



Memorandum

February 1, 2018

TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

SUBJECT: Comprehensive Plan Update – Staff Recommendations Regarding Property Owner Requests

Three property owners have asked for FLUM amendments for their properties. Each one of the requests is given below followed by an initial staff recommendation. I will explain the recommendation at the February 7 workshop. Maps of the areas are attached.

- **Longview Presbyterian Church**

This property is located on the northwest corner of the intersection of 38th Avenue and Pennsylvania Street. The portion of the property near 38th Avenue has a church building and parking. The back part of the lot is a field. The church would like to see the property eventually developed into apartments. They would like to change the classification from Medium Density Residential to High Density Residential.

Staff recommendation: Allow the classification change.

- **Area south of the south ends of 42nd thru 48th Avenues (northern edge of Mt. Solo)**

This area is classified as Traditional Neighborhood Residential and Low Density Residential. This property is constrained by wetland landslide hazard areas. The property owners would like to site apartment building on the non-constrained portions of the properties. They would like to change the classifications to High Density Residential.

Staff recommendation: Staff is inclined to recommend that the request be granted but has concerns regarding the impacts to local streets.

- **Pacific Fibre Property**

Most of the Pacific Fibre property is classified as Heavy Industrial. A strip of land along the western portion of the log pond has a classification of Light Industrial. This strip of land contains their main office building. Pacific Fibre Products would like all of their land to be classified as Heavy Industry.

Staff recommendation: Allow the classification change.

As mentioned above, the staff recommendations are initial ones. Staff will make their final recommendations when drafting the staff report(s) for the public hearing(s).

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

Comprehensive Plan FLUM Amendments

Key:

Existing Classifications: **Black Text**

Proposed Classifications: **Red Text**

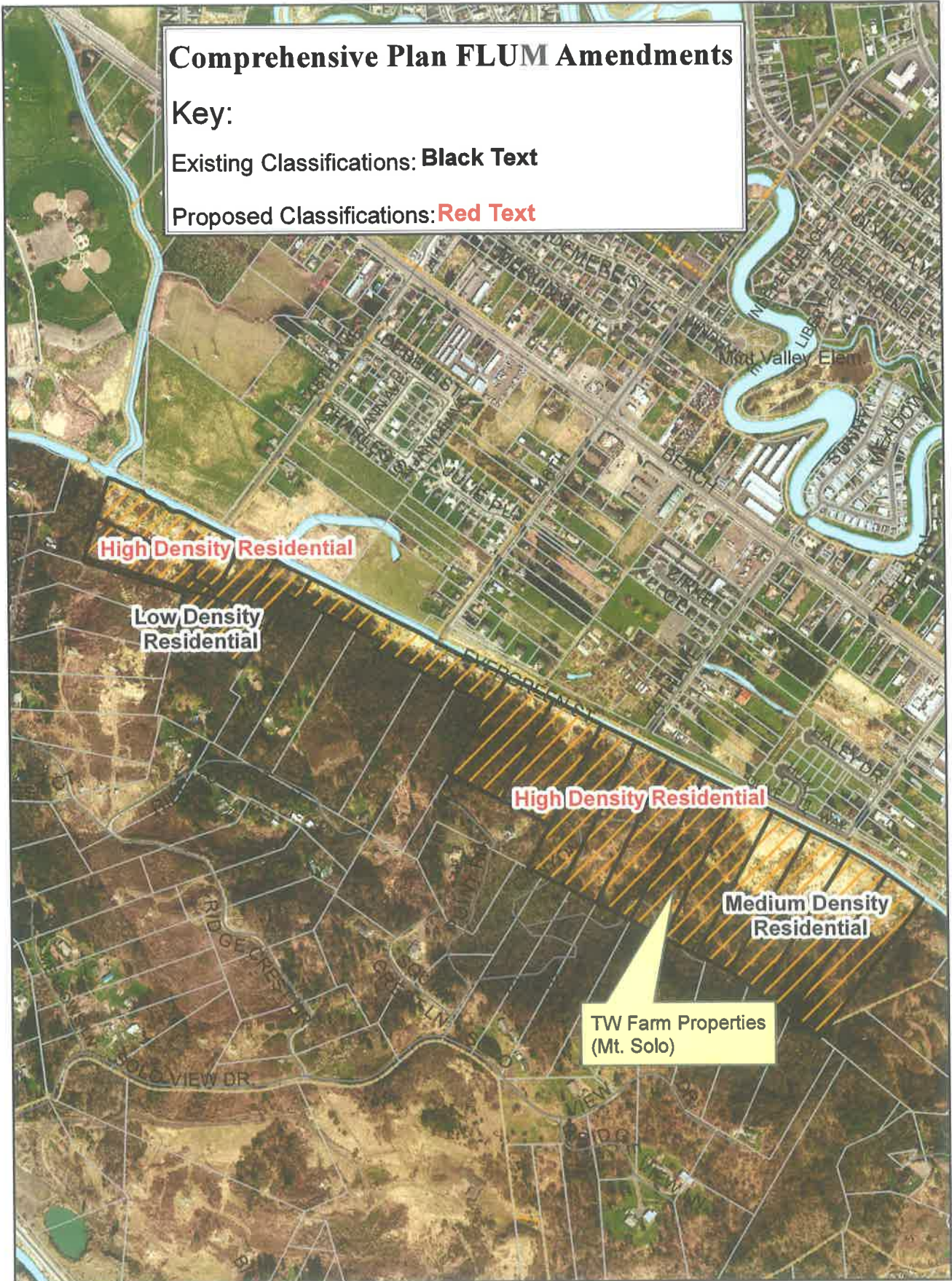


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