

ORDINANCE NO. 3329

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**AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON AMENDING THE CITY'S ZONING CODE TO ALLOW BOWLING CENTERS TO LOCATE IN THE CITY'S MIXED USE – COMMERCIAL/INDUSTRIAL DISTRICT.**

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WHEREAS, a representative of a local bowling center, Triangle Bowl, applied for zoning text amendment to allow "bowling centers including bar/restaurant and indoor/outdoor continuous entertainment activities" in the Mixed Use – Commercial/Industrial (zoning) District; and

WHEREAS, at their August 2016 regular meeting, the Planning Commission agreed to schedule a public hearing on the request at their September 7, 2016 regular meeting; and

WHEREAS, currently, bowling centers (alleys) are allowed in the Downtown Commerce, Central Business, Regional Commercial and General Commercial districts; and

WHEREAS, at their September 7, 2016 regular meeting, the Planning Commission held a public hearing on the matter. Only the applicant spoke. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the proposal with some wording changes; and

WHEREAS, 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 August 22, 2016. The comment period for the SEPA checklist ended on September 5, 2016; and

WHEREAS, pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on August 26, 2016 and September 4, 2016; and

WHEREAS, at their September 22, 2016 regular meeting, the City Council decided to accept the Planning Commission recommendation and to direct the City Attorney to prepare an ordinance for their consideration and approval.

**NOW THEREFORE,** The City Council of the City of Longview do ordain as follows:

**Section 1** That Chapter 19.58 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

**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<br>& B | HI | C/I |
| Light manufacturing and fabrication                                                                                                                                                                                                                                                                                                                                                 | P           | P  | P   |
| Warehousing and storage including cold storage                                                                                                                                                                                                                                                                                                                                      | P           | P  | P   |
| Wholesale distribution                                                                                                                                                                                                                                                                                                                                                              | P           | P  | P   |
| Wholesale trade of durable goods including but not limited to: motor vehicle parts and supplies; furniture and home furnishings; lumber and other construction materials; professional and commercial equipment and supplies; metal and mineral (except petroleum); electrical goods; hardware, and plumbing and heating equipment and supplies; machinery, equipment, and supplies | P           | P  | P   |
| Wholesale trade of nondurable goods including but not limited to: druggists’ sundries; apparel, piece goods, and notions; groceries and related product; beer, wine, and distilled alcoholic beverages; paint, varnish, and supplies                                                                                                                                                | P           |    | P   |
| Wholesale trade of paper and paper products                                                                                                                                                                                                                                                                                                                                         | P           | P  | P   |
| Product processing and packaging                                                                                                                                                                                                                                                                                                                                                    | P           | P  | P   |
| Industrial and commercial machinery and equipment rental and leasing                                                                                                                                                                                                                                                                                                                | P           |    | P   |
| Industrial and commercial machinery and equipment repair and maintenance                                                                                                                                                                                                                                                                                                            | P           | P  | P   |
| Industrial and commercial support services                                                                                                                                                                                                                                                                                                                                          | P           |    | P   |
| Construction and contracting operations                                                                                                                                                                                                                                                                                                                                             | P           | P  | P   |
| Parcel delivery services                                                                                                                                                                                                                                                                                                                                                            | P           | P  | P   |
| Feed and seed stores                                                                                                                                                                                                                                                                                                                                                                | P           |    | P   |
| Building material wholesale and retail sales, including incidental sales of white goods                                                                                                                                                                                                                                                                                             | P           | P  | P   |
| Research, development, testing services, and technology centers                                                                                                                                                                                                                                                                                                                     | P           | P  | P   |
| Veterinary offices and clinics requiring outside animal runs and dog kennels/boardings                                                                                                                                                                                                                                                                                              | P           |    | P   |
| Offices and institutions serving industrial workers                                                                                                                                                                                                                                                                                                                                 | P           |    | P   |
| Energy production                                                                                                                                                                                                                                                                                                                                                                   |             | P  |     |
| Manufacturing and fabrication with significant operations in an unenclosed                                                                                                                                                                                                                                                                                                          | SPU         | P  |     |

| Table 19.58.020-1. Permitted uses in industrial zones.                                                                                                                                                                                                                         |             |                |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|-----|
| Use                                                                                                                                                                                                                                                                            |             |                |     |
|                                                                                                                                                                                                                                                                                | LI-A<br>& B | HI             | C/I |
| area                                                                                                                                                                                                                                                                           |             |                |     |
| Corporate office headquarters                                                                                                                                                                                                                                                  | P           | SPU            | P   |
| Offices, operation and/or maintenance facilities for utility providers                                                                                                                                                                                                         | P           | P              | P   |
| Marine/port industrial related activities including but not limited to: cargo handling of vehicles, forest products, steel and other bulk, non-bulk commodities; grain terminals; vehicle processing and storage; truck, marine and air freight terminals and dispatch centers |             | P              |     |
| Railroad yards                                                                                                                                                                                                                                                                 |             | P              |     |
| Railroad service                                                                                                                                                                                                                                                               | P           | P              |     |
| Caretaker dwelling                                                                                                                                                                                                                                                             | SPU         |                | SPU |
| Day care centers                                                                                                                                                                                                                                                               | SPU         | SPU            | P   |
| Vocational schools                                                                                                                                                                                                                                                             | P           | SPU            | P   |
| Parks and public playgrounds, including public facilities for athletic events                                                                                                                                                                                                  | P           | P <sup>4</sup> | P   |
| Athletic, health and racket clubs                                                                                                                                                                                                                                              | P           |                | P   |
| Religious and secular assembly uses                                                                                                                                                                                                                                            |             |                | SPU |
| Public utility structures                                                                                                                                                                                                                                                      | P           | P              | P   |
| Recreational vehicle park                                                                                                                                                                                                                                                      |             | P <sup>5</sup> | SPU |
| Manufactured home sales                                                                                                                                                                                                                                                        | P           |                | P   |
| Mini-storage and RV storage                                                                                                                                                                                                                                                    | P           |                | P   |
| Heavy equipment and truck sales, service, and repair                                                                                                                                                                                                                           | P           | P              | P   |
| Motor vehicle dealers, new and used, including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment                                                                                                                                                      |             |                | P   |
| Vehicle towing and storage services                                                                                                                                                                                                                                            | P           |                | P   |
| Motor vehicle rental, repair or service including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment including charging stations for electricity-powered vehicles                                                                                      | P           |                | P   |
| Service stations for vehicle fleets including retail cardlock facilities                                                                                                                                                                                                       | P           |                | P   |
| Mortuaries                                                                                                                                                                                                                                                                     |             |                | P   |
| Office equipment and home appliance sales, rental, service, and repair                                                                                                                                                                                                         |             |                | P   |
| Printing, publishing and lithographic shops                                                                                                                                                                                                                                    | P           |                | P   |
| Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services                                                                                                                                                                                        |             |                | P   |
| Services to buildings (including dwellings), cleaning and exterminating                                                                                                                                                                                                        | P           |                | P   |
| Incidental retail sales of durable products fabricated on site                                                                                                                                                                                                                 | P           | P              | P   |
| Convenience store, restaurant, branch banks (drive-up and drive-through service is allowed)                                                                                                                                                                                    |             |                | P   |

| Table 19.58.020-1. Permitted uses in industrial zones.                           |                      |                      |                      |
|----------------------------------------------------------------------------------|----------------------|----------------------|----------------------|
| Use                                                                              |                      |                      |                      |
|                                                                                  | LI-A<br>& B          | HI                   | C/I                  |
| Large scale commercial development per LMC 19.58.090                             |                      |                      | P                    |
| Legally existing commercial and industrial uses and structures                   | P                    | P                    | P                    |
| Outdoor agriculture activities                                                   |                      | P                    |                      |
| Indoor crop production (e.g., hydroponics business, plant nursery)               | P                    | P                    | P                    |
| Recreational marijuana retail outlets per LMC 19.58.120                          |                      |                      | P                    |
| Recreational marijuana producers and processors per LMC 19.58.120                | P                    | P                    | P                    |
| Adult entertainment establishments                                               | P –<br>See<br>note 1 | P –<br>See<br>note 1 | P –<br>See<br>note 1 |
| Wireless facilities <sup>2</sup>                                                 | See<br>note 2        | See<br>note 2        | See<br>note 2        |
| Vehicle wrecking yards licensed per Chapter 46.80 RCW and junkyards <sup>3</sup> | SPU<br>in LI-<br>A   | P                    |                      |
| Brewery/winery                                                                   | P                    | P                    |                      |
| Microbrewery/winery                                                              | P                    |                      | P                    |
| Brewpub only in conjunction with a full-serve sit-down restaurant                |                      |                      | P                    |
| Indoor shooting range subject to LMC 19.58.110                                   | P                    | P                    | P                    |
| <u>Bowling centers with a minimum of 32 indoor lanes<sup>6</sup></u>             |                      |                      | <u>P</u>             |
| Public safety facility                                                           | P                    | P                    | P                    |

Notes:

1. Adult entertainment establishments are only permitted if they meet the criteria and standards contained within Chapter 19.70 LMC.

2. Please see Chapter 16.75 LMC, for wireless communication locations, standards and requirements.

3. Vehicle wrecking yards and junkyards must meet the criteria and standards given in LMC 19.58.100.

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.

6. Allowed uses accompanying the bowling center include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf.

**Section 2.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance and the same shall remain in full force and effect. The City of Longview hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 3.** That nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 4.** That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

**Section 5.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

**Section 6.** This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2016.

Approved by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2016.

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MAYOR

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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James McNamara  
City Attorney

Published: \_\_\_\_\_