

## D# 77 ADMINISTRATIVE CODE INTERPRETATIONS

### General Description

Renton Municipal Code Title IV *Development Regulations* are to be amended based on recent administrative interpretations. These decisions have already become effective. This report to the Planning Commission is part of the annual process by which the print version of the code is to be amended based on such decisions. Municipal code section 4-1-080 provides guidance for Administrative Interpretations as it reads:

4-1-080A.1.a: The Community and Economic Development Administrator, or designee, is hereby authorized to make interpretations regarding the implementation of unclear or contradictory regulations contained in this Title. Any interpretation of the Renton Title IV Development Regulations shall be made in accordance with the intent or purpose statement of the specific regulation and the Comprehensive Plan. Life, safety and public health regulations are assumed to prevail over other regulations.

Interpretations are needed where there are unclear or contradictory regulations. Examples include mistakenly placed text, sections of code that lack predictability for users, and where certain situations were not evaluated in updating Title IV. Each decision has a public appeal period and is supplied with a background, justification, decision, and recommended code amendment. For more information about the process or each determination, go to:

- Background and decision: <http://rentonwa.gov/business/default.aspx?id=24686>
- Process: <http://rentonwa.gov/business/default.aspx?id=24684>

### Impact Analysis

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

None.

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

None.

Effect on the rate of population and employment growth

None.

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

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

Effect on general land values or housing costs

None.

Whether capital improvements or expenditures are being made or completed as expected

Not applicable.

### Consistency with GMA, the Plan, and Countywide Planning Policies

Determinations are based on proposed development standards that have been previously reviewed in light of these plans and policies and do not create inconsistencies.

### Effect on critical areas and natural resource lands

None.

### Effect on other considerations

None except for the Urban Separator Overlay Regulations where a potential hardship created for properties in the Talbot Urban Separator has been resolved.

### **Staff Recommendation**

Staff recommends that all administrative interpretations listed below and their related code amendments be made to clarify the print and online versions of Title IV.

- **Electric Vehicle Infrastructure (CI-09):** Allowing “electrical vehicle infrastructure” in accordance with state law within the Municipal Code Title IV Regulations.
- **Impervious Surfacing (CI-11):** Clarification of the types of site improvements qualifying as “impervious surfacing”.
- **Setbacks in the R-10 and R-14 zones (CI-12):** Recent amendments to the residential development standards require clarification for consistent implementation. Elements reviewed include: front yards, side yards, rear yards, setback, setbacks for attached garages and carports, and reduction of setback for yards abutting common open space.
- **Marinas in the R-1 (CI-13):** Marinas are a permitted use in the R-1 zone as consistent with the allowed marina at Coulon Park and pre-zoned potential annexation area with Lake Desire where a public marina exists.
- **Density, Net Rounding (CI-14):** Clarification of the definition of “Density, Net” when fractions result from calculating minimum and maximum.
- **Indoor Small Vehicle Sales (CI-15):** Clarification of permissibility of indoor small vehicle sales, including boats less than 10,000 pounds, in the CA zone.
- **Tree Removal Activities (CI-16):** Clarification of permit requirements for tree removal.
- **Recreation Facilities, Indoor, New (CI-17):** Permissibility of the use New Indoor Recreation Facilities (ie “Recreation Facilities, Indoor, New”) within the Medium Industrial Zone within the Employment Area Valley.
- **Urban Separator Overlays of Soos Creek and Lake Desire (CI-18):** These overlays were created to recognize unique environmental areas in the pre-zoning of the Fairwood Potential Annexation Area.
- **Special Fill and Grade Permit (CI-19):** Requiring a Special Fill and Grade Permit for public projects where dredging or filling occurs on lands covered by water, when State and Federal permits are also required.

- **Address Assignments (CI-20):** Additional address assignment for one building with multiple street frontages.

### **Implementation Requirements**

Although these interpretations are already effective, the Planning Division is bringing these decisions to the Planning Commission as part of a more extensive public process to provide greater transparency where Title IV Development Regulations have been amended.