



Memorandum

February 24, 2015

TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

SUBJECT: Proposed Zoning Code Amendments to Address Public Parks and RV Parks in the Heavy Industrial District

Gerhart Gardens is a City of Longview park that takes advantage of one of the few opportunities within our community to allow public recreational access to the waters of the Cowlitz River. It is located in the Heavy Industrial (HI) District near the Tennant Way (SR 432) crossing of the Cowlitz River. Public parks are not a permitted use in the HI district. However, Gerhart Gardens is a legal nonconforming use due to its pre-existence prior to the current industrial zoning regulations. Most passive recreational uses are still allowed under the nonconforming status. However some more intensive recreational uses are not permitted, such as public facilities for athletic events or recreational vehicle (RV) parks.

A recent inquiry about the possibility of siting an RV park that would provide additional recreational opportunities at the park resulted in staff determining that the HI district does not allow for that use. Removing the nonconforming status of the Gerhart Gardens Park along with additional zoning code amendments would not only allow for the proposed RV park, but would also allow for other potential public use recreational facilities to be located at the park.

At their February 12, 2015 regular meeting, the City Council unanimously passed the following motion:

Direct staff to present the issue to the Planning Commission for their review and recommendation for Council consideration.

Staff is recommending a few changes to “Table 19.58.020-1. Permitted uses in industrial zones” to address this issue. Two land use categories would be modified and two footnotes would be added to the end of the table. The modifications are:

19.58.020 Uses.

Table 19.58.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that zone.

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
Parks and public playgrounds, including public facilities for athletic events	P	<u>P</u> ⁴	P
Recreational vehicle park		<u>P</u> ⁵	SPU

Notes:

4. Only public parks and playgrounds in existence as of January 1, 2015 are permitted.

5. Only recreational vehicle parks that are associated with a public park are permitted in the Heavy Industrial District.

(Underlined text is text that is proposed to be added.)

The first amendment along with the accompanying footnote would make Gerhart Gardens Park a conforming use in the HI District. The second amendment along with its footnote would allow an RV park to locate at Gerhart Gardens Park.

If the Planning Commission is agreeable to considering the staff recommendation, I am requesting that the Planning Commission schedule a public hearing on the matter for their April 1, 2015 regular meeting.

If you have any questions or concerns, please contact me at 442-5083.

Cc: Jim McNamara, City Attorney
Steve Shuman, Assistant City Attorney
Craig Bozarth, City Engineer
John Brickey, Community Development Director