



TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

HEARING

DATE: October 4, 2017

SUBJECT: CASE NUMBER PC 2017-5: Zoning code amendment to allow personal service establishments in the Riverfront District.

TYPE OF

DECISION: Legislative

BACKGROUND

At their August 24 regular meeting, the City Council passed a motion to:

Direct the Planning Commission to examine allowing personal service establishments in the Riverfront (RF-1) District and forward a recommendation back to the City Council within 90 days.

The City Council's direction was prompted by property owners and lessees in the RF-1 district who want personal services to be allowed in the district.

"Retail stores of all description ..." are already allowed in the RF-1 district. Typically, when retail uses are allowed, personal services are also allowed since they have similar impacts on a neighborhood.

A map showing the location of the Riverfront (RF-1) District is attached as Exhibit A.

PROPOSAL

Under the proposal, the following subsection will be added to LMC Section 19.35.010 Uses permitted:

(24) Personal service establishments

The definition of a personal service establishment is:

19.09.495 Personal service establishment.

"Personal service establishment" means an establishment that offers specialized goods and services including barbershops, beauty shops, dry cleaning, tanning salons, tattoo parlors, clothing repair or tailoring and other similar establishments.

S.E.P.A. Determination

An Environmental Checklist for the proposed zoning code revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on September 14, 2017. [E 2017-14 SEPA checklist] The comment period for the SEPA checklist ended on September 28, 2017. SEPA documents are attached as Exhibit B.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on September 20, 2017 and October 1, 2017.

Citizen Correspondence

As of this writing, the City has received no written comments.

Comprehensive Plan Goal and Policies

Goals, Objectives and Policies

The Comprehensive Plan does not contain any specific goals, objectives and/or policies regarding the Riverfront District. However the comprehensive plan contains a multiple goals, objectives and policies relating to land use compatibility including the following:

Goal LU-A To encourage orderly, efficient, and beneficial development within Longview while maintaining a balance of business and residential uses within the City.

Goal LU-E To support existing businesses and provide an energetic business environment for new industrial and commercial activity providing a range of service, office, commercial, and mixed uses.

Policy LU-E.1.3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

Policy LU-E.1.12 Where feasible, promote public access and recreation uses on the Cowlitz and Columbia rivers in conjunction with employment uses, mixed uses, and public facilities in accordance with the Shoreline Master Program.

Policy LU-E.1.13 Provide opportunities for water enjoyment uses such as mixed use commercial/office, retail, hotels/resorts, recreation and other similar development offering opportunities for Longview citizens to enjoy its waterfront, consistent with the Land Use Element and Shoreline Master Program.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The southern half (approximately) of the Riverfront District has a comprehensive plan classification of High Density Residential. The northern half has a classification of Public/Quasi-Public/Institutional.

COMPREHENSIVE PLAN INTENT STATEMENT

The comprehensive plan intent statements for the High Density Residential and the Public/Quasi-Public/Institutional classifications read as follows:

High Density Residential

This classification provides primarily for multi-family dwellings of more than four units. Multi-family development adjacent to lower density residential uses should incorporate elements in the site design and building design to soften its impact and to result in a compatible transition. Multifamily development should incorporate provisions for transit service and pedestrian and bicycle access. Manufactured housing parks designed according to firm standards for screening, buffering, parking, recreational areas, distance between units, and other matters may be appropriate when deemed compatible with adjacent property by the City or County planning commissions and local legislative bodies. Some home occupations may be acceptable including some professional offices. The recommended density is up to 25 dwelling units per gross acre.

Public/Quasi Public/Institutional

This classification is merely intended to note most major facilities and tracts that are in public or quasi-public ownership or are operated for a purpose benefiting the public. It includes public parks, public schools, and the community college, the library, governmental buildings, major utility stations, cemeteries, hospitals, and golf courses. Church properties are not differentiated, although they are usually considered a public/quasi-public use.

Staff comment: In 2012/2013, as part of zoning code update process, an attempt was made to eliminate the Riverfront District and zone the area R-4 Residential District (a high density residential zoning district). As part of that process, the R-4 district was going to be modified to allow river-oriented businesses and County law and justices facilities. Consequently, the major land uses allowed in the RF-1 district would still be allowed in the modified R-4 district. However, under the proposal, commercial uses would no longer be allowed in the former RF-1 district. The Planning Commission received testimony from property owners that commercial uses should continue to be allowed in the area and that the RF-1 district "...was not broke, so don't fix it." The Planning Commission agreed with the property owners and the proposed amendments did not go forward. The application number for the proposal was PC 2012-9.

ZONING CODE – PURPOSE STATEMENT

LMC 19.35.005 provides a “recital of waterfront benefit” for the Riverfront District. It reads:

19.35.005 Recital of waterfront benefit.

The existence of the Cowlitz River immediately adjacent to the city limits of the city of Longview presents a unique opportunity to zone the adjacent property in

order to preserve the beauty and utility of the river for the benefit of the general public; to provide uses for said property which will more fully utilize the property for residential, multiple-family and limited commercial uses which are associated with or oriented towards recreational uses which will blend smoothly to promote and maintain a harmonious environment taking full advantage of the presence of the river.

Staff comment: The Riverfront District (RF-1) was adopted in 1976 and was intended to provide an area where the river could be used for recreational purposes. Since Mt. St. Helens erupted in 1980 and sediment became an issue, recreational opportunities on the Cowlitz River have been very limited. Thus, businesses oriented towards river recreation have not located in the district.

Even though the recital above discusses "...commercial uses which are associated with or oriented towards recreational uses..." the uses permitted section allows for "Retail stores of all description ..." [LMC 19.35.010(20)]. Typically, when retail uses are allowed, personal services are also allowed since they have similar impacts on a neighborhood.

STAFF DISCUSSION

None

STAFF FINDINGS

Staff has examined the merits of the proposal to amend the Longview Zoning Code and makes the following findings:

1. In 2012/2013, a proposal was considered to eliminate the Riverfront District of which one result would have been to eliminate the ability to site commercial uses in Riverfront District area. The Planning Commission received testimony that commercial uses should continue to be allowed in the area. The Planning Commission agreed.
2. Retail stores of all description ..." are already allowed in the RF-1 district. It is common practice in zoning codes, to allow personal services where retail uses are allowed since they have similar effects on a neighborhood. Thus, the proposal is consistent with a 2013 determination by the Planning Commission that commercial uses should be permitted in the area.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to adopt the subject zoning code amendment.

EXHIBITS

- A. Map of Riverfront District
- B. SEPA Documents

Report Date: September 26, 2017