



Community Development Department
Building & Planning Division

360.423.9922 (P)
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March 13, 2018

John Brickey
Director of Community Development/Building Official
PO Box 128
Longview, WA 98632

RE: E 2018-3, DNS for change to Comprehensive Plan and Zoning Map

Dear Mr. Brickey,

Thank you for the opportunity to comment on the Determination of Non-Significance (DNS) for proposed changes to the Comprehensive Plan map and Zoning Map. Your proposal is to change the zoning designation from R-1 Residential District to MU-C/I, Mixed Use-Commercial/Industrial for several parcels owned by Consolidated Diking Improvement District #1 and the old water treatment plant owned by Longview.

The area proposed for change is north of Fishers Lane and adjacent to State Route 411, which is directly north of the city limits for Kelso. The area within the Kelso city limits is designated for Residential Mixed Density. City staff is concerned about the compatibility between our zoning classification, Residential Mixed Density and your proposed classification, MU-C/I, Mixed Use-Commercial/Industrial.

As you are aware it is the goal of our zoning to allow for higher density development in this area and hence, more people. After reviewing your code for permitted uses, staff finds no conflict with the portion of your code that allows for large commercial development within the proposed zoning classification. We do however have very serious reservations about the compatibility between high density development and the industrial uses that are also allowed within this zoning classification, such as wholesale distribution, outdoor kennels, and packing plants, to name a few.

Currently the proposed user for the old water treatment plant is SkyMining, a data storage facility. While staff does not foresee any significant conflict between our residential mixed density zoning and this use, experience tells us that plans do not always move forward as expected. In the event this user is not successful at the site, the proposed change in land use and designation and zoning could open a wide array of outright permitted industrial and commercial uses that would significantly impact the adjacent residential neighborhood in West Kelso.

The City respectfully requests that the City of Longview take into careful consideration the current zoning and residential uses located within Kelso city limits when exercising its land use rights through a lease at the old treatment plant site with any business entity.

We ask that the City only allow uses that either generate low impacts pertaining to traffic congestion, noise, or odor; or consider allowing only commercial uses that provide direct services to the residential area such as grocery stores or restaurants.

Again, thank you for the opportunity to comment on this DNS. It is our strong held belief that by working together we can create a community that all of our citizens can be proud to call home. If you have any questions regarding this letter that I can answer feel free to contact me at staylor@kelso.gov or 360.423.1371.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steve Taylor".

Steve Taylor, ICMA-CM
City Manager