

## **D# 70 RIGHT-OF-WAY DEDICATION PROCEDURE STREAMLINING**

### **General Description**

This item proposes to amend the procedure for acceptance of public rights-of-way dedication associated with plats, short plats, binding site plans, and stand alone right-of-way dedications. Currently, rights-of-way dedications associated with plats are noted on the face of plats. At the time of final plat approval by the Hearing Examiner, given that right-of-way dedications are noted on the plat, such dedications are approved concurrently. However, right-of-way dedications for short plats, binding site plans, and stand alone dedications currently require separate approval by Council. Implementation of this docket item would streamline the dedication acceptance process by giving the Public Works Administrator, the Community & Economic Development Administrator, and the Hearing Examiner the authority for approving rights-of-way dedications under various circumstances.

### **Impact Analysis**

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

The proposal's effect on the rate of growth, development, and conversion of land as envisioned in the Comprehensive Plan is not expected to change.

#### 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 change.

#### Effect on the rate of population and employment growth

The proposed amendment would not affect the rate of population and employment growth.

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

The proposed docket amendment is procedural and does not relate to any specific Comprehensive Plan objective or policy. This docket item would be consistent with the Regulatory Reform Act and State laws and regulations.

#### Effect on general land values or housing costs

Not applicable.

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

Not applicable.

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

The proposed docket amendment is procedural and does not relate to any specific King County Countywide Planning Policy. This docket item would be consistent with the Growth Management Act and the Regulatory Reform Act, State laws and regulations.

Effect on critical areas and natural resource lands

Not applicable.

Effect on other considerations

The effect of this docket item would improve efficiency by combining the dedication acceptance with the short plat approval.

**Staff Recommendation**

Staff recommends approval of the docket request to streamline the acceptance of public right-of-way dedications.

**Implementation Requirements**

In order to implement this procedural docket item proposal, the following sections of the Renton Municipal Code should be amended:

- RMC 4-7-070L
- RMC 4-7-230L
- RMC 4-8-070
- RMC 4-11-040

The proposed Code changes are indicated in Attachment A.

## Attachment A

### 4-7-070 DETAILED PROCEDURES FOR SHORT SUBDIVISIONS

#### L. FILING SHORT PLAT:

**1. Right-of-Way Dedications Require Separate Approval:** Any required or proposed right-of-way dedications must be submitted to the Department for review and approval prior to filing of the short plat. All right-of-way dedications require ~~City Council~~ [the Administrator](#) approval prior to filing of the short plat.

### 4-7-230 BINDING SITE PLANS

#### L. RIGHT-OF-WAY DEDICATION:

Where dedication of right-of-way is required for the approved binding site plan or proposed by the applicant, the dedication shall require separate approval by ~~City Council~~ [the Administrator](#) prior to recording of the binding site plan with record of survey. The dedication shall be effective upon recording of the binding site plan with record of survey.

### 4-8-070 AUTHORITY AND RESPONSIBILITIES

#### C. PUBLIC WORKS ADMINISTRATOR OR DESIGNEE:

**Authority:** The Public Works Administrator or designee shall review and act on the following:

1. Appeals of administrative decisions/determinations regarding requests for modification of storm drainage regulations;
2. Interpretation of flood insurance Rate map boundaries;
3. Modifications:
  - a. Modifications of storm drainage requirements;
  - b. Modifications/waivers of sewer code requirements;
4. Sewer modifications, alternates, and appeals, pursuant to RMC 4-9-250D and E and 4-8-110D, respectively;

[5. Dedication of property for public purposes.](#)

**D. COMMUNITY AND ECONOMIC DEVELOPMENT ADMINISTRATOR OR DESIGNEE:**

**Authority:** The Community and Economic Development Administrator or designee shall review and act on the following:

1. Appeals relating to the International Building Code;
2. Building and grading permits;
3. Permits to rebuild for nonconforming structures;
4. Conditional use permit, administrative;
5. Critical area regulation alternates and modifications;
6. Critical areas regulation administrative determinations per RMC 4-3-050D4;
7. Lot line adjustments;
8. Modifications:
  - a. Minor modifications to previously approved site plan;
  - b. Modification of geologic hazard regulations for manmade slopes;
  - c. Modifications of the number of required parking stalls and the requirements of the parking, loading and driveway regulations; and
  - d. Modifications to development standards in the Urban Design Regulation Overlay District;
9. Public Art exemption certificate;
10. Review of business licenses for home occupations;
11. Revocable permits for the temporary use of public right-of-way;
12. Routine vegetation management permits;
13. Shoreline exemptions;
14. Shoreline permits;
15. Short plats;
16. Site plan approval, administrative;
17. Master Plan review (individual phases);

18. Temporary emergency wetland permits;

19. Temporary use permits;

20. Variances;

- a. Administrative pursuant to RMC 4-9-250B;
- b. Variances not associated with a development permit that requires review by the Hearing Examiner, provided the variance authority is not specifically given to another authority elsewhere in this Chapter, and any building permits submitted in conjunction with such variance applications; and

21. Waivers:

- a. Waivers of right-of-way dedication for plat;
- b. On- and off-site improvements(including deferrals); and
- c. Allowing a commercial or multi-family residential driveway grade between eight percent (8%) and fifteen (15%).

22. Final Planned Urban Developments-;

[23. Dedications of property for public purposes.](#)

## H. HEARING EXAMINER

**1. Authority:** The Hearing Examiner shall review and act on the following:

- a. Appeals of administrative decisions/determinations (including, but not limited to, parking, sign, street, tree cutting/routine vegetation management standards, and Urban Design Center Design Overlay District regulations) and ERC decisions, excepting determinations of whether an application is a bulk storage facility which shall be appealable to the City Council,
- b. Appeals relating to RMC 4-5-060, Uniform code for the Abatement of Dangerous Buildings,
- c. Bulk storage special permit and variances from the bulk storage regulations,
- d. Permit to rebuild for nonconforming uses,
- e. Conditional use permit,
- f. Fill and grade permit, special,

- g. Master Plan review (overall plan) and major amendments to an overall Master Plan,
- h. Mobile home parks, preliminary and final,
- i. Planned urban development, preliminary,
- j. Plats, preliminary and final,
- k. Shoreline conditional use permit,
- l. Shoreline variance,
- m. Site plan approvals requiring a public hearing,
- n. Special permits,
- o. Temporary use permits, tier iii Temporary Homeless Encampments,
- p. Variances from wireless communication facility development standards, the provisions of the subdivision regulations, and variances associated with a development permit that requires review by the Hearing Examiner,
- q. Building permits submitted in conjunction with any of the above,

r. Dedications of property for public purposes.

#### **4-11-040.D**

DEED OF DEDICATION: A formal ~~deication~~[dedication](#) of right-of-way or easement to the City, to be approved by City Council, the Hearing Examiner, the PublicWorks Administrator or the Community and Economic Development Administrator.