

## #D-120 PUBLIC MEETINGS AND SIGNS

### General Description

Public information signs are currently required by applicants of subdivisions in order to apprise the public of the proposed project. A sign posted on a site proposed for subdivision provides the public with basic information, including the type of proposed land use action, required permits, and opportunities for public comment. Because this basic information is valuable to the public, staff proposes requiring such signs for most Type II and Type III land use permits with the following exemptions:

1. Additional Animals Permit
2. Home Occupation Business License
3. Temporary Use Permit
4. Temporary Emergency Wetland Permit
5. Special Flood Hazard Development Permit
6. Final Plats

Type II and Type III land use permits that would apply can usually have greater adverse impacts for surrounding properties and the neighborhood than those proposed for exemption. These permits range from Variances and Conditional Use Permits to Temporary Homeless Encampments.

To further facilitate meaningful public involvement in response to land use action proposals that can affect surrounding properties (those within 300' of the site), staff recommend requiring neighborhood meetings for projects of significance. Such projects would include preliminary plats or improvements to the land appraised to be ten million dollars or more. A meeting would be hosted by an applicant as an opportunity to explain the project to surrounding property owners and in turn receive feedback that might influence aspects of the project and mitigate potential conflict. A required meeting would occur after a pre-application meeting with staff, but before submittal of an application. Requiring a meeting during an early stage of the process will help ensure development plans are premature and therefore an applicant can be responsive to raised issues without having to redesign near-final plans.

### Impact Analysis

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

The proposed amendments might assist in producing applications that are responsive to neighborhood concerns, and therefore reduce the likelihood of delays and appeals.

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

N/A

Effect on the rate of population and employment growth

N/A

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

Specific Plan objectives are not being met, but objectives are not invalidated or undesirable as a result of these proposed amendments.

Effect on general land values or housing costs

N/A

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

N/A

Consistency with GMA, the Plan, and Countywide Planning Policies

The proposed amendments are consistent with GMA, specifically Chapter 36.70B RCW, Local Project Review and do not conflict with the Countywide Planning Policies or the Plan.

Effect on other considerations

N/A

**Staff Recommendation**

*Amend Renton Municipal Code as described*

**Implementation Requirements**

*Adopt an ordinance amending RMC 4-9-065, Bonus Density Review.*