

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

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-78

**MUNICIPAL  
CODE SECTIONS:**

RMC 4-9-060C.9.d Amount of Payment of Fee in Lieu of Street Improvements

**REFERENCE:**

CI-56

**SUBJECT:**

Fee in Lieu of Street Improvements

**BACKGROUND:**

Renton City code provides developers of short plats the option to request approval of paying a fee in lieu instead of constructing required adjacent street improvements. The fee in lieu option is currently available only to developers of short plats and is not available to developers of infill single family building permits. These requests are subject to review and approval by City staff, based on locations of the site and potential connections to other nearby street improvements. In some situations, it is preferable to accept the fee in lieu for installation by the City of street improvements in higher priority locations. The code section allowing consideration and approval of fee in lieu requests states that city staff shall determine the appropriate unit costs for the street improvements based upon information from the Public Works Department. The unit costs for approved fee in lieu requests for 2014 were established as follows: \$133 per linear foot for sidewalks only and \$202 per linear foot for curb, gutter and sidewalk. An additional \$30 per linear foot would be assessed where there is an existing ditch that would be piped with actual frontage improvements.

**JUSTIFICATION:**

The fee in lieu option should be available to developers of infill building permits as well as developers of short plats as these developments are similar in size and scale. Rough unit cost estimates for standard sidewalk and curb sections were developed for the Public Works Department in 2007. Costs for some typical CIP projects were also evaluated to determine appropriate unit values for sidewalks and curbs. The current fee in lieu costs are based on these studies. It was anticipated that the established cost range would not discourage the use of the Fee in Lieu program. However, through the implementation of the adopted fees it has been determined that the established fees are too high.

**DECISION:** Amend RMC 4-9-060C.9 to specify that the fee in lieu option is available to developers of infill single family building permits as well as developers of short plats. The unit costs for approved fee in lieu requests for 2015 and 2016 should be half of the established costs for 2014. The unit costs for 2015 and 2016 shall be established at \$66.50 per linear foot for sidewalks only and \$101 per linear foot for curb, gutter, and sidewalk. An additional \$15 per linear foot would be assessed where there is an existing ditch that would be piped with actual frontage improvements.

**ADMINISTRATOR  
APPROVAL:**

\_\_\_\_\_  
C. E. "Chip" Vincent

**EFFECTIVE DATE:** October 16, 2015

**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:**

**RMC 4-9-060C PUBLIC WORKS ADMINISTRATOR'S DEFERRAL OF PLAT IMPROVEMENTS OR  
DEFERRAL OF OTHER ON- AND OFF-SITE IMPROVEMENTS BEYOND TEMPORARY OCCUPANCY  
PERMIT:**

**9. Fee in Lieu of Required Street Improvements:**

**a. General:** The provisions of this Section establish under what circumstances the requirements of this Chapter may be satisfied with payment of a fee in lieu of required street improvements.

**b. Authority To Grant and Duration:**

**i. Application:** If the proposed development of the subject property is an infill single family residential building permit or requires approval through a short plat approval described in the subdivision ordinance, a request for payment of a fee in lieu of street improvements will be considered as part of this process under the provisions of this Section.

**ii. Duration:** If granted under an infill single family residential building permit or short plat review process, the authorization to pay a fee in lieu of street improvements is binding on the City for all development permits issued for that ~~short-plat~~ approval under the building code within five (5) years of the granting of the request for payment of a fee in lieu of street improvements.

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