (5) were considered to be landmark trees (greater than a thirty inch (30") caliper). Nearly every tree is in good condition (Exhibits 19-21). Only two (2) of the onsite tree were classified as dangerous. The net number of trees designated for removal for this development was determined to be 97. The average size of the trunk at diameter at breast height (DBH) for the 99 trees was determined to be 19 inches (19") with the largest landmark tree, a Douglas-fir (36" DBH), located in the northwest corner of the site. After street and critical area deductions, and the minimum requirement to retain 20%, the applicant is proposing to retain seventeen (17) of the potential 114 healthy trees or 17 of the required 23 trees. All 17 trees proposed to be retained are located on the south half of the property. Provided the applicant only retains 17 onsite trees, the applicant would be required to replace up to 72" caliper inches or retain more onsite trees. Based on the submitted landscape plan the applicant is proposing to plant trees along the north, south and portions of the east and west property lines for landscaping and screening requirements. While still yet undetermined, the final landscaping plan would contain significantly more than 72" caliper inches which could ultimately satisfy the 20% tree retention requirement. The minimum tree density would be verified at the time of the final detailed landscape plan.</i></p> <p><i>During construction, trees required to be retained (i.e., protected trees), would be required to erect and maintain a six-foot-high chain link temporary construction fence around the drip line of any tree to be retained.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Screening: Per RMC 4-4-095 all mechanical equipment and outdoor service and storage areas shall be screened to reduce visibility, noise, and related impacts while allowing accessibility for providers and users.</p> <p><i>Staff Comment: The applicant is not proposing roof mounted equipment. The proposed outdoor generator and shelter, in addition to the proposed pad-mounted generator fuel cell and load bank, would be screened from NE 12th St. The final detailed landscape plan would be submitted for review and approval in order to identify species and planting patterns prior to issuance of building and/or electrical permits.</i></p>

✓	<p>Parking: Driveway cuts are required to be a minimum of 5 feet from property lines and new commercial driveways may be a maximum of 24 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><i>Staff Comment:</i> There are no specific parking regulations for public activities outside of schools, post office or cultural facilities. However, the use does require maintenance of the site so a minimum of one onsite space would be necessary. The water reservoirs site has two (2) ingress and egress points along NE 12th St. Frontage improvements would include driveway cuts that are a minimum of 5 feet from the east and west property lines and will be designed with a commercial approach up to 20-foot wide driveway approaches for access to the maintenance road and areas. There is one existing space for maintenance vehicle to park in a gravel surface area near the existing booster pump station when visits to site are made. Ample space is available within the property limits to allow maintenance vehicles to park onsite.</p>
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18. **Conditional Use Analysis:** The applicant is requesting a conditional use permit for the subject property to expand the existing use of the Highlands 435 Zone Reservoir site. The project property was first purchased by the United States government during World War II as a water storage site to support the large number of housing units constructed in the Renton Highlands to support the war manufacturing efforts going on at Pacific Car Company (PACCAR) and Boeing. The federal government constructed a 1.5 million gallon (MG) uncovered partially buried water storage tank (aka a reservoir) and a 15,000-gallon wooden elevated water tank. In 1958 the United States conveyed the property to the City of Renton via a quit claim deed. In 1959 and 1960 the City demolished the wooden elevated tank and constructed a 2 MG covered partially buried water storage tank and a booster pump station. In 1966 a cover was placed on the 1.5 MG reservoir. In 1975 a re-chlorination station was added to the site. In 1985 an emergency electrical generator, housed in a shed, was added to the site. The generator provides emergency power to the booster pump station.

The proposed use of the site would remain the same as has been continuously used since World War II (circa 1942): the storage and pumping of water for distribution for domestic use (drinking, bathing, cooking, etc.) and fighting fires and the storage of drinking water for use during natural disasters such as earthquakes. The proposal is compliant with the following conditional use criteria, pursuant to RMC 4-9-030. Therefore, staff recommends approval of the requested Conditional Use Permit.

Compliance	Conditional Use Criteria and Analysis
✓	<p>a. Consistency with Plans and Regulations: The proposed use shall be compatible with the general goals, objectives, policies and standards of the Comprehensive Plan, the zoning regulations and any other plans, programs, maps or ordinances of the City of Renton.</p> <p><i>Staff Comment:</i> The City of Renton Water System is a publicly owned water system operated by the City of Renton as a self-supporting enterprise utility. The proposal is consistent with the policies and capital improvement plan stated in the City of Renton Water System Plan as updated by the 2012 Water System Plan Update. The 2012 Water System Plan Update underwent a non-project SEPA review, was adopted by the Renton City Council on August 13, 2012 via City of Renton Resolution No. 4154, was approved by King County on September 10, 2013 via King County Ordinance No. 17653, and was approved by the Washington State Department of Health via letter dated September 19, 2013. The Water System Plan is part of the City of Renton</p>

	<p><i>Comprehensive Plan by adoption (effective date July 1, 2015). The proposed project is compatible with the general purpose, goals, objectives and standards of the comprehensive plan, the zoning ordinance and all other plans, programs, maps and ordinances of the City of Renton. See also FOF 16, Comprehensive Plan Analysis and discussion under FOF 17, Zoning Development Standard Compliance.</i></p>
✓	<p>b. Appropriate Location: The proposed location shall not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use. The proposed location shall be suited for the proposed use.</p> <p><u>Staff Comment:</u> <i>The proposed project is the replacement of an existing emergency electrical generator and two existing water storage tanks (reservoirs) located at this site. The site is suited for the proposed use in that it is at a high point in the area the new reservoir is to serve. The new generator will occupy the same location as the generator it would replace. The proposed location would not result in the detrimental overconcentration of this use within the City or within the immediate area of the proposed use – after the new reservoir is constructed and the Mount Olivet reservoir is replaced the two existing reservoirs at this site would be demolished and the area that they occupied would be converted to landscaping. Because of the difference in the design of the new reservoir compared to the existing reservoirs (vertical sidewalls versus sloped sidewalls) the new reservoir would occupy less surface area than the old reservoirs. Sometime in the future the existing elevated water storage tank would also be replaced with another elevated water storage tank.</i></p>
✓	<p>c. Effect on Adjacent Properties: The proposed use at the proposed location shall not result in substantial or undue adverse effects on adjacent property.</p> <p><u>Staff Comment:</u> <i>The proposed continued use as a water storage and pumping site does not result in substantial or undue adverse effects on adjacent property. Architectural features of the exterior walls of the new reservoir and the use of trees for screening would seek to minimize the visual impact of the new reservoir located on the northern part of the site.</i></p>
✓	<p>d. Compatibility: The proposed use shall be compatible with the scale and character of the neighborhood.</p> <p><u>Staff Comment:</u> <i>The proposed continued use as a water storage and pumping site is compatible with the scale and character of the neighborhood which grew up around the reservoir site since World War II.</i></p>
✓	<p>e. Parking: Adequate parking is, or will be made, available.</p> <p><u>Staff Comment:</u> <i>A single vehicle visits the site. Adequate parking is already available onsite.</i></p>
✓	<p>f. Traffic: The use shall ensure safe movement for vehicles and pedestrians and shall mitigate potential effects on the surrounding area.</p> <p><u>Staff Comment:</u> <i>The proposed project does not generate any additional trips. The current trips associated with the site are very small in number. The current use which would not change after completion of the project already ensures safe movement for vehicles and pedestrians and has minimal effects on the surrounding area. As a result, no mitigation measures are proposed as part of the improvements to the site.</i></p>
Compliant if Conditions	<p>g. Noise, Light and Glare: Potential noise, light and glare impacts from the proposed use shall be evaluated and mitigated.</p>

<p>of Approval are Met</p>	<p><u>Staff Comment:</u> Noise, light and glare impacts have been evaluated. The proposed project is not anticipated to have any light or glare impacts. The applicant would evaluate the existing lighting along NE 12th St as part of the frontage improvement design. The lighting plan would be required to adequately provide for public safety without casting excessive glare on adjacent properties. Staff recommends, as a condition of approval, that the applicant provide a final lighting plan to be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.</p> <p>The emergency electrical generator would be housed in a metal cabinet that would attenuate the noise emanating from the generator. There are two scenarios for noise being generated: 1) once a week on a weekday (Monday, Tuesday, Wednesday, Thursday or Friday) and between the hours of 10:00 am and 2:00 pm, the generator would run for 15 minutes to verify that it remains operational; and 2) when there is a commercial power outage. Even though this generator is exempt from WAC 173-60-40, Maximum permissible environmental noise levels, via exemption WAC 173-60-50 (4) (f) 'Sounds created by emergency equipment and work necessary in the interests of law enforcement or for health safety or welfare of the community', the generator would meet the requirements of WAC 173-60-40 for daytime in a residential setting.</p>
<p>Site</p>	<p>h. Landscaping: Landscaping shall be provided in all areas not occupied by buildings, paving, or critical areas. Additional landscaping may be required to buffer adjacent properties from potentially adverse effects of the proposed use.</p> <p><u>Staff Comment:</u> The applicant is proposing a landscaping plan that would provide landscaping in all areas not occupied by buildings, paving, or critical areas. Additional landscaping would be used to buffer adjacent properties from potentially adverse effects of the proposed use. See also discussion under FOF 17, Zoning Development Standard: Landscaping.</p>
<p>te</p> <p>✓</p>	

19. **Site Plan Review:** Pursuant to RMC 4-9-200B, Site Plan Review is required for development in the R-10 zoning classification when it is not exempt from Environmental (SEPA) Review. Given Site Plan applications are evaluated for compliance with the specific requirements of the RMC 4-9-200E.3 the following table contains project elements intended to comply with level of detail needed for Site Plan requests:

Compliance	Site Plan Criteria and Analysis
Compliant if Conditions of Approval are Met	<p>a. Comprehensive Plan Compliance and consistency.</p> <p><u>Staff Comment:</u> See previous discussion under FOF 16, Comprehensive Plan Analysis.</p>
Compliant if Conditions of Approval are Met	<p>b. Zoning Compliance and Consistency.</p> <p><u>Staff Comment:</u> See discussion under FOF 17, Zoning Development Standard Compliance.</p>
N/A	<p>c. Design Regulation Compliance and Consistency.</p> <p><u>Staff Comment:</u> The project location does not fall within one of the four (4) possible design districts nor does RMC 4-2-115 Residential Design and Open Space Standards apply, see applicability.</p>

<p>N/A</p>	<p>d. Planned action ordinance and Development agreement Compliance and Consistency.</p>
<p>Compliant if Conditions of Approval are Met</p>	<p>e. Off Site Impacts.</p> <p>Structures: Restricting overscale structures and overconcentration of development on a particular portion of the site.</p> <p><u>Staff Comment:</u> <i>The structures on the site include the following:</i></p> <ul style="list-style-type: none"> • 565 pressure zone water storage tank – an elevated steel tank with a nominal storage capacity of 750,000 gallons. The tank is approximately 141.5 feet tall. • 435 pressure zone 1.5-million-gallons (MG) water storage tank – a partially buried Portland cement concrete (PCC) water storage tank with a nominal storage capacity of 1.5 MG. • 435 pressure zone 2 MG water storage tank – a partially buried PCC water storage tank with a nominal storage capacity of 2 MG. • Booster pump station – a 22 ft by 14.6 ft partially buried reinforced PCC building. • Re-chlorination building (no longer used for this purpose) – an 18 ft by 11.8 ft partially buried reinforced PCC building. • Emergency electrical power generator shed on PCC slab – a 18 ft by 14 ft steel shell • Six telecommunications cabinets on PCC slabs. Sizes: 8’10” x 8’10”, 9’10” x 9’10”, 6’10” x 9’10”, 9’8” x 14’10”, 9’7” x 20’1”, and 9’11” x 14’6”. • One AMI collector radio cabinet on 4’4” x 4’4” PCC slab. • Three wooden sheds on PCC slabs for City of Renton radio equipment and emergency generator. Sizes: 12’4” x 8’2”, 12’1” x 9’4”, and 8’ x 12’6”. • Two 50 ft tall radio towers for City of Renton radios. <p><i>The applicant proposes to redevelop the site to remove the existing reservoirs and appurtenant structures that have reached the end of their useful life cycle, and reconstruct new portable water reservoirs and appurtenant structures that will maximize the usability of the site for potable water storage and renew the useful life of the facilities. The entire project improvements are expected to be phased over many years. The current project schedule includes two parts. Part 1 includes the following: replacing the 125 KV emergency electrical generator, remodeling a room in the existing re-chlorination building to house City owned radio equipment, relocation of the City of Renton UFH radio antenna equipment to the top rail of the existing water tower, replacement and relocation of 8 individual electrical power meters with a new meter bank with power bus and meters and the removal of 5 unused electrical services, construction of approximately 3,150 linear feet of 24-inch diameter ductile iron water main from south side of the site along NE 12th St to the intersection of NE 12th St and Edmonds Ave NE (replacing old 16-inch and 10-inch water mains), fence replacement, and the planting of trees along the property frontage NE 12th St. Part 2 includes the following: construct a concrete water storage tank, street improvements, construction of a stormwater detention vault, utility work, and installation of any remaining plants from the landscape planting plan.</i></p>

<p><i>The reinforced concrete storage tank has a floor elevation of 425 feet and a roof elevation of 450 feet for at overall height of 25 feet. The bottom portion of the new storage tank is buried below finished grade in order to match the existing contours of the site and reduce the overall scale and bulk of the structure. The design and bid process of the 6.3 MG water storage tank is expected to begin after land use approvals. The estimated duration of operation is 30 years for the generator for part 1 and 80 years for part 2. The proposal would not be an overscale structure as the proposal does not exceed maximum height, lot coverage, and setback requirements of the R-10 zone.</i></p>
<p>Circulation: Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.</p> <p><i>Staff Comment: The proposal contains onsite structures that have linkages to internal roadways and NE 12th St. The circulation would be improved in order to provide access to the proposed improvements onsite. The new reservoir would have a road around the perimeter of the structure. The public site is screened with a chain link fencing and barbwire for safety. The proposal includes two (2) new gates (one manual swing gate and one manual sliding gate) at the existing access location at NE 12th St.</i></p>
<p>Loading and Storage Areas: Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.</p> <p><i>Staff Comment: The reservoir proposal includes access stairs to the roof top. On the roof top there would be a security fence and guardrail with removable railing for equipment access. See also discussion under FOF 17, Zoning Development Standard Compliance: Screening. There would be no screening required for rooftop equipment, loading areas, and/or refuse and recyclables areas that require screening.</i></p>
<p>Views: Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.</p> <p><i>Staff Comment: The proposed reservoir would obstruct the views of the abutting single family residential homes on the east and west sides of the site. The proposed reservoir would also obstruct the views of senior living facility (independent living, assisted living and Alzheimer's and memory care) neighbors on the north side. The biggest visual impact would be the loss of territorial views of the trees following their removal from the site.</i></p> <p><i>The applicant is proposing to break up the flat concrete wall of the reservoir by providing a form liner pattern on the above ground façades and decorative trellises along the north, east and west elevations for climbing decorative plants.</i></p>
<p>Landscaping: Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project.</p> <p><i>Staff Comment: See discussion under FOF 17, Zoning Development Standard: Landscaping.</i></p>
<p>Lighting: Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.</p> <p><i>Staff Comment: A lighting plan was not provided with the application; therefore, staff recommended that a lighting plan be provided at the time of building permit review.</i></p>

	<p>f. On Site Impacts.</p> <p>Structure Placement: Provisions for privacy and noise reduction by building placement, spacing and orientation.</p> <p><i>Staff Comment: It is anticipated that most of the noise impacts would occur during the construction phase of the project. The applicant has submitted a Construction Mitigation Plan (Exhibit 9) that provides measures to reduce construction impacts such as noise, control of dust, traffic controls, etc. In addition, the project would be required to comply with the City's noise ordinance regarding construction hours.</i></p> <p>Structure Scale: Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs.</p> <p><i>Staff Comment: The proposed structures would be located on approximately 100,752 square feet or more, which is roughly 49% of the site. Setbacks from the property lines are anticipated to provide for access of sunlight, winds, and vehicle movement through the site. Architectural treatments and partially burying the reservoir structure reduces the structures overall scale.</i></p> <p>Natural Features: Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces.</p> <p><i>Staff Comment: The applicant proposes removal of a majority of the existing trees onsite. The existing topography of the site is not proposed to significantly change. There are some sensitive slopes (greater than 25 percent and less than or equal to 40 percent) on the project site and downstream of the project site. There are also slopes downstream of the project site that would be at moderate risk for landslide.</i></p> <p><i>Site preparation for the reservoir would include the removal of all vegetation, root mass, organic soils, existing pavement and structures, and any deleterious debris from construction areas including locations where structural fill would be placed. The applicant's engineer anticipates construction of the new reservoir may require temporary excavations on the order of 4 to 12 feet below existing adjacent grade. New landscaping is proposed around the east, west and north sides of the new reservoir.</i></p> <p>Landscaping: Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements.</p> <p><i>Staff Comment: See FOF 20, Zoning Development Standard: Landscaping.</i></p>
<p>✓</p>	<p>g. Access</p> <p>Location and Consolidation: Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties.</p> <p><i>Staff Comment: The applicant is proposing to retain the existing accesses and their current locations from the south side of the lot onto NE 12th St. No other ingress or egress points to side streets are available.</i></p>

	<p>Internal Circulation: Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways.</p> <p><i>Staff Comment:</i> The proposal includes retaining the existing internal circulation system to the existing improvements on the site and extending the vehicular roadway around the perimeter of the new water storage tank from the east driveway. The proposed access configuration would allow for complete internal circulation for maintenance and operations of the facility. The internal roadways would be connected to NE 12th St.</p> <p>Loading and Delivery: Separating loading and delivery areas from parking and pedestrian areas.</p> <p><i>Staff Comment:</i> Following construction improvements, access to the site is entirely for maintenance and operations.</p> <p>Transit and Bicycles: Providing transit, carpools and bicycle facilities and access.</p> <p><i>Staff Comment:</i> Per RMC 4-4-080F.11.a bicycle parking must be provided for all residential developments that exceed five (5) residential units and/or all non-residential developments that exceed four thousand (4,000) gross square feet in size. The use does not require staffing at the site. Maintenance and operations to the site would be served using vehicles only.</p> <p>Immediately in front of the site, King County Transit Metro has a bus stop (#45130) within the public right-of-way on the north side of NE 12th St. The bus stop has a passenger shelter on a concrete footing and is served by Routes 105 and 240. Since the project proposal includes half-street frontage improvements, KC Metro has requested the inclusion of an ADA front door landing pad, rear door alighting pads, and a new shelter footing as a part of this project to ensure adequate transit access and safety. Public transit is not anticipated to serve the site.</p> <p>Pedestrians: Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.</p> <p><i>Staff Comment:</i> The proposal includes right-of-way improvements for NE 12th St along the property frontage. The proposed cross-section for the complete street shows two 10-foot lanes, with 6-foot parking strips, 8-foot planters and 5-foot sidewalks. The pedestrian access connections between the parking and improvements would be improved through onsite roadway improvements.</p>
<p>Compliant if Conditions of Approval are Met</p>	<p>h. Open Space: Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.</p> <p><i>Staff Comment:</i> The applicant would provide a 10-foot wide landscape area along NE 12th St (Exhibit 20). The applicant is proposing to replace an existing chain link fence along NE 12th St and the visual screen is intended to be located on the inside of the relocated fence. The height of the fence within the front or side yard along a street setback may be a maximum of seventy-two inches (72") above grade, provided the permanent landscaping is located along the front of the fence. The landscaping areas throughout the site would be for screening the facility from the neighboring parcels only. Staff recommends, as a condition of approval, that the applicant locate the replacement fence behind the required 10-foot wide onsite landscaping required along</p>

	<p><i>the street frontage of NE 12th St. The location of the fence shall be reviewed and approved by the Current Planning Manager, prior to installation.</i></p>
✓	<p>i. Views and Public Access: <i>When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines</i></p> <p><u>Staff Comment:</u> <i>The proposed structure would not block view corridors to shorelines or Mt. Rainier. The public access would be improved along the north side of NE 12th St through half-street frontage improvements.</i></p>
✓	<p>j. Natural Systems: <i>Arranging project elements to protect existing natural systems where applicable.</i></p> <p><u>Staff Comment:</u> <i>Impacts to the Wellhead Protection Area are not anticipated as a result of the subject project. There are no other natural systems on the site.</i></p>
✓	<p>k. Services and Infrastructure: <i>Making available public services and facilities to accommodate the proposed use.</i></p> <p><u>Staff Comment:</u> <i>The site improvements are entirely for water service and associated infrastructure.</i></p>
	<p>Police and Fire.</p> <p><u>Staff Comment:</u> <i>Separate plans and permits for the relocation/replacement of the emergency electrical generator would be required if it has an associated fuel storage tank.</i></p>
	<p>Schools.</p> <p><u>Staff Comment:</u> <i>No residential units are proposed. A School Fee would not be required.</i></p>
	<p>Parks.</p> <p><u>Staff Comment:</u> <i>No residential units are proposed. A Park Impact Fee would not be required.</i></p>
	<p>Water and Sewer.</p> <p><u>Staff Comment:</u> <i>The project is located within the City of Renton Wellhead Protection Zone 2 area (Exhibit 11). Approximately 3,000 cubic yards of fill would be brought to the reservoir site and fill is also anticipated with the associated NE 12th St corridor improvements. The overall purpose of the aquifer protection regulations is to protect aquifers used as potable water supply sources by the City from contamination by hazardous materials. Some uses are restricted that store, handle, treat, use, or produce substances that pose a hazard to groundwater quality. Since fill is proposed for project development, a fill source statement would be required to be submitted to the City to ensure clean fill is being used. Impacts to the Wellhead Protection Area are not anticipated as a result of the subject project. A fill source statement would be required to be submitted with the construction permit application.</i></p> <p><i>Sewer service is provided by the City of Renton. The future phase would require a cut and cap of the existing side sewer connection for the chlorination building and vault.</i></p>
	<p>Drainage.</p> <p><u>Staff Comment:</u> <i>A Technical Information Report (TIR), prepared by RH2 Engineering Inc., dated November 2015, was submitted with the project application (Exhibit 7). The submitted TIR addresses construction of the subject new storage tank and includes planning information for future phases of the water utility system expansion.</i></p>

	<p><i>The proposed development would create stormwater runoff from the site development at 3410 NE 12th St for the proposed water storage tank, generator shelter, fuel storage tank and load bank, and access road. The existing impervious surface coverage of the 3410 NE 12th St property is approximately 33 percent (33%). Following development of the new water tank and associated improvements, the property would have an approximate 69 percent (69%) impervious surface coverage (Exhibit 4). New impervious surfaces would be collected and conveyed to the proposed on-site stormwater detention vaults and then be released in a controlled manner to North Renton Basin (aka John’s Creek Basin) Threshold Discharge Area (TDA) and Honey Creek Basin TDA (Exhibit 12).</i></p> <p><i>Water from within the new 6.3-million-gallon storage tank would be released as part of maintenance and in emergency situations. The new wastewater/sewer interceptor pipe in NE 12th St would be used for draining water from the new water storage tank (Exhibit 4). This use of the interceptor is anticipated to occur for two situations, when the water storage tank is drained of water for inspection and maintenance of the interior of the new tank and on the rare occasion that water overflows from the new tank.</i></p> <p>Transportation.</p> <p><i><u>Staff Comment:</u> Access to the site is proposed via two connections. One is located near the southeast side of the parcel and the other is located on the southwest side of the parcel. Both are from NE 12th St. It is anticipated that there would not be an overall increase in traffic following construction.</i></p>
<p>✓</p>	<p>I. Phasing:</p> <p><i><u>Staff Comment:</u> The applicant is requesting to phase the project. This project (part 1 and part 2) is the first phase of a multi-phase plan for the use of the site. The next phase will be the demolition of the existing 1.5 MG and 2 MG reservoirs after the reservoir at the Mount Olivet site has been replaced. Other future phases include: replacement of the existing booster pump station, replacement of the existing elevated water storage tank and the construction of an additional partially buried water storage tank.</i></p> <p><i>Building permits, licenses or land use permits required for the operation of a Conditional Use Permit shall be applied for within two (2) years of the date of Conditional Use Permit approval. A single two (2) year extension may be granted for good cause by the Administrator.</i></p> <p><i>Site Plan Approval expires two (2) years from the date of approval. An extension may be requested pursuant to RMC section 4-9-200.</i></p> <p><i>Because the timing of the construction of the 6.3-million-gallon storage tank is uncertain, staff recommends that the applicant be allowed to extend the implementation periods of the both the Site Plan and Conditional Use Permit approvals from two (2) years to five (5) years with a possible one (1) year extension for good cause by the Administrator.</i></p>

20. **Street Modification Analysis:** The applicant is requesting a modification from RMC 4-6-060F.2 “Minimum Design Standards Table for Public Streets and Alleys” to revise the street classification for NE 12th St to be consistent with the City of Renton Proposed Sunset Area Street Classification Map (Exhibit 26).

The City of Renton Proposed Sunset Area Street Classification Map identifies a 60-foot right-of-way width for NE 12th St from Edmonds Ave NE to Monroe Ave NE. The proposed cross-section for the complete street shows two 10-foot lanes, with 6-foot parking strips, 8-foot planters and 5-foot sidewalks. The offsite improvements for the Reservoir project site are 150 feet east of Monroe Ave and the boundary for the Sunset Area.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance	Street Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment: The Community Design Element has applicable policies listed under a separate section labeled Promoting a Safe, Healthy, and Attractive Community. These policies address walkable neighborhoods, safety and shared uses. The intent of the policies is to promote new development with walkable places that support grid and flexible grid street and pathway patterns, and are visually attractive, safe, and healthy environments. The requested street modification is consistent with these policy guidelines.</i></p>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><i>Staff Comment: The modified street improvements will meet the objectives of a safe walkable environment. The proposed improvements are consistent with those anticipated in the immediate area.</i></p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><i>Staff Comment: There are no identified adverse impacts to other properties from the requested modification.</i></p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><i>Staff Comment: See comments under criterion 'b'.</i></p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><i>Staff Comment: See comments under criterion 'b'.</i></p>
✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><i>Staff Comment: See comments under criterion 'c'.</i></p>

I. CONCLUSIONS:

1. The subject site is located in the Residential High Density (RHD) Comprehensive Plan designation and complies with the goals and policies established with this designation provided the applicant complies with the conditions of approval, see FOF 16.
2. The subject site is located in the Residential-10 (R-10) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 17.
3. The proposed conditional use complies with all the conditional use criteria, pursuant to RMC 4-9-030, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 18.
4. The proposed project complies with the site plan regulations as established by City Code provided all advisory notes and conditions are complied with, see FOF 19.
5. The proposed project complies with the street modification criteria as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 20.
6. Key features, which are integral to this project, include project phasing and water and utility infrastructure improvements.

J. RECOMMENDATION:

Staff recommends approval of the Hearing Examiner Site Plan, Conditional Use Permit, and Street Modification Request for improvements to the Highlands Reservoir and Emergency Generator, File No. LUA15-000864, as depicted in Exhibit 17. Staff also recommends a five (5) year Site Plan and Conditional Use Permit implementation period with a possible one (1) year extension for good cause by the Administrator, subject to the following conditions:

1. The applicant shall comply with the mitigation measure issued as part of the Determination of Non-Significance Mitigated, dated on January 25, 2016.
 - a. The applicant shall comply with the recommendations included in Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014 and Geotechnical Report, prepared by ZZA-Terracon, dated January 19, 2009 (Exhibit 8).
2. The applicant shall be required to submit a detailed landscaping plan that includes a fully sight-obscuring landscaped visual barrier along the north property line. The final landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval.
3. The applicant shall locate the replacement fence behind the required 10-foot wide onsite landscaping required along the street frontage of NE 12th St. The location of the fence shall be reviewed and approved by the Current Planning Manager, prior to installation.
4. The applicant shall provide a lighting plan that adequately provide for public safety without casting excessive glare on adjacent properties. The final lighting plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.

EXPIRATION PERIODS:

Pursuant to RMC 4-8-100, the City declares that circumstances surrounding land use decisions change rapidly over a period of time. In order to ensure the compatibility of a decision with current needs and concerns, any such decision must be limited in duration, unless the action or improvements authorized by the decision is implemented promptly. Any application or permit approved pursuant to this Chapter with the exception of rezones shall be implemented within two (2) years of such approval unless other time limits are prescribed elsewhere in the Renton Municipal Code. Any application or permit which is not so implemented shall terminate at the conclusion of that period of time and become null and void. For large scale or phased development projects, the Examiner may at the time of approval or recommendation set forth time limits for expiration which exceed those prescribed in this Section for such extended time limits as are justified by the record of the action.

Pursuant to RMC 4-9-200 the Hearing Examiner shall determine, and document in writing, an appropriate expiration date for the master plan, granting up to five (5) years. An applicant shall submit a complete site plan application for the development within the specified time frame if a site plan was not combined with the master plan application. The Administrator may grant a one year extension for good cause.

Site Plan Approval expires two (2) years from the date of approval. An extension may be requested pursuant to RMC section 4-9-200.

Pursuant to RMC 4-9-250 any variance granted, unless otherwise specified in writing, shall become null and void in the event that the applicant or owner of the subject property for which a variance has been requested has failed to commence construction or otherwise implement effectively the variance granted within a period of two (2) years after such variance has been issued. For proper cause shown, an applicant may petition for an extension of the two (2) year period during the variance application review process, specifying the reasons for the request. The time may be extended but shall not exceed one additional year in any event.