

D# 72 FOOTNOTES CLEAN-UP

General Description

This docket request was made by the City of Renton Planning Division and proposes revisions to Title IV regulations for the footnotes associated with the Zoning Use Table (RMC 4-2-080) as well as the footnotes associated with the various development standard tables (RMC 4-2-110D, 4-2-120C, 4-2-120F, 4-2-130B). The revisions delete footnotes that are no longer referenced on the tables, revise incorrect footnote references, and amend the text of the footnotes and development standard tables to make the regulations easier to understand.

One substantive change is to change the review process for requesting certain standard modifications from the Conditional Use Permit process to the Site Plan process. This change is associated with changes to the Master Plan/Site Plan Review regulations and the Conditional Use Permit regulations (Docket # 73 and 79, respectively). Replacing references to the need for Conditional Use Permit review with references to Site Plan review for authorized deviations from development standards assigns a review process more appropriate for reviewing the impacts of development standard deviations than would be possible through Conditional Use Permit review. The end result is a clear distinction between review processes dealing with the use of a property and those dealing with the form of development on a property.

Impact Analysis

The development regulations included in Title IV are designed to reflect and implement the goals, objectives and policies of the Comprehensive Plan – which in turn implements the GMA and the Countywide Planning Policies. The proposed revisions allow the impacted sections of the development regulations to more efficiently implement the Comprehensive Plan by eliminating unused footnotes, correcting erroneous footnote references, and making the regulations more concise and user-friendly. The proposed revisions are not anticipated to have an effect on any of the following:

- Rate of growth, development, and conversion of land
- City's capacity to provide adequate public facilities
- Rate of population and employment growth
- General land values or housing costs
- Critical areas and natural resource lands
- Whether capital improvements or expenditures are made or completed

Staff Recommendation

It is recommended that the footnotes associated with the Use Table as well as the footnotes associated with the various development standards tables be amended to delete unused footnotes, correct erroneous references, and generally make the regulations more concise and user-friendly.

Implementation Requirements

Revise RMC 4-2-080, 4-2-110D, 4-2-120C, 4-2-120F, and 4-2-130B.