



TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

HEARING

DATE: May 4, 2016

SUBJECT: CASE NUMBER PC 2016-1: Zoning Code Amendments to allow farmers' markets to locate on religious establishment or school grounds in residential zoning districts.

TYPE OF

DECISION: Legislative

BACKGROUND

At the March 2016 meeting, the Planning Commission agreed to initiate a process to examine allowing small farmer's markets to locate on church or school grounds. This was at the request of representatives from the St. Stephen's Episcopal Church. At the April regular meeting, the Planning Commission considered a staff-prepared discussion draft of possible code amendments to address the issue. The Planning Commission considered the draft, made some changes and then unanimously voted to hold a public hearing on the draft at their May 2016 regular meeting.

The purpose of the proposed zoning code amendments is to allow small local farmer's markets to be located on places of worship sites or school sites. These local markets would provide greater access for the community to healthy food; enhance the sense of community in livable neighborhoods; encourage walking instead of driving and generate economic benefit to the community. The intention is to serve local households within the neighborhood of the market. Limits on the scale of these markets are needed to avoid significant adverse impacts to individual neighborhoods. The new zoning code chapter would be applicable to the City's residential districts.

PROPOSAL

Under the proposal, a new Chapter 19.42 titled "Farmers Markets – Sponsored by Religious Establishments or Schools" will be created. The draft chapter is attached as Exhibit A.

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 April 18, 2016. [E 2016-5 SEPA checklist] The comment period for the SEPA checklist ended on May 2, 2016. SEPA documents are attached as Exhibit B.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on April 24, 2016 and May 1, 2016.

Citizen Correspondence

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

Comprehensive Plan Goal and Policies

Goals, Objectives and Policies

The Comprehensive Plan does not contain any specific goals, objectives and/or policies that address farmers' markets in residential neighborhoods. However the comprehensive plan contains a multiple goals, objectives and policies relating to land use compatibility including the following:

Goal LU-A To encourage orderly, efficient, and beneficial development within Longview while maintaining a balance of business and residential uses within the City.

Policy LU-A.1.4 Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses, where appropriate, to create a quality community which has a full range of public facilities and services. These uses should be sited, designed, and scaled to enhance and be compatible with the surrounding natural and built environment

Goal LU-B - To ensure that the location and design of new development is appropriate in type, density, and location considering existing land use patterns, capacity of public facilities, natural characteristics of the land, and the vision of the community.

Policy LU-D.3.1 Identify single-family dwellings as the principle use in the City's established low-density residential districts. Allow for secondary uses that are compatible with a single-family character.

Goal HO-B Promote housing and neighborhoods that support thriving communities.

STAFF DISCUSSION

"School" can be a fairly general term (music school, driving school, etc.). Because of that I am suggesting that the following definition be added to draft Section 19.42.020:

“School” means an institution of learning for minors, whether public or private, offering regular course of instruction required by the Washington Education Code. This definition includes kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education.

I have had persons claim that their home where persons gather to worship should be considered a religious establishment. I do not believe the intent of the draft chapter is to allow a farmers’ market at a single-family home. Thus, I am suggesting the following definition be added to draft Section 19.42.020:

“Places of worship site” means a location that includes a special purpose building that is architecturally designed and particularly adapted for the primary use of conducting formal religious services on a regular basis.

STAFF FINDINGS

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

1. School grounds and places of worship sites are often located in residential neighborhoods.
2. Better access to healthy food is a desired goal for most communities including Longview.
3. Allowing farmers’ markets to locate in residential neighborhoods will make it easier for residents to access healthy food including easy access by walking.
4. Limits on the scale of farmers’ markets are needed to avoid significant adverse impacts to residential neighborhoods. Chapter 19.42 includes limits on the size of the farmers’ markets including the amount of outside square footage, the number of days, operating hours and the amount of signage.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to adopt the subject zoning code amendments.

EXHIBITS

- A. Proposed Zoning Code amendments
- B. SEPA Documents

Report Date: April 20, 2016