

#D-124 SUBAREA, COMMUNITY, AND DISTRICT PLANS

General Description

Subarea, community, and district plans adopted by the City must be consistent with policies under the Comprehensive Plan and implementing Renton Municipal Code. Due to the adoption of a revised Comprehensive Plan in June 2015, plans must be reviewed for consistency. If they are found to be inconsistent, rectifying recommendations must be provided. This is also an opportunity to review plans for general relevancy.

Initial review of this issue indicates there are several types of plans. First are plans “adopted by reference” in RMC 4-4-030.B. Renton Municipal Code 4-4-030.B: “Adoption by Reference,” states, “The goals, objectives, and policies as set forth in the following documents and related studies or documents are presently in force or as modified from time to time are hereby incorporated by reference and shall be considered as if fully set forth herein.” There may also be plans “adopted by reference” elsewhere in the Renton Municipal Code, but not included in RMC 4-4-030.B.

Plans adopted by reference in RMC 4-4-030.B are two types: City of Renton initiated plans or plans generated by King County agencies. The City of Renton plans are:

- Cedar River Master Plan
- Comprehensive Solid Waste Management Plan
- Green River Valley Plan
- Fire Department Master Plan
- Airport Master Plan
- Comprehensive Park, Recreation and Open Space Plan
- Comprehensive Water System Plan
- Long Range Wastewater Management Plan
- Shoreline Master Program
- Six-Year Transportation Improvement Plan
- Street Arterial Plan
- Traffic Mitigation Resolution and Fee
- Parks Mitigation Resolution and Fee
- Fire Mitigation Resolution and Fee
- Comprehensive Plan (Ord. 5526, 2-1-2010)

The King County plans are:

- King County Comprehensive Housing Affordability Strategy (CHAS)
- King County Solid Waste Management Plan
- Countywide Planning Policies

A third classification of plan includes plans adopted by the City, but not included in RMC 4-4-030.B as adopted by reference. These include:

- Renton Municipal Airport Compatible Land Use Program
- South Renton Neighborhood Plan

- Highlands Subarea Plan
- Renton Automall Improvement Plan
- Soos Creek Community Plan
- Community Development Plan
- Comprehensive Plan for Urban Beautification

Work to complete this docket item will include the following tasks:

- Determine if there are plans adopted by reference in the Renton Municipal Code that are not included in RMC 4-4-030.B,
- Check City of Renton plans heretofore adopted by reference as to relevance,
- Determine if there are plans adopted by the City, but not adopted by reference in Title IV of the RMC and, if so, are they still relevant,
- Verify that King County plans included in RMC 4-4-030.B are currently viable,
- Determine if additional King County plans have been adopted and, if so, are they relevant to the City and should they be adopted by reference,
- Decide if RMC 4-4-030.B: “Adoption by Reference,” can be and should be removed from Title IV,
- Review other plans adopted by the City as to relevance and determine if they should be adopted by reference in the RMC,
- Assess the consistency of relevant City plans with the 2015 Comprehensive Plan and Renton Municipal Code,
- Propose revisions to City plans as necessary, and
- Propose additions and deletions to the list of plans adopted by reference.

An example of non-relevance is the South Renton Neighborhood Plan (Plan), which was adopted before the recent down-zoning of the neighborhood, thereby reducing the maximum density and building heights. The Plan is in conflict with the current development regulations.

Proposed Amendments to Code

Renton Municipal Code 4-4-030.B should be either revised to include only relevant plans or eliminated altogether. An opinion has been requested of the City Attorney as to whether the section is a required element of the municipal code.

Summary

Adoption of an ordinance that would either revise or eliminate Renton Municipal Code 4-4-030.B: “Adoption by Reference.” Enact legislation reflective of the adopting mechanism (ordinance or resolution) to rescind plans that are no longer relevant.

Impact Analysis

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

Not applicable

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

Not applicable

Effect on the rate of population and employment growth

Not applicable

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

All municipal plans must be consistent with the City's Comprehensive Plan, municipal code, Growth Management Act priorities, and Countywide Planning Policies. The docket item will ensure this consistency.

Staff Recommendation

The current recommendation is to either amend Renton Municipal Code 4-4-030.B to include only relevant plans or eliminate that section altogether. An opinion as to the feasibility of this has been requested of the City Attorney. Propose revisions to relevant plans to ensure consistency with the 2015 Comprehensive Plan and RMC.

Implementation Requirements

Adopt ordinances and/or resolutions as appropriate and necessary.