

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-75

**MUNICIPAL  
CODE SECTIONS:**

RMC 4-7-070A Detailed Procedures for Short Subdivision, RMC 4-7-080A Detailed Procedures for Subdivision, RMC 4-11-160, Definitions P and RMC 4-11-120, Definitions L.

**REFERENCE:**

Revised Code of Washington (RCW) 58.17

**SUBJECT:**

Clarification as to whether tracts created for native growth protection, stormwater detention facilities, open space, and/or private access are counted towards the total lot count for the purpose of determining whether a proposed subdivision is a short plat or is a plat.

**BACKGROUND:**

The City defines a short plat as a “division or redivision of land into nine (9) or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease or transfer of ownership.” The City defines a lot as “a physically separate and distinct property that has been created pursuant to the provisions of this title, or pursuant to any previous laws governing the subdivision, short subdivision, or segregation of land. This definition excludes tracts and parcels.”

Currently, the City counts tracts and lots when determining whether a subdivision is a short plat or a plat. The City has recently adopted regulations requiring that Native Growth Protection Areas, shared private driveways, and stormwater detention facilities be located within tracts when part of subdivisions. These regulations would require more tracts, which would increase the lot count and would result in more subdivisions being processed as plats.

**JUSTIFICATION:**

Those tracts created by the short plat that are to be owned by one or more (fractional ownership) of the lots created therein, i.e., to become part and parcel of the lots should not count as a subdivisional unit of the short plat.

**DECISION:**

Revise the Purpose statement for Short Subdivisions (RMC 4-7-070A) and the Purpose statement for Subdivisions (RMC 4-7-080A) as specified below.

**ADMINISTRATOR  
APPROVAL:**

\_\_\_\_\_  
C. E. "Chip" Vincent

**DATE:**

July 27, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

**RMC 4-7-070 A. PURPOSE:** The procedures regulating short subdivisions, including segregations of nine (9) or fewer lots, are established to promote orderly and efficient division of lots on a small scale, avoiding placing undue burdens on the subdivider and to comply with provisions of chapter 58.17 RCW. For the purposes of determining whether a proposal is a short plat or a full subdivision, those tracts created by the proposed subdivision that are to be owned by one or more (fractional ownership) of the lots created therein, i.e., to become part and parcel of the lots shall not count as a subdivisional unit.

**RMC 4-7-080 A. PURPOSE:** The procedures regulating subdivisions, including segregations of ten (10) or more lots, are established to promote orderly and efficient division of lots, avoiding placing undue burdens on the subdivider and to comply with provisions of chapter 58.17 RCW. For the purposes of determining whether a proposal is a short plat or a full subdivision, those tracts created by the proposed subdivision that are to be owned by one or more (fractional ownership) of the lots created therein, i.e., to become part and parcel of the lots shall not count as a subdivisional unit.

**STAFF CONTACT:**

Jill Ding, x6598