



Application to Amend the Longview Comprehensive Plan

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Application to Amend the Longview Comprehensive Plan

LMC 19.03

Case Number: _____

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

City of Longview

JUN 29 2015

Community Development

To the City of Longview Planning Commission and City Council:

We, the undersigned, hereby petition to Amend the Longview Comprehensive Plan in the following manner:

Proposed Plan Amendment: Please indicate type of amendment and its location within the Longview Comprehensive Plan:

☐

Text Amendment: Element _____ Section _____ Goal _____

City Objectives _____ City Policies _____

☒

Map Amendment: Element: Land Use District

From: Mixed Use Residential/Commercial To: Heavy Industrial

Present Land Use District

Requested Land Use District

Address of Property/Properties: Parcels 107110100, 107150100 & 107190100 are located at 4691 MT Solo Rd,

Longview commonly known as Barlow Point within Sections 26 & 27 of Township 8N, Range 3W. Parcels

107130100 & 107140100 are located at 278 Barlow Point Road and Parcel 107840100 is located at 283 Barlow

Point Road (see Exhibits 1, 2 & 3).

Assessor's Parcel Number(s): 107110100, 107130100, 107140100, 107150100, the northern portion of

107190100 and 107840100.

Legal Description of Property Under Consideration: See Exhibit 4 for Legal Descriptions.

(Attach additional sheets as necessary)

Describe Your Proposed Amendment. Also provide suggested new language if *Text Amendment*:

The proposal is to amend the City of Longview's Comprehensive Plan Land Use Map by reverting the
Land Use District from its present designation of "Mixed Use Residential/Commercial" back to "Heavy
Industrial" for the purpose of making it consistent with the city zoning map. The amendment area is
approximately 136 acres in size and consists of the six parcels noted above.

(Attach additional sheets as necessary)

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

The amendment will improve consistency by bringing a portion of the city's Comprehensive Land Use Plan into conformance with the city zoning designation. Currently, the city Comprehensive Land Use Plan shows the parcel areas as "Mixed Use Residential/Commercial" while the city zoning map shows the parcel areas as "Manufacturing District" (HI). It is understood that around the time frame of 2006, the Comprehensive Plan designation was changed from "Heavy Industrial" to "Mixed Use Residential/Commercial". The zoning designation of Manufacturing District (HI) has not been updated because a zoning designation for "Mixed Use Residential/Commercial" has not been drafted and, to date, the city has not received a mixed-use type development proposal. In October 2010, the Port of Longview purchased three of the parcels noted in this application as part of the 275-acre acquisition of the Terra Firma site located at Barlow Point for the purpose of expanding industrial operations. Amendment of the Comprehensive Plan designation back to "Heavy Industrial" will provide consistency with the current zoning designation and will allow the Port to grow and continue generating benefits for the community.

(Attach additional sheets as necessary)

Describe how the current language or map designation affects you or your property. _____

The current Comprehensive Plan designation is in conflict with the current zoning designation. This conflict prevents property owners from understanding the permitted uses and regulations associated with their property. The Comprehensive Plan and Zoning Plan are intended to work together to minimize impacts to the environment while allowing for growth. The current situation is in conflict with this intent.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 154± Net Acres: 136± Net Square Feet: 5,924,160 ±

Comprehensive Plan Designation: Mixed Use Residential/Commercial Is the site vacant? Yes

Current use of the land. Describe geographical features and note any structures: Current site uses include a flood control dike managed by Consolidated Diking Improvement District #1, undeveloped and vacant land, and short-term agricultural production of hay. Parcel 107840100 contains a metal pole building.

PETITION TO AMEND THE LONGVIEW COMPREHENSIVE PLAN

The information provided is said to be true under penalty of perjury by the Laws of the State of Washington. The undersigned state that they are the owner(s) of the property described herein, and hereby give authorization for the filing of this application. The undersigned also certify that the information contained in this application is true and correct to the best of your/their knowledge and belief. Further, I/we do by my/our signature(s) on this application absolve the City of Longview of all liabilities regarding any deed restrictions that may be applicable to the property described herein. The names, addresses and signature of all property owners is needed (Owner in escrow is not acceptable).

[Photocopy this page and attach as many pages as is needed]

Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____	Signature:  _____ Name: <u>GEIR-E.I.F. MATHAGEN</u> (Please Print) Mailing Address: <u>10 Port Way</u> (Street or PO Box) City: <u>Longview</u> State: <u>WA</u> Zip: <u>98632</u> Phone: <u>360.425.3305</u>
Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____	Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____
Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____	Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____

NOTES TO APPLICANT/OWNER:

1. Community Development Staff will review this application for completeness and will contact you if additional information is needed. Incomplete applications will not be scheduled for a hearing before the Planning Commission.
2. If the City Council, Planning Commission or Community Development Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
3. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
4. The applicant may be required to conduct studies, such as a traffic study, and have the studies reviewed by the City prior to any public hearing on the application. The cost of all required studies shall be borne by the applicant.
5. All fees required by the City in reviewing this application shall be paid prior to any public hearings.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

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[Photocopy this page and attach as many pages as is needed]

Signature: <u>William H. Chapman</u> Name: <u>Barlow Point Land Company, LLC</u> (Please Print) Mailing Address: <u>PO Box 2098</u> (Street or PO Box) City: <u>Longview</u> State: <u>WA</u> Zip: <u>98632</u> Phone: <u>(360) 425-2800</u>	Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____
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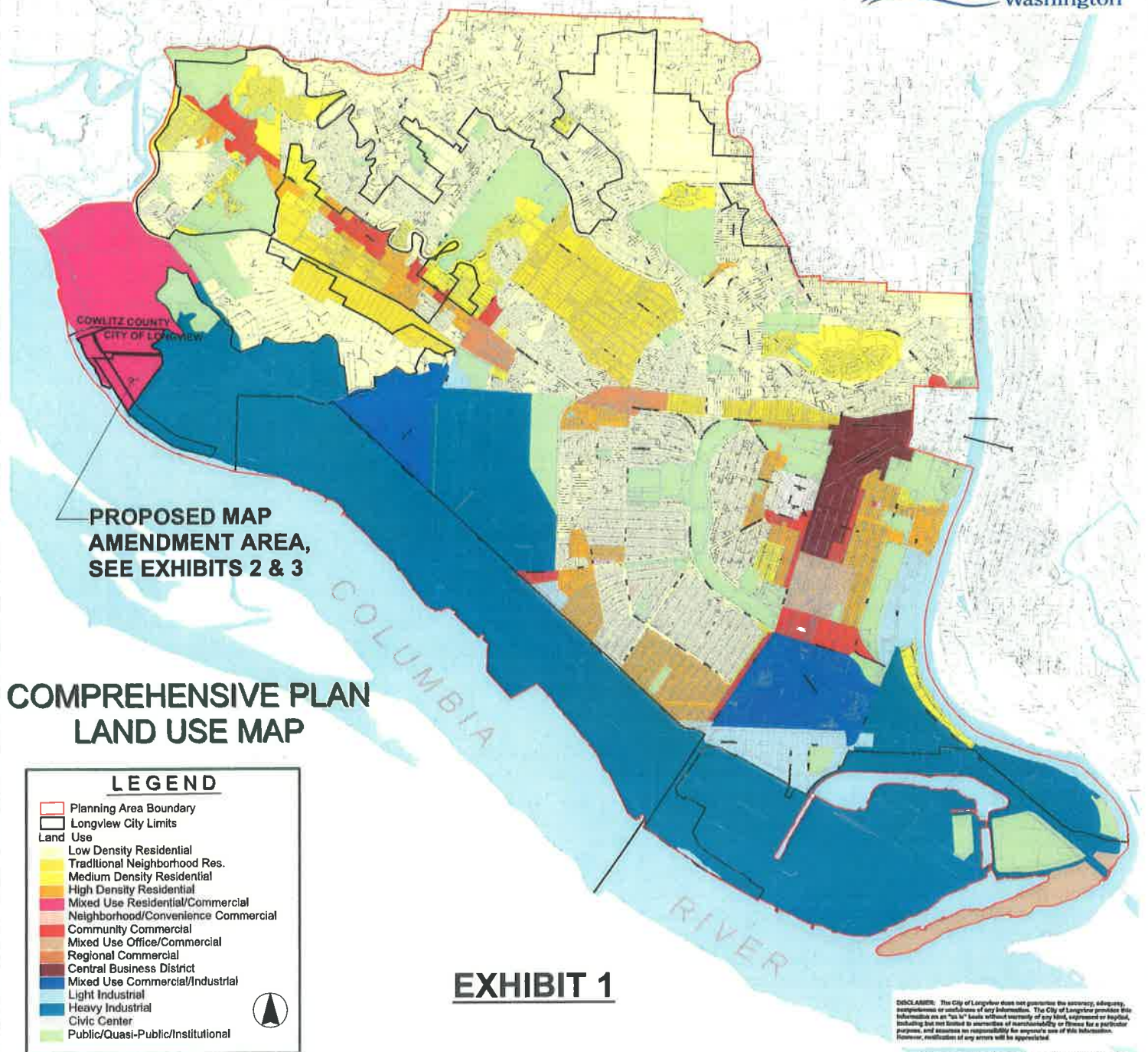


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[Photocopy this page and attach as many pages as is needed]

Signature: <u>[Signature]</u>	Signature: _____
Name: <u>Fred Hogg / Longview Properties</u> (Please Print)	Name: _____ (Please Print)
Mailing Address: <u>POB 392</u> (Street or PO Box)	Mailing Address: _____ (Street or PO Box)
City: <u>Rochester</u> State: <u>WA</u>	City: _____ State: _____
Zip: <u>98579</u> Phone: <u>503-650-2910</u>	Zip: _____ Phone: _____
Signature: _____	Signature: _____
Name: _____ (Please Print)	Name: _____ (Please Print)
Mailing Address: _____ (Street or PO Box)	Mailing Address: _____ (Street or PO Box)
City: _____ State: _____	City: _____ State: _____
Zip: _____ Phone: _____	Zip: _____ Phone: _____
Signature: _____	Signature: _____
Name: _____ (Please Print)	Name: _____ (Please Print)
Mailing Address: _____ (Street or PO Box)	Mailing Address: _____ (Street or PO Box)
City: _____ State: _____	City: _____ State: _____
Zip: _____ Phone: _____	Zip: _____ Phone: _____



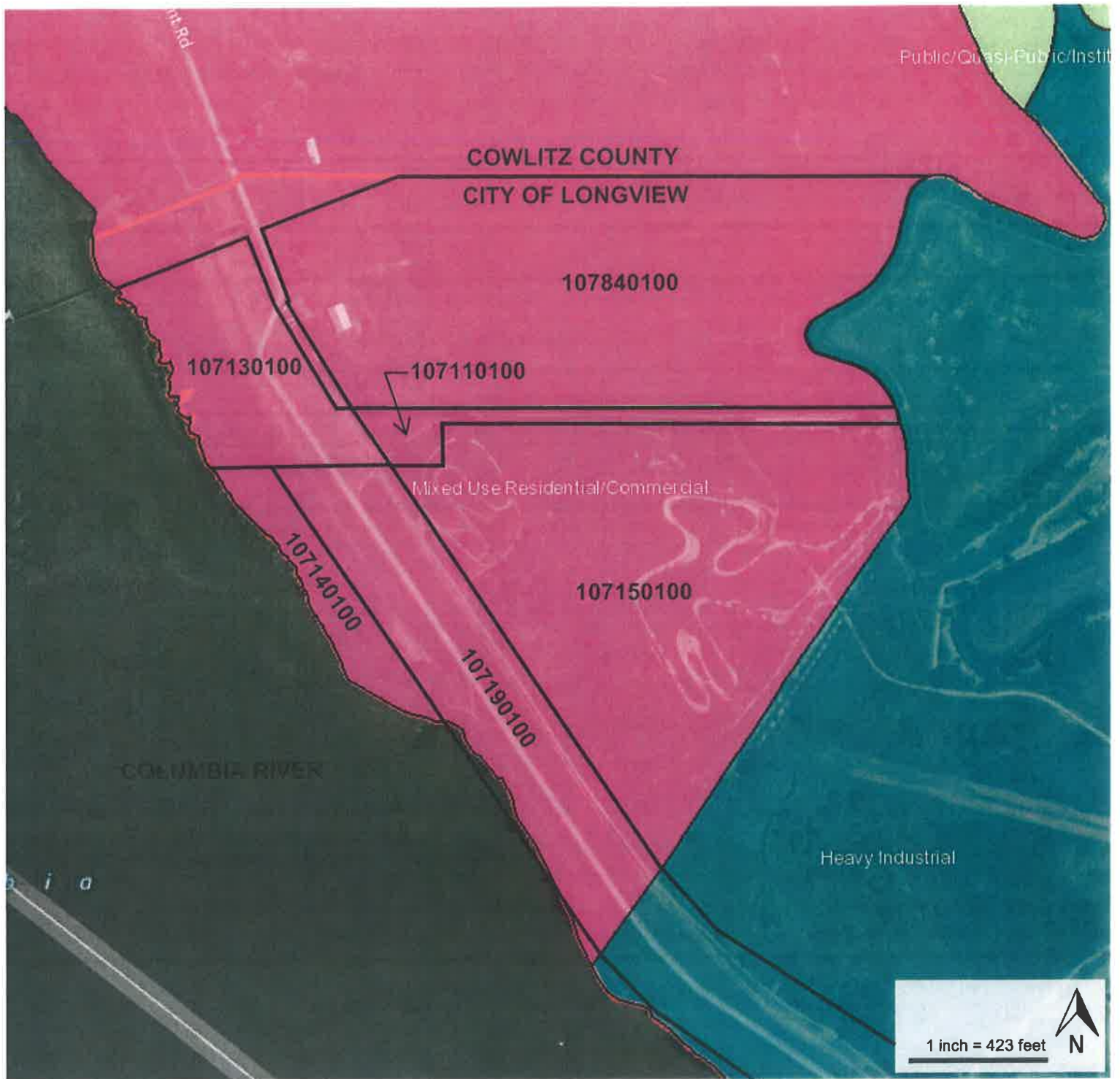


EXHIBIT 2

COMPREHENSIVE PLAN LAND USE MAP

PARCELS: 107110100 (OWNER - PORT OF LONGVIEW)
107150100 (OWNER - PORT OF LONGVIEW)
107190100 (OWNER - PORT OF LONGVIEW)
107130100 (OWNER - BARLOW POINT LAND COMPANY LLC)
107140100 (OWNER - BARLOW POINT LAND COMPANY LLC)
107840100 (OWNER - LONGVIEW PROPERTY LLC)

SOURCE: CITY OF LONGVIEW COMMUNITY VIEW ONLINE MAPS

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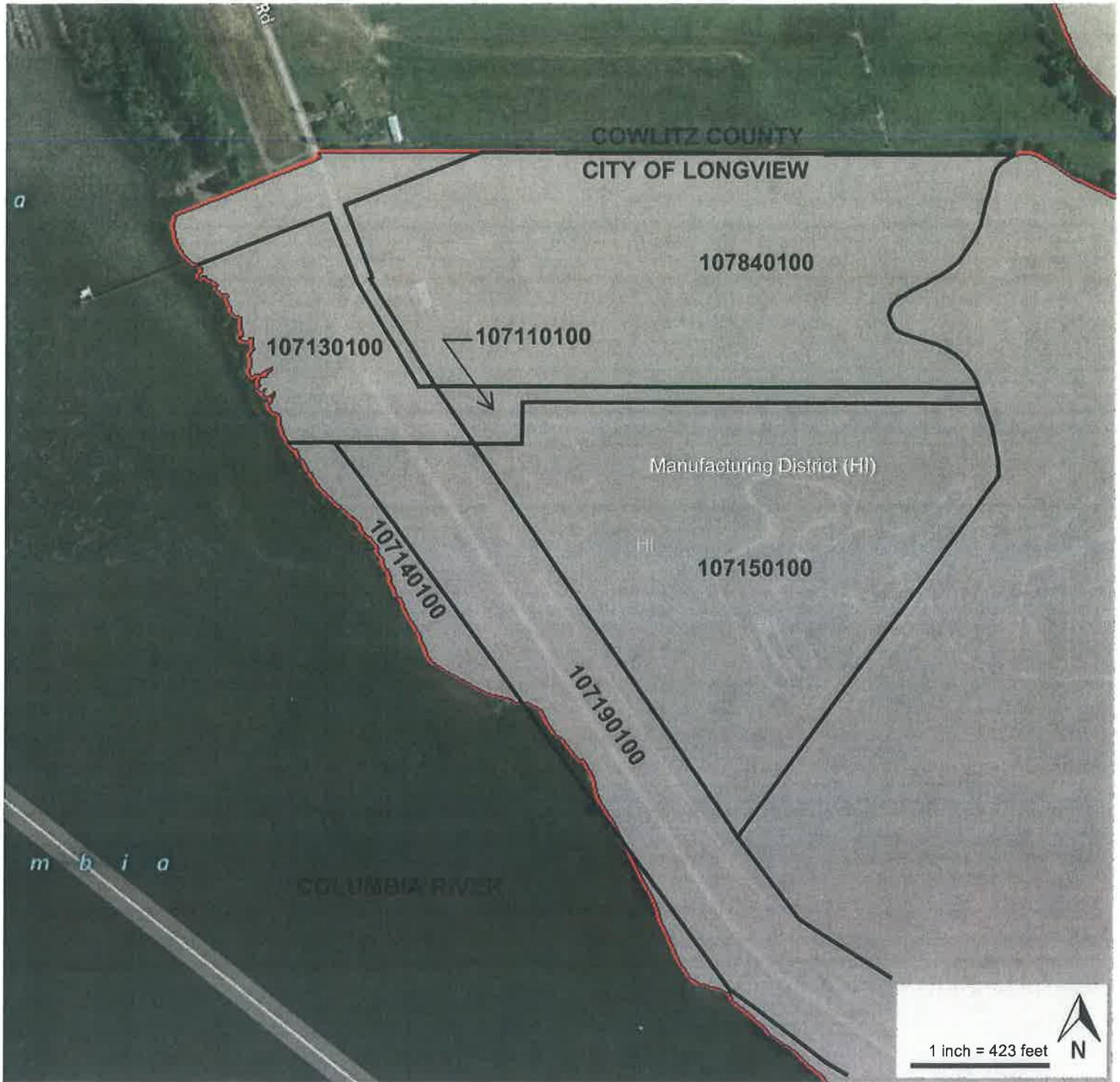


EXHIBIT 3

CITY OF LONGVIEW ZONING MAP

PARCELS: 107110100 (OWNER - PORT OF LONGVIEW)
107150100 (OWNER - PORT OF LONGVIEW)
107190100 (OWNER - PORT OF LONGVIEW)
107130100 (OWNER - BARLOW POINT LAND COMPANY LLC)
107140100 (OWNER - BARLOW POINT LAND COMPANY LLC)
107840100 (OWNER - LONGVIEW PROPERTY LLC)

SOURCE: CITY OF LONGVIEW COMMUNITY VIEW ONLINE MAPS

EXHIBIT 4

ABBREVIATED PROPERTY REFERENCES PER THE COWLITZ COUNTY ASSESSOR'S OFFICE.

PARCEL: 107110100

SUB: LONGVIEW OUTLOT; BLK: LVOL; LOT: 600; SECT, TWN, RNG: 27-8N-3W; DESC: BARLOW DLC.

PARCEL: 107150100

SUB: LONGVIEW OUTLOT; BLK: LVOL; LOT: 603; SECT, TWN, RNG: 26-8N-3W; DESC: BARLOW DLC.

PARCEL: 107190100

SUB: LONGVIEW OUTLOT; BLK: LVOL; LOT: 607; SECT, TWN, RNG: 26-8N-3W; DESC: BARLOW DLC.

PARCEL: 107130100

SUB: LONGVIEW OUTLOT BLK: LVOL LOT: 601 DESC: CC06083 LOT 2 SECT, TWN, RNG: 27-8N-3W DESC:
BARLOW DLC Short Plat CC-06083

PARCEL: 107140100

SUB: LONGVIEW OUTLOT BLK: LVOL LOT: 602, LOT: 787 DESC: INCL LVOL 787 SCO 132000441 SECT,
TWN, RNG: 26-8N-3W DESC: BARLOW DLC

PARCEL: 107840100

SUB: BARLOW DLC SECT, TWN, RNG: 26-8N-3W DESC: BARLOW DLC CC09089 LOT 2 Short Plat CC-09089