

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-102

**MUNICIPAL
CODE SECTIONS:**

RMC 4-9-200

REFERENCE:

Ordinance 5759

SUBJECT:

Site Plan Review Requirements

BACKGROUND:

Prior to Ordinance 5759 two designations for Employment Area (EA) Land Use Designation existed. Employment Area Valley (EAV) required site plan review whereas Employment Area Industrial (EAI) did not require site plan review, as currently described in RMC 4-9-200B.2.a. Ordinance 5759 merged the two designations into one. Additionally, RMC 4-9-200C.1 already exempts Airplane Manufacturing from Master Plan Review.

In addition, interior tenant improvements associated with changes of use, which trigger Environmental (SEPA) review are not exempt from site plan review.

JUSTIFICATION:

The consolidation of the EAI and EAV Land Use Designation to EA Land Use Designation inadvertently resulted in site plan review requirements for all industrial uses throughout the City. In many cases site plan review makes sense for industrial land uses. However, in the case of Airplane Manufacturing, the scale of development and the site is much larger than any standard industrial facility. As such, a small modification (such as the addition of a storage room) would typically not be exempt from SEPA triggering Site Plan Review. In typical industrial development a storage room addition would typically not exceed SEPA thresholds and would therefore be exempt from site plan review. Furthermore, the land area necessary to accommodate airplane manufacturing is significantly larger than other industrial uses. This large manufacturing campus results in many projects concentrated internal to the site with no visual and/or physical impacts on the public realm such as rights of way (ROW) or park property. Due to the scale of airplane manufacturing facilities and sites,

site plan review should only be required when new development abuts public ROW or a public park.

In addition, when a change of use triggers SEPA review, site plan review should not be triggered if the required improvements for the change of use do not include exterior site work. The primary purpose of site plan review is to review the placement of the structure on the site, vehicular and pedestrian circulation, parking, landscaping, and the architectural design of the structure. When the required improvements are all interior to the existing building, there isn't much purpose to conducting site plan review on the proposal.

DECISION: Amend 4-9-200C.2 to exempt airplane manufacturing and changes of use only requiring interior tenant improvements from the requirement of site plan review as specified below.

ADMINISTRATOR APPROVAL:

C. E. "Chip" Vincent

EFFECTIVE DATE:

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:

4-9-200 MASTER PLAN AND SITE REVIEW:

C. EXEMPTIONS:

2. Development Exempt from Site Plan Review: The following are exempt from the site plan review:

d. Airplane Manufacturing and Airplane Manufacturing Accessory Functions:

The rehabilitation of existing structures and new structures, except when the new structure abuts a public rights of way or public park.

e. Interior tenant improvements.

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