

D# 74 PLAT REVISIONS

General Description

This docket request was made by the City of Renton Planning Division and proposes revisions to Title IV regulations. Originally this item was titled "Major Modification Fee" and described the need to require a new fee for major site plan and preliminary plat revisions due to the amount of review time involved. However, upon further investigation of the issues that triggered this docket request, it was revealed that the actual changes needed involve:

1. Defining the difference between minor and major revisions to site plans and plats.
2. Establishing procedures for the review of minor revisions.
3. Adopting regulations that require a new application for major revisions.

The needed changes regarding site plan revisions are being addressed as part of Docket #D-73. This docket item proposes code revisions to address the above changes for plats.

The code revisions proposed as part of this docket item take into account the fact that applicants already pay a final plat review fee that is adequate to cover review of minor revisions that have occurred since preliminary plat approval. Requiring a new application for plats proposing major revisions ensures the required public notice and receipt of the application fee necessary to compensate the City for the staff time and resources required to review and process major revisions.

Impact Analysis

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

The proposal is not anticipated to have an effect on rate of growth, development, and conversion of land as envisioned in the Plan.

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

The proposal is not anticipated to have an effect on the City's capacity to provide adequate public facilities. The provisions for minor revisions preclude revisions that increase the number of lots reviewed in the preliminary plat application, thus avoiding any potential increase in demand on public facilities.

Effect on the rate of population and employment growth

The proposal is not anticipated to have an effect on the rate of population or employment growth.

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

The proposal does not modify Plan objectives. The proposal allows minor changes to preliminary plats prior to final plat approval as long as such changes are consistent with the development standards (which implement the objectives of the Comprehensive Plan). Under the proposed revisions, major revisions require a new application and fee, thus providing the City appropriate compensation for the time required to review the revised plan for compliance with Plan objectives.

Effect on general land values or housing costs

The proposed amendment is not anticipated to have an effect on general land values or housing costs.

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

No specific capital improvements or expenditures are associated with this proposal.

Consistency with GMA, the Plan, and Countywide Planning Policies

Requiring a new application for major revisions to preliminary plats ensures the City receives application fees appropriate to compensate for the staff time and resources required to ensure the modified plan is consistent with GMA, Countywide Planning Policies, and Comprehensive Plan.

Effect on critical areas and natural resource lands

The proposed amendment is not anticipated to have an effect on critical areas or natural resource lands.

Staff Recommendation

It is recommended that RMC 4-7-080.M be amended to clarify the City's standards and review procedures for revisions to plats between preliminary plat approval and final plat review.

Implementation Requirements

Adopt revised RMC 4-7-080.M as shown in Attachment A.

M. ~~AMENDMENTS~~REVISIONS:

~~At any time after preliminary plat approval and before final plat approval, the applicant may submit an application to the Administrator that proposes an amendment to the approved or conditionally approved preliminary plat.~~

~~1. **1. Minor Amendments:** The Administrator shall have the authority to administratively approve amendments that the Administrator deems to be minor.~~

~~1. **2. Major Amendments**Revisions: Major revisions to an approved or conditionally approved preliminary plat require a new application.~~

~~2. **Minor Revisions**: Minor revisions may be reviewed and permitted as part of final plat approval. To be considered a minor revisions, the revision must not:~~

~~A major amendment shall include, but is not limited to, the following:~~

~~a. Any amendment that would result in or would have the effect of decreasing~~Decrease the aggregate area of open space in the subdivision by ten percent (10%) or more;

~~b. Any amendment that would result in increasing~~Increase the number of lots in the subdivision beyond the number previously approved;

~~c. Any amendment that would result in or have the effect of reducing the residential dwelling unit density for the site below the allowed minimum density;~~Result in a violation of development standards;

~~d. Any amendment that would result in the relocation of~~Relocate any roadway access point to an exterior street from the plat;

~~e. Any amendment that proposes~~Propose phasing of plat development; or

~~f. Any amendment that, in the opinion of the Administrator, would s~~Significantly increase any adverse impacts or undesirable effects of the plat.

~~3. **Process for Major Amendments:** If the Administrator determines that the proposed amendment is major, the Hearing Examiner shall hold a public hearing on the proposed major amendment in accordance with the requirements for preliminary plat approval found in subsection I of this Section; provided, however, that any public hearing on a proposed major amendment shall be limited to whether the proposed major amendment should or should not be approved. Following the public hearing, the Hearing Examiner shall approve or disapprove any proposed major amendment and may make any modifications in the terms and conditions of the preliminary plat approval to the extent that they are reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed major~~

~~amendment under the terms and conditions specified by the Hearing Examiner, the applicant may withdraw the proposed major amendment and develop the subdivision in accordance with the original preliminary plat approval (as it may have previously been amended).~~