

City of Renton
Planning Commission
January 23, 2008
Docket Item 07-01
Height Requirement for Utilities

Revised Recommendation,
January 23 2008

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

Water Utility Recommendation

- Allow additional height for water towers
- Up to 175 feet
- Allow up to 50 feet for water treatment facilities

Planning Commission Comments from December

- Evaluate graphic treatment of towers
- Language amended to
 - Remove reference to “Pacific Northwest” Dev. Services comment
 - Reference Sign Code Dev. Services comment
- Utilities Staff Comments
 - Public Art ok, Arts Commission ok
 - Maintenance issues
 - Include in project budget don't need 1% for art funding

Planning Commission Comments from January

- How many additional facilities will be built?
 - Potentially 1 tower in 10 years
 - Potentially upgrades in Benson Area
 - Soos Creek Water and Sewer
 - Water treatment facilities needed in future due to water quality
 - Function of growth and usage

Should setbacks be increased to correspond to increases in height?

- Existing code
- Height bonus above 35 feet
 - Abutting street :1and 1/2 foot setback per 1 foot of height
 - Common property line : 2 foot setback per 1 foot of height
- Draft presented includes this language
- Utilities Staff comments
 - Provide Development Services staff authority to increase setbacks
 - Don't specify ratio
 - Need the ability to go into setbacks underground





Revised Recommendation

- Add language to Section 4-2-110A
- Public utility facilities exceeding 30 feet in height shall be treated with public art
Such public art shall be reviewed by the Renton Art Commission
 - Reference Sign Code Public Art process
- Add language allowing modification of setbacks to trigger site plan review

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