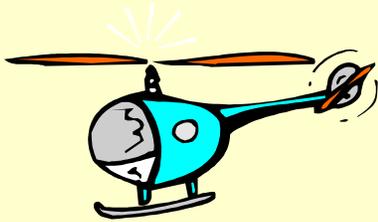




2007 Docket- Helipads

Planning Commission

February 13, 2008



Background

- Planning Commission briefed on this issue at January 23rd meeting
- Proposal is to allow helipads as an accessory use in the R-8 zone with an administrative conditional use permit
- Many people spoke in favor of the proposal
- A few people expressed concerns

Environmental Review

- Environmental Review Committee (ERC) issued a Determination of Non-Significance (DNS) on February 4, 2008
- ERC report details the response to many of the environmental concerns such as:
hazardous materials or leakage, public safety concerns, shoreline impacts, wildlife impacts, and noise



Issaquah Code as a Model



- Applies to commercial heliports
- Many of the requirements (criteria B-D, and F-O) repeat FAA requirements
- City can not legally require conditions over which we have no jurisdiction
- Renton Municipal Code (RMC) criteria for Conditional Uses meets other requirements (A, B, and E)



Noise regulations

- Renton adopts state noise standards
- At property lines noise should comply with standards, or the conditional use criteria would not be met
- Conditions attached to the conditional use permit can be used to limit disturbance within the noise regulations

Conditional Use Permits

- Flexible and effective tool
- Can be conditioned to provide reasonable response to citizen concerns
- Conditional use permits can be revoked if conditions are not being met



Why not somewhere else?

- Some asked- why not anywhere the FAA will approve a helipad site?
- Some asked- why not make helicopters land at the airport?
- Aircraft are a customary use in this neighborhood



Next Steps

- Planning Commission should make a recommendation tonight
- Planning and Development Committee will be briefed on this issue on February 21st, and they will *tentatively* set a public hearing date of March 10, 2008
- The appeal period for the environmental review ends February 25, 2008

