

ORDINANCE NO. 3376

AN ORDINANCE AMENDING CHAPTER 19.03 OF THE LONGVIEW MUNICIPAL CODE, RELATING TO THE COMPREHENSIVE PLAN FOR LAND USE DEVELOPMENT OF THE CITY OF LONGVIEW, BY ADDING NEW SECTIONS THERETO, TO BE DESIGNATED AS SECTIONS 19.03.021.25 AND 19.03.022.25, TO REFLECT A COMPREHENSIVE PLAN AMENDMENT ON CERTAIN PROPERTY FROM LOW DENSITY RESIDENTIAL TO PUBLIC/QUASI-PUBLIC/INSTITUTIONAL AND AMENDING THE ZONING OF CERTAIN PROPERTY FROM R-1 RESIDENTIAL DISTRICT TO MIXED USE – COMMERCIAL/INDUSTRIAL DISTRICT

WHEREAS, the City of Longview has been approached by a company proposing to lease part of the former water treatment plant site located at 101 Fishers Lane. The Fishers Lane plant property has a zoning designation of R-1 Residential District. The company wishes to operate a data center and assemble server modules at the property. This use of the site is not consistent with the R-1 Residential District allowed uses. At their February 22 regular meeting, the City Council directed the Planning Commission to recommend an appropriate zoning amendment to allow for the proposed and other potential uses of the site; and

WHEREAS, the map amendment area involves 13 tax parcels and Fishers Lane and Westside Highway rights-of way. The parcels are located north of Fishers Lane between the Cowlitz River and the Columbia & Cowlitz Railway. Under the proposal, a comprehensive plan map amendment is needed for the three northern parcels owned by Consolidated Diking Improvement District No. 1, a portion of the Westside Highway and a portion of a tax parcel owned by the City of Longview. The Comprehensive Plan classification would change approximately two acres from Low Density Residential to Public/Quasi-Public/Institutional; and

WHEREAS, to implement the proposal, a zoning map amendment is needed for all 13 parcels and the adjacent rights-of-way. The zoning map amendment area is approximately 8.1 acres in size and involves changing the zoning designation from R-1 Residential District to Mixed Use - Commercial/Industrial District. The Mixed Use Commercial/Industrial District allows for a wider range of land uses; and

WHEREAS, an Environmental Checklist for the proposed Comprehensive Plan Map and Zoning Map revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on February 28, 2018; and

WHEREAS, on March 14, the Planning Commission held a public hearing on the proposal. After the public hearing, the Planning Commission unanimously voted to recommend approval of the proposed map amendments.

NOW THEREFORE, The City Council of the City of Longview do ordain as follows:

Section 1. The City Council adopts the following findings in support of the comprehensive plan amendment and rezone that is the subject of this ordinance:

1. The proposal is consistent Comprehensive Plan goals and policies listed in this staff report.
2. The existing zoning designation of R-1 Residential District does not allow for the effective use of the land in that the existing facilities are not conducive to residential development and that CDID #1 does not want residents crossing the levee. The proposed zoning designation of Mixed Use – Commercial/Industrial District will allow for the effective use of the existing facilities.
3. The map amendment area is under the ownership of government entities whose elected officials control what land uses are allowed in their properties and can avoid land uses that could have an inordinate adverse impact on the neighborhood. If the government entities wanted to sell their land to a private entity, a comprehensive plan map amendment would be needed. The amendment approval process would require public notice and a public hearing(s).

Section 2 That there shall be, and is hereby, added to Chapter 19.03 of the Longview Municipal Code, a new section designated as Section 19.03.021.25, reading as follows:

Section 19.03.021.25 Tenth Amendment to 2006 Comprehensive Plan

The following described property lying within the present corporate limits of said City is hereby removed from the area classified as Low Density Residential and transferred to the area classified as Public/Quasi-public/Institutional in the Comprehensive Plan for the development of land and building uses with the City:

Those parcel numbers commonly known as

10427	10396
10419	10406 (part of)

The reclassification area also includes:
West Side Highway (SR 411) right-of-way adjacent to above named parcels

As shown on the "Proposed Comprehensive Plan Designation" map attached hereto as Exhibit A and incorporated herein by this reference.

Section 3 That there shall be, and is hereby, added to Chapter 19.03 of the Longview Municipal Code, a new section designated as Section 19.03.022.23, reading as follows:

Section 19.03.022.25 Tenth Revised Land Use Map - 2006 Comprehensive Plan - Preparation and Filing

The Department of Community Development for the City shall cause to be prepared a new land use map reflecting the changes set out in Section 19.03.021.25, such map to be designated as "Revised Land Use Map No. 10 - 2006 Comprehensive Plan", and shall file a copy thereof in the office of the City Clerk where the same shall be available for public inspection as required by RCW 35A.63.072. The revised map is made a part of the City's Comprehensive Plan, replacing and superseding the land use map filed in accordance with Section 19.03.010.

Section 4 That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its present designation of R-1 Residential District to Mixed Use – Commercial/Industrial District, as follows:

Those parcel numbers commonly known as

10396	10403
10397	10404
10398	10406 (portion of)
10399	10419
10400	10427
10401	10613
10402	

The rezone area also includes:
West Side Highway (SR 411) and Fishers Lane rights-of-way adjacent to above named parcels

As shown on the Proposed Zoning map attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this ____ day of _____, 2018.

Approved by the Mayor this ____ day of _____, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

James McNamara
City Attorney

Published: _____

Exhibit A
City of Longview
Comprehensive Plan Future Land Use Map
Amendment (PC 2018-2)

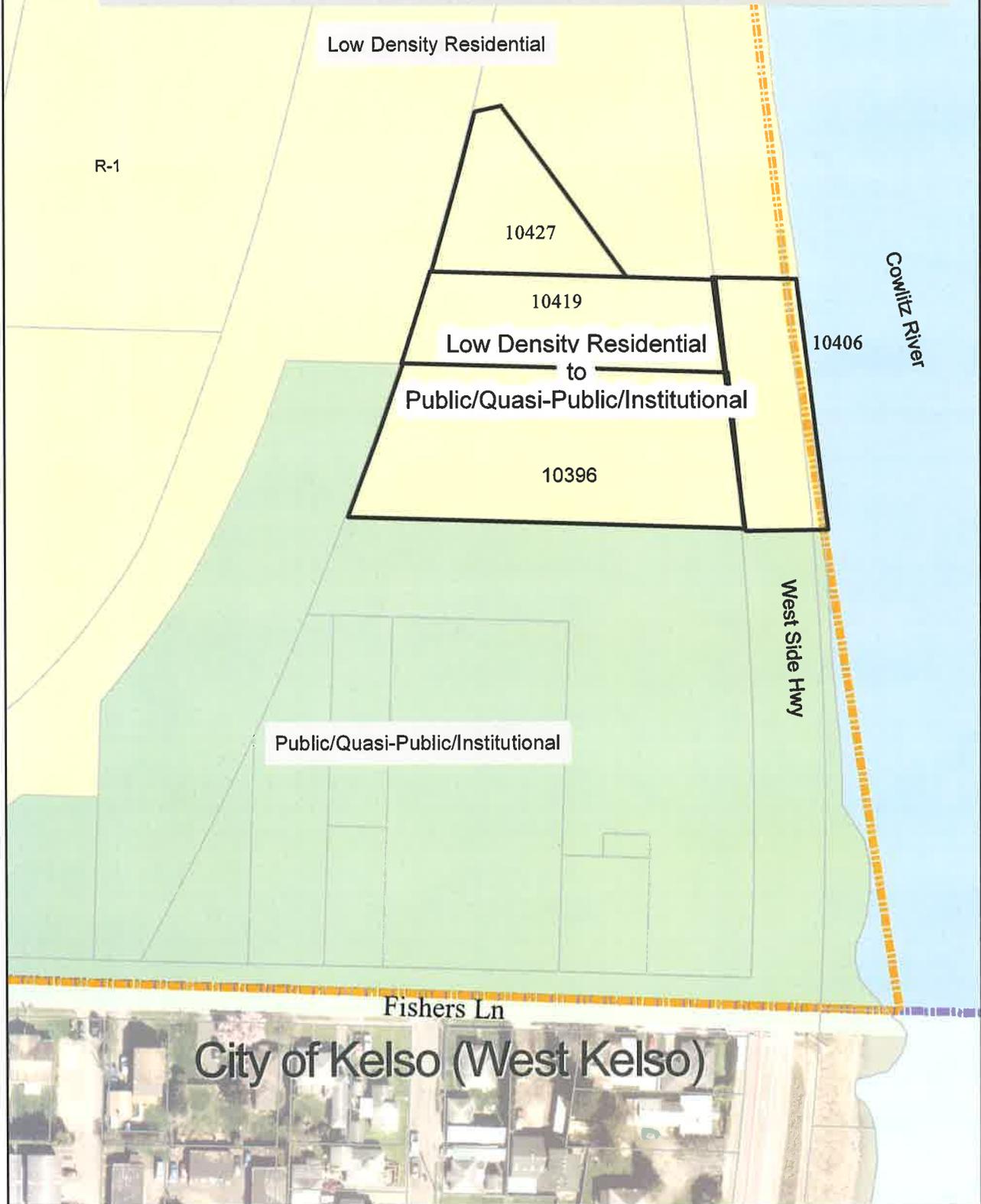


Exhibit B
City of Longview
Zoning Map
Amendment (PC 2018-2)

