

D# 64 SEPA MITIGATION CONDITIONS

General Description

Revised Code of Washington (RCW) 43.21C.075 requires that an appeal of a mitigation condition be combined with the appeal of a specific governmental action. While the intent of the RCW is indicated in Chapter 4-8, the specific provision is not cited. Because the RCW is not clearly incorporated into the Renton Municipal Code, our Attorney is concerned that the City may be placed in a difficult position if challenged. The technical amendment requested is to revise RMC 4-8-110 to reference or incorporate the language of RCW 43.21C.075.

Impact Analysis

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

No foreseen impacts.

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

No foreseen impacts.

Effect on the rate of population and employment growth

No foreseen impacts.

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

This is a technical amendment that does not affect Plan objectives.

Effect on general land values or housing costs

This is a technical amendment and would not have an effect on general land values or housing costs.

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

Not applicable as this is a technical amendment.

Consistency with GMA, the Plan, and Countywide Planning Policies

The suggested revision is consistent with the Growth Management Act (GMA), the Plan, or the Countywide Planning Policies. It is a technical amendment to strengthen the Renton Municipal Code and make it consistent with the Revised Code of Washington.

Effect on critical areas and natural resource lands

No foreseen impacts.

Effect on other considerations

The proposed revision would strengthen the City's Development Regulations by clearly referencing the Revised Code of Washington with regard to appeals.

Staff Recommendation

Staff recommends that RMC 4-8-110C.8 be amended to reference RCW 43.21C.075

Implementation Requirements

Revise RMC 4-8-110C.8 to add a reference to RCW 43.21C.075