

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-86

MUNICIPAL

CODE SECTIONS: 4-11-200 Definitions T

REFERENCE: N/A

SUBJECT: Easements as Substitutions for Tracts

BACKGROUND: Several recent code amendments have stipulated that a tract is required to distinguish properties, and to protect specific features (e.g., shared driveways, trees, critical areas, etc.).

JUSTIFICATION: If a subdivision is not being proposed, requiring the creation of a tract would be onerous for the applicant.

DECISION: If Title IV of Renton Municipal Code requires the creation of a tract when an application for land development does not propose the division of land, an easement shall suffice for the tract.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE: June 23, 2016

**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:**

4-11-200 DEFINITIONS T:

TRACT: An area of land that meets one of the following circumstances:

1. A physically separate and distinct property created pursuant to the provisions of this title, or pursuant to any previous laws governing the subdivision, short subdivision, or segregation of land created expressly to provide a common benefit or public purpose, including but not limited to land provided for: storm water management, critical areas protection, utilities, recreation, or open space. Such tracts shall be unbuildable, except for the structures and infrastructure necessary to fulfill the common benefit or public purpose for which the tract was created; or

2. A physically separate and distinct property that was not created pursuant to the provisions of this title, nor pursuant to any previous laws governing the subdivision, short subdivision, or segregation of land. Such tracts shall be unbuildable unless converted into a lot pursuant to the provisions of this title.

Wherever in this Title a tract is required to be created, if an applicant is not pursuing a subdivision then an easement shall be interpreted to suffice for a tract.

STAFF CONTACT: Paul Hintz, x7436