



TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

HEARING

DATE: April 2, 2014

SUBJECT: **CASE NUMBER PC 2014-1: Zoning code amendments to address public safety facilities**

TYPE OF

DECISION: Legislative

BACKGROUND

At their February 5, 2014 regular meeting, the Planning Commission agreed to initiate a zoning code amendment process to address public safety facilities. This was done at the request of the Longview Fire Department. Currently, the zoning code does not specifically address public safety buildings. The Fire Department is seeking sites for new facilities and need to know where they would be allowed.

The Planning Commission discussed the matter at their March 5, 2014 meeting. They examined City staff recommendations and then decided to hold a public hearing on those recommendations at their April 2, 2014 regular meeting.

PROPOSAL

Following are proposed code amendments the Planning Commission is considering:

NEW SECTION

Add the following definition to Chapter 19.09 Definitions

19.09.513 Public Safety Facility.

“Public Safety Facility” means a facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

AMEND SECTION 19.20.020

Add the following row (see underlined text) to Table 19.20.020-1 Permitted Uses in Residential Districts

Table 19.20.020-1 Permitted Uses in Residential Districts					
Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
<u>Public Safety Facility</u>	<u>SPU</u>	<u>SPU</u>	<u>SPU</u>	<u>SPU</u>	<u>SPU</u>

AMEND SECTION 19.44.020

Add the following row (see underlined text) to Table 19.44.020-1 Permitted Uses in Commercial Districts

Table 19.44.020-1. Permitted uses in commercial zones.						
Use						
Miscellaneous	D-C	CBD	RC¹	NC²	GC	O/C
<u>Public Safety Facility</u>		<u>P</u>	<u>SPU</u>		<u>SPU</u>	<u>P</u>

AMEND SECTION 19.58.020

Add the following row (see underlined text) to Table 19.58.020-1 Permitted Uses in Industrial Zones

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
<u>Public Safety Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>

S.E.P.A. Determination

An Environmental Checklist for the proposed zoning code revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on March 13, 2014. [E 2014-1 SEPA checklist] The comment period for the SEPA checklist ended on March 27, 2014. SEPA documents are attached as Appendix A.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on March 20 and March 30, 2014.

Citizen Correspondence

As of this writing, the City has received no written comments.

Comprehensive Plan Goal and Policies & Intent Statements

City staff did not find any specific Comprehensive Plan goals, objectives and/or policies that address where public safety facilities should be located. Below are some goals and policies relating to public facilities in general. Attached as Appendix B are the goals, objectives and policies relating to public safety facilities

Goal PF-A

Ensure that public facilities and services are provided, operated and maintained in an effective and efficient manner.

Policy PF-A.1.1

Design and construct public facilities and services to handle the anticipated growth of the City and Planning Area, and to minimize future maintenance and repair costs.

Policy PF-A.1.9

Continue to evaluate projects considered for the Capital Improvement Program based on community need, efficiency and durability, health and safety concerns, and availability of funding sources, including the opportunity for grants/loans.

STAFF DISCUSSION

Typically public safety facilities are strategically placed to ensure quick response times to the areas that the facilities serve. Because of the need for quick response times, they are often allowed in a variety of zoning districts. The proposed code amendment will allow public safety facilities to be located in most of the City's zoning districts.

Concerns with the siting of public safety facilities generally revolve around increased emergency services traffic and siren noises, especially at night. Thus, in the residential districts and those smaller commercial districts surrounded by residential uses, a special property use permit will be needed. This means a public hearing will be held on the proposal and the Longview Appeal Board of Adjustment will be able to put conditions on the project to help mitigate the impacts.

The Comprehensive Plan goals, objectives and policies for public facilities in general talk about the need to provide efficient services to the public. I believe this proposal helps accomplish efficient provision of fire and police services. It also provides an opportunity to mitigate the impacts of those land uses.

STAFF FINDINGS

Staff has examined the merits of the proposal to amend the Longview Zoning Code to address public safety facilities and makes the following findings:

1. The proposal is consistent, in general, with the City's Comprehensive Plan goals and policies.
2. The proposal will allow public safety facilities to be located in multiple zoning districts thus helping ensure public safety facilities can be located in a manner conducive to quick response times.
3. Public safety facilities will only be allowed in residential neighborhoods upon receiving a special property use permit. This will allow for public review process and the ability to apply conditions to mitigate impacts.

STAFF RECOMMENDATION

Based upon the above findings, staff recommends that the Planning Commission recommend to the City Council adoption of the subject zoning code amendments.

EXHIBITS

- A. SEPA Documents
- B. Comprehensive Plan goals, objective and policies for public safety facilities

Report Date: March 26, 2014