CITY OF RENTON, WASHINGTON

ORDINANCE NO. __________

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, ADOPTING AN INTERIM ZONING CONTROL TO ADD A NEW SUBSECTION 4-1-080.F TO THE RENTON MUNICIPAL CODE, TEMPORARILY EXTENDING THE PERIOD OF VALIDITY OF CERTAIN LAND USE AND SUBDIVISION APPROVALS, BUILDING PERMITS, CIVIL CONSTRUCTION PERMITS, AND PUBLIC WORKS PERMITS; PROVIDING FOR SEVERABILITY; DECLARING AN EMERGENCY; AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, on February 29, 2020, the Governor of the State of Washington proclaimed, via Proclamation 20-05, a State of Emergency due to the novel coronavirus (COVID-19); and

WHEREAS, on March 5, 2020, Mayor Armondo Pavone issued the City of Renton Proclamation of Emergency due to COVID-19; and

WHEREAS, the outbreak of COVID-19 and its rapid progression in Washington state continues to threaten the lives and health of people as well as the economy; and

WHEREAS, the Puget Sound Area, Washington State, and King County have undergone a sudden interruption in construction activity as a result of COVID-19; and

WHEREAS, the Governor of the State of Washington has ordered Washingtonians to stay home via Proclamation 20-25 Stay Home – Stay Healthy, which order identifies only certain essential construction activities that may proceed during the duration of the order; and

WHEREAS, the construction supply chain has been affected by the availability of construction workers and materials due to COVID-19; and

WHEREAS, social distancing requirements under Proclamation 20-25 Stay Home – Stay Healthy necessitate fewer workers on job sites; and
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WHEREAS, developers and City staff have invested substantial amounts of time in land use and subdivision approvals, and building permit, civil construction permit, and public works permit review; and

WHEREAS, loss of those various approvals would be detrimental to the City and the general public; and

WHEREAS, the City Council has determined that there is a need for an interim zoning control ordinance to address and prevent the loss of certain approvals, as further specified in this ordinance; and

WHEREAS, the City Council finds that the subject of this ordinance complies with the Governor’s Proclamation 20-28 relating to meetings during the COVID-19 crisis because the subject matter of this action is necessary to respond to the COVID-19 outbreak and the current public health emergency;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION I. The above recitals are adopted as findings of fact in support of the interim controls adopted herein pursuant to RCW 35A.63.220 and RCW 36.70A.390, and are found to be true and correct in all respects.

SECTION II. As an interim zoning control, section 4-1-080 of the Renton Municipal Code is amended to add a new subsection, 4-1-080.F to read as follows:

F. LIMITED EXTENSION OF PERIOD OF Validity FOR LAND USE AND SUBDIVISION APPROVALS, BUILDING PERMITS, CIVIL CONSTRUCTION PERMITS, AND PUBLIC WORKS PERMITS:
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For land use and subdivision approvals, building permits, civil construction permits, and public works permits that were approved and/or issued between January 1, 2015 and the effective date of this subsection 4-1-080.F and that were still valid and unexpired as of the effective date of this subsection 4-1-080.F, the following shall apply: The period of validity that would otherwise apply under the standard expiration dates listed in this Title is extended by an additional six (6) months. This extension is added to any other extensions possible under the RMC. This extension does not apply to temporary use permits, permits in conjunction with a development agreement, and shoreline permits. This extension is not in addition to any extensions that may be available through the action of the Governor of the State of Washington or the Washington State Legislature on or after the effective date of this subsection 4-1-080.F. This extension will automatically expire on October 20, 2020, unless another ordinance is passed extending this date.

SECTION III. A public hearing will be scheduled and held within sixty (60) days of the passage of this ordinance.

SECTION IV. If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court or competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION V. The City Council declares an emergency for the protection of the public welfare and to enable the purpose and intent of this ordinance to be accomplished. This
ordinance shall take effect immediately when passed by the City Council. The City Clerk shall cause to be published a summary of this ordinance in the City’s official newspaper. The summary shall consist of this ordinance’s title.

PASSED BY THE CITY COUNCIL this ______ day of ____________________, 2020.

________________________________________
Jason A. Seth, City Clerk

APPROVED BY THE MAYOR this ______ day of ____________________, 2020.

________________________________________
Armondo Pavone, Mayor

Approved as to form:

________________________________________
Shane Moloney, City Attorney

Date of Publication: _________________

ORD:2105:4/14/2020