

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-113

MUNICIPAL

CODE SECTIONS: RMC 4-9-030 Conditional Use Permits

REFERENCE: N/A

SUBJECT: Extended Approval for Conditional Use Permits (CUPs)

BACKGROUND: RMC 4-9-030F.8 specifies that the Administrator or Hearing Examiner may "limit the term and duration of the Conditional Use Permit." RMC 4-9-030F.9 specifies that the CUP is valid for a period of two (2) years with a possible two (2) year extension. Previously, the City had utilized RMC 4-9-030F.8 to extend CUP approvals beyond the standard two (2) year approval. However, it has come to the City's attention that the use of the word "limit" in RMC 4-9-030F.8 implies that the decision maker only has the ability to reduce the duration of the CUP approval to less than the standard two (2) year approval and may not be used to extend the approval beyond the standard two (2) year time frame.

JUSTIFICATION: There are certain land uses, which require a CUP, where an extended approval is practical (i.e. for projects that are anticipated to be constructed in phases).

DECISION: Amend RMC 4-9-030F, as specified below, to allow the decision maker the flexibility to extend the period of validity for a CUP beyond the standard two (2) year time frame.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE: March 24, 2017

**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: 4-9-030 Conditional Use Permits

F. Procedures

8. Decision and Conditions: The Administrator may grant a Conditional Use Permit, with or without conditions, or deny the requested Conditional Use Permit. The Administrator or Hearing Examiner shall have authority to grant the Conditional Use Permit upon making a determination, in writing, that the use is consistent with the applicable decision criteria in this Section. The Administrator or Hearing Examiner may require additional setbacks, fencing, screening, soundproofing, public improvements or any other appropriate measures necessary to ensure compatibility with the surrounding neighborhood, and may ~~limit~~ specify the term and duration of the Conditional Use Permit. Conditions imposed by the Administrator or Hearing Examiner shall reasonably assure that nuisance or hazard to life or property will not develop.

9. Timeline to Apply for Associated Permits: Building permits, licenses or land use permits required for the operation of a Conditional Use Permit shall be applied for within two (2) years of the date of Conditional Use Permit approval, unless an extended time frame is granted by the Administrator or Hearing Examiner. A single two (2) year extension may be granted for good cause by the Administrator. (Ord. 5675, 12-3-2012)

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