



Memorandum

October 17, 2017

TO: Longview City Council

FROM: Steve Langdon, Planning Manager

SUBJECT: Planning Commission recommendation - zoning code amendments regarding pump stations

The City is in the process of replacing various pump stations around the City. Many of the existing pump stations were placed underground including the electrical control panel. It is no considered safe to have someone working on an electrical control panel in a confined underground damp space. Thus, for new pump stations, standard practice is to locate the control panel in a small building. There is not always room in the right-of-way to place the building so the building might need to be placed on a privately-owned or publicly-owned lot. Currently, the majority of the zoning districts only allow public utility structures (poles, cabinets, etc.) and not buildings (a structure that has a roof). Below are proposed code changes that would allow pump stations (including associated buildings) to be permitted outright in all of the City's residential, commercial and industrial zoning districts.

The proposal also would exempt pump stations from needing to meet the zoning districts setback requirements. The water, sewer, and drainage lines are usually located in the street right-of-way. The associated pump station building and equipment need to be near the utility line. Setback requirements are contrary to that need.

Below are the recommended zoning code amendments. Text that is underlined is proposed to be added to the existing code.

Table 19.20.020-1 Permitted Uses in Residential Districts					
Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Public utility structures ^g	SPU	P	P	P	SPU

8. City water, sewer, and drainage pump stations are permitted outright in all residential districts and are not subject to setback requirements of this chapter.

Table 19.44.020-1. Permitted uses in commercial zones.						
Use						
Miscellaneous	D-C	CBD	RC¹	NC²	GC	O/C
Basic utility facilities, non-building structures ¹⁵	SPU	SPU	SPU	SPU	P	SPU

15. City water, sewer, and drainage pump stations are permitted outright in all commercial districts and are not subject to setback requirements of this chapter.

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
Public utility structures ⁷	P	P	P

7. City water, sewer, and drainage pump stations are permitted outright in all industrial districts and are not subject to setback requirements of this chapter.

The Planning Commission held a public hearing on the proposed code amendments at their October 4, 2017 regular meeting. Following the hearing, the Planning Commission voted unanimously to recommend approval.

If you have any questions or concerns, please contact me at 442-5083.

Cc: Jim McNamara, City Attorney
Steve Shuman, Assistant City Attorney
Craig Bozarth, City Engineer
John Brickey, Community Development Director