

**CITY OF LONGVIEW COMPREHENSIVE PLAN – DECEMBER 2006
ACTION ITEMS WHERE COMMUNITY DEVELOPMENT HAS PRIMARY
RESPONSIBILITY**

BY THE END OF 2006

Natural Environment

NE-C.2 In the next update of the City's critical area regulations following the adoption of the Comprehensive Plan update in 2006, designate and provide for the protection and management of groundwater and aquifer recharge areas based on Best Available Science.

Done, Public Works has determined that the City does not have a CARA.

BY THE END OF 2007/BEGINNING OF 2008

Land Use

LU-B.1. By the end of 2007, prepare regulations addressing desired and acceptable buffering of uses and other design techniques that soften impacts, ensure compatibility, and provide a transition between uses.

Done

LU-C.1. By December 2009 (see phases below), adopt and implement Citywide development and/or design standards that improve the quality of residential, commercial, mixed-use, industrial, and public developments. As appropriate, include flexible land use management techniques such as "form-based zoning" when necessary to meet specific design goals in unique areas. Topics to address in standards should include building location and height; building modulation, access and circulation; landscaping and lighting; and other related topics. Design standards could be incorporated into zoning regulations and reviewed through a site plan review process. Phase the preparation of development/design standards according to city priorities established in annual work programs. Phases include:
Industrial developments by the end of 2007;
Residential developments by the end of 2008; and
Commercial, mixed use, and public developments by the end of 2009.

Done – The City decided not to use form-based zoning. Even though the City implemented some development and design standards, the City may want to implement more such as; stronger landscaping standards for commercial zones, right-of-way planting and restoration of planting strips with live vegetation. The City may also want to look at developing sign regulations for commercial districts.

LU-D.3. Amend the Longview Municipal Code Title 19 – Zoning, by the beginning of 2008, to provide regulations and standards, which allow for a wide range of housing choices to meet the changing needs of the community. Consider the following when revising residential regulations:

Consider establishing minimum densities for different residential zoning districts as appropriate to ensure that the intended residential types are developed and to avoid sprawl,

Allow “exceptions” from minimum density requirements where there are significant critical areas, and

Allow for project phasing or “shadow plats” where the first use of the land is at very low densities but arranged in a manner to allow future development when the demand is there.

Done – decided not to require shadow plats, density is based upon gross acres so critical areas can be calculated in determining density

LU-E.1. By December 2007, the City should prepare updated land use regulations consistent with the Comprehensive Plan that will guide the appropriate type, density and design of land uses in industrial, commercial, and mixed-use districts in conformance with the Land Use, Natural Environment, and Economic Development Elements.

Done, except some remnant individual zoning districts such as the Civic Center District have not been updated yet.

Housing

HO-A.1 Conduct an inventory of affordable housing units by December 2007.

Not done – no resources for the effort

HO-A.3 and HO-C.4 Examine alternative housing and ownership models as well as innovative land use techniques. Recommend appropriate types and approaches for city neighborhoods, downtown and mixed-use developments by December 2007.

Done – Although the City has not yet developed regulations that would allow for infill of residential areas with large lots.

HO-A.4 Review existing subdivision and land use codes to identify revisions that would allow expansion in housing types by December 2007.

Done

HO-B.2 Review existing subdivision and land use codes to identify revisions that would allow expansion in housing types. Examine alternative housing and ownership models, as well as innovative land use techniques. Recommend appropriate types and approaches for city neighborhoods, downtown and mixed-use developments by December 2007.

Done

HO-C.1 Review existing codes and permitting processes to identify improvements and amendments that would remove barriers to affordable housing production by December 2007.

Done

HO-C.2 Develop design standards for manufactured housing and manufactured housing parks to bring them in line with other residential standards and to improve compatibility with adjacent residential areas by June 2007.

Done

Economic Development

ED-A.5. By December 2007, update City zoning regulations for Downtown, Regional, Commercial, and Neighborhood Commercial districts. Consider implementation of flexible land management techniques such as form-based zoning. Commercial locations, development standards, and permitted uses should reflect the intended intensity of the business districts and ensure each district contributes to City goals for an attractive, flexible, and economically vibrant commercial base.

Done – decided formed based zoning was not appropriate for Longview yet

ED-A.6. Create incentives to encourage a mix of both downtown multi-level and campus low-rise office and business park development through zoning and marketing. By December 2007, revise the Zoning Code to match the Future Land Use Plan office related districts. Monitor office demand and development needs as part of the biennial monitoring process.

Some progress – monitoring has not taken place

ED-A.7. By the end of 2007, update the Zoning Code to implement new and revised Future Land Use Map residential and mixed-use categories to provide a variety of housing including live-work choices for different household types and incomes. “Live-work” means a building containing a business establishment and serving also as the principal residence of the business operator.

Some progress – live-work was not specifically addressed

Transportation

TR-D.2 Update zoning and development codes by December 2007 to support mixed-use development and circulation requirements that effectively reduce vehicle trip generation and improve connectivity

Done – Although the City may want to examine including requirements in the zoning code for mass transit infrastructure. The City may also want to examine developing and adopting a map showing preferred future street connections to improve citywide circulation.

BY THE END OF 2008/BEGINNING OF 2009

Land Use

LU-B.2. By the end of 2009, adopt and amend development regulations to ensure that all applications for planning project approval are evaluated for consistency with the Comprehensive Plan and compliance with all applicable City codes. Requirements should provide for appropriate standards and review processes to achieve developments that integrate into surrounding neighborhoods and link to City facility and utility systems. Phase the preparation of regulations according to City priorities established in annual work programs, as appropriate, consistent with Objective LU-C.1.

Some progress but still needs more work – finding the resources to do more may be a problem

LU-C.1. By December 2009 (see phases below), adopt and implement Citywide development and/or design standards that improve the quality of residential, commercial, mixed-use, industrial, and public developments. As appropriate, include flexible land use management techniques such as “form-based zoning” when necessary to meet specific design goals in unique areas. Topics to address in standards should include building location and height; building modulation, access and circulation; landscaping and lighting; and other related topics. Design standards could be incorporated into zoning regulations and reviewed through a site plan review process. Phase the preparation of development/design standards according to city priorities established in annual work programs. Phases include:

Industrial developments by the end of 2007;

Residential developments by the end of 2008; and

Commercial, mixed use, and public developments by the end of 2009.

Basically done but more work needs to be done regarding site design approval. It was decided not to develop form-based zoning. Design and landscaping standards for different corridors could be a logical next step.

LU-D.4. By December 2008, develop a handbook that provides design standards, in text and illustrations, for alternative lot and subdivision design, including single-family houses on small lots, second units, cottage clusters, courtyard housing, and townhouses.

Not done – based upon advice from Washington Cities Insurance Authority, it may not be advisable to develop a handbook without it being specifically adopted as City code

LU-F.1. By December 2008, the City should coordinate with Cowlitz County and revise existing agreements or enter into a new agreement with the County to ensure that consultation and review of proposed development within the Planning Area is consistent with the City's Vision and Comprehensive Plan.

Not done – City staff will be meeting with County staff soon to discuss a future effort to develop an urban growth agreement

Housing

HO-A.2 Evaluate the potential for adoption of the International Existing Building Code by December 2008.

Done

HO-A.5 and HO-B.1 Develop design standards for high density, mixed-use projects, and alternative housing models by December 2008.

Done

Natural Environment

NE-B.2 Prepare clearing and grading regulations by 2009 to help prevent unnecessary stripping of vegetation and loss of soils and to reduce the need for additional resources to be brought in from offsite.

In progress through NPDES permitting process

BY THE END OF 2009/BEGINNING OF 2010

Land Use

LU-C.1. By December 2009, adopt and implement Citywide development and/or design standards that improve the quality of residential, commercial, mixed-use, industrial, and public developments. As appropriate, include flexible land use management techniques such as "form-based zoning" when necessary to meet specific design goals in unique areas. Topics to address in standards should include building location and height; building modulation, access and circulation; landscaping and lighting; and other related topics. Design standards could be incorporated into zoning regulations and reviewed through a site plan review process. Phase the preparation of development/design standards according to city priorities established in annual work programs. Phases include:

Industrial developments by the end of 2007;

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Commercial, mixed use, and public developments by the end of 2009.

Basically done but more work needs to be done regarding site design approval. It was decided not to develop form-based zoning.

LU-D.2. By 2010, adopt housing maintenance standards for residential structures regarding basic equipment, facilities, sanitation, fire safety, and maintenance. These should include establishing and enforcing minimum standards of maintenance of outdoor areas and adjacent rights-of-way.

Partially done – The City adopted a Property Maintenance Code and developed an online tool (CRM web tool) for persons to submit complaints. However, the City received no political/landlord support for mandatory annual rental unit inspections.

Housing

HO-A.6 Identify incentives and regulatory tools to encourage excellence in housing design, housing affordability, preservation of critical areas, and provision of open space by 2010.

Some progress, more work is needed. The City may want to examine adoption of green building standards or incentive programs in partnership with the PUD for “green” buildings or certified homes or remodels.

HO-B.3 Adopt housing maintenance standards relating to sanitation, safety, and appearance of buildings and lots by 2010.

Done

HO-C.3 Identify a package of tools and incentives to promote production of affordable housing by July 2009.

Not done – lack of resources to accomplish task

Public Facilities

PF-A.5 By December 2009, include “Crime Prevention through Environmental Design” components in site design guidelines or regulations for new development in coordination with Objective LU-C.1. Where appropriate, techniques may include promoting mixed-use development, visibility of activity areas from surrounding residences and uses, increased pedestrian-level lighting, use of low fences, see-through landscaping, visible building entrances, and other techniques. Ensure appropriate training for public safety and/or planning personnel to implement the design guidelines/regulations.

Partially done – developed Crime Prevention through Environmental Design standards for multifamily housing developments

Transportation

TR-E.1 By the end of 2009, in conjunction with Objectives LU-C.1 and LU-C.2 in the Land Use Element, explore design standards for new development that minimizes the amount of pavement required

Done – However more work may need to be done especially in relationship to reducing pavement widths and other street standards for infill projects.

BY THE END OF 2010/BEGINNING OF 2011

Natural Environment

NE-D.1 By 2011, after mapping of geological hazards within the City and its Planning Area has been completed consistent with Policy NE B.1.3, the City Manager should form a staff task force to review new mapping information of the areas within the City identified as geologically hazardous areas to ensure that current performance standards are adequate.

Adopted Digital Landslide Inventory for the Cowlitz County Urban Corridor, Washington, Washington Division of Geology and Earth Resources, Washington State Department of Natural Resources, May 2006 – no task force was formed

Historic Preservation

Objective HP-A.1 By the end of 2010 develop a commercial historic district for the downtown area along Commerce Avenue.

Not done – lack of support from downtown business owners

Objective HP-B.1 By the end of 2010, develop a program to implement and maintain an inventory of historic sites and potential historic sites electronically on a Geographic Information System database.

Not done – lack of resources

BY THE END OF 2012

Historic preservation

Objective HP-A.2 By the end of 2012 inventory all potential historic sites in residential, commercial, and industrial areas for future historic registration.

Partially done - inventory of the Old West Side was completed

Natural Environment

NE-F.1 Coordinate with Cowlitz County and the City of Kelso to determine if a joint Shoreline Master Program will be prepared to meet the Shoreline Management Act deadline of December 2012. Coordination should occur by the end of 2009 in order to

ensure that a work program can be prepared, grants and funding can be secured, and adequate time is available to conduct either a joint program update or create an individual city program if a coordinated program is not prepared.

City decided not to prepare a shoreline management plan jointly with other jurisdictions. The SMP was successfully updated.

NO LESS FREQUENTLY THAN EVERY 7 YEARS

Land Use

LU-A.1. Establish a process to comprehensively review and revise the Comprehensive Plan and land development regulations no less frequently than every 7 years. Allow for individual area specific requests more frequently to adapt to changing conditions. No less frequently than every 7 years

Done

Natural Environment

NE-B.1 Review and update (as necessary) the City's Critical Areas Ordinance to promote the City's quality of life, and, as required by state and federal mandate, to ensure protection of known critical areas. This review and update shall occur no less than every 7 years consistent with RCW 36.70A.130(4)(b), or as amended.

Completed in 2010 and is in process for another update due by July 2017

Utilities

UT-A.1. Furnish updates of population, employment, and development projections to energy and telecommunication utilities and service providers in order to ensure appropriate services will be available as needed. Provide projection updates in conjunction with the review of the Longview Comprehensive Plan as provided in Objective LU-A.1, no less frequently than every 7 years.

Not done – lack of resources

UT-B.1. Review and update codes as necessary regarding State Energy Code requirements, solar energy and other alternative energy sources. Conduct the periodic review in conjunction with Comprehensive Plan review in Objective LU-A.1 at least every 7 years, or more frequently based upon State code updates.

Done

Public Facilities

PF-A.8 Support Longview School District and Longview Community College master plans and capital improvement and education programs. In conjunction with the review of the Longview Comprehensive Plan as provided in Objective LU-A.1, no less

frequently than every 7 years, provide updated growth projections to the Longview School District and Lower Columbia Community College to assist in their planning needs.

Done – City staff have consulted with the Longview School District and Lower Columbia College as they have developed master and/or facility plans

ONGOING, BIANNUALLY, OR YEARLY

Land Use

LU-D.1. Hold public meetings and/or conduct outreach to neighborhoods to develop planning strategies that will preserve and revitalize Longview's neighborhoods. These meetings or outreach activities can be rotated annually based on priorities the City may develop in the biennial budget. The outreach may be combined with other programs such as neighborhood block watches.

City staff has worked closely with the Highlands Neighborhood Association. No other associations have been formed.

Natural Environment

NE-A.2 Promote and lead education and involvement programs to raise the public awareness about environmental issues, and demonstrate how individual and community actions can create significant improvements to the environment. Key activities and programs shall be identified biennially in conjunction with the adoption of the City's budget.

No specific program was put in place but education efforts took place during the updates of the Critical Areas Ordinance and the Shoreline Management Program

NE-C.1 In the application of wetland and stream regulations and restoration programs, strive for no net loss of ecological function within the City of Longview. This objective should be assessed biennially based on permit records and any regional restoration plans and activities.

This was evaluated and put in place through the update of the critical areas ordinance and the shoreline management plan.

NE-C.3 Protect lives and public and private property from flooding by continued participation in the National Flood Insurance Program.

The City continues to participate in NFIP and updated its flood damage prevention code in 2015