

City of Renton Planning Commission

Docket Item 07-01
Height Requirement for Utilities

December 12, 2007

The Request

- Docket request to evaluate the height requirements for water system facilities

Background

- City's new water tower in the Highlands required a variance for approval
- City Hearing Examiner requested a code amendment be processed to provide new standard

Existing Code

- Height in R-1, R-8, R-4
 - Two stories and 30 feet

Variance Process and Requirements

- Property specific
- Findings for Hardship
 - Size, shape, environmental constraints of property
- Wrong Zoning Tool
 - For projects routinely inconsistent with the standard in the zone

Recommendation

- Allow additional height for water towers
- Publicly owner water system structure to be increased up to 75 feet

Comprehensive Plan Compliance

- Objective LU-R

- Locate and plan to benefit potential public uses

- Policy LU-79

- Guide and modify development of essential public facilities to meet Comp Plan policies and mitigate impacts and costs to the City

Next Steps

- Recommendation
- City Council Review