

Legislation Details (With Text)

File #:	PC 2017-4 10/26/17	Version:	1	Name:	PROPOSED ZONING CODE AMENDMENTS TO ALLOW CITY PUMP STATIONS IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS
Type:	Agenda Item	Status:			Passed
File created:	10/17/2017	In control:			City Council
On agenda:	10/26/2017	Final action:			10/26/2017
Title:	PROPOSED ZONING CODE AMENDMENTS TO ALLOW CITY PUMP STATIONS IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Staff report to Planning Commission, 2. Memo - Planning Commission recommendation, 3. SEPA documents				

Date	Ver.	Action By	Action	Result
10/26/2017	1	City Council	approved	Pass

PROPOSED ZONING CODE AMENDMENTS TO ALLOW CITY PUMP STATIONS IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Preserve and enhance neighborhoods

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

At the request of the City's public works department, the Planning Commission initiated a zoning code amendment process to allow City water, sewer or drainage pumps to be permitted outright in the City's residential, commercial and industrial zoning districts and exempt them from setback requirements.

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).

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.

At their regular October 4 meeting, the Longview Planning Commission held a public hearing on the proposed amendments. No one from the public spoke. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the draft code amendments.

RECOMMENDED ACTION:

Motion to accept the planning commission recommendation and direct the city attorney to prepare an ordinance for council review and approval

STAFF CONTACT:

Steve Langdon, Planning Manager