



TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

HEARING

DATE: December 7, 2016

SUBJECT: CASE NUMBER PC 2016-3: Proposed amendments to “Chapter 19.42 Farmers’ Markets – Sponsored by Religious Establishments or School” to allow farmers’ markets to locate in more sites in residential districts.

TYPE OF

DECISION: Legislative

BACKGROUND

At the March 2016 meeting, the Planning Commission agreed to initiate a process to examine allowing small farmer’s markets to locate on church or school grounds. This was at the request of representatives from the St. Stephen’s Episcopal Church. The Planning Commission developed a draft code, held a public hearing, and then forwarded the draft to the City Council with a recommendation of approval. On June 30, 2016, the City Council adopted Ordinance No. 3324. This ordinance adopted the above named zoning code chapter. However, during the Council’s approval process, the City Council directed the Planning Commission to examine expanding the areas where farmers’ markets could locate. The Council specifically mentioned private property and parks as possible locations for farmer’s markets.

At their September 2016 regular meeting, the Planning Commission considered some proposed amendments to Chapter 19.42 that were developed by City staff. These proposed amendments would allow farmers’ markets to locate in City parks and to locate on private land that is two or more acres in size upon receiving a special property use permit. The Planning Commission then decided to set a public hearing on the proposed amendments for their November 2016 regular meeting.

The purpose of the proposed zoning code amendments is to allow small local farmer’s markets to be located in more locations than just places of worship sites or school sites. These local markets would provide greater access for the community to healthy food; enhance the sense of community in livable neighborhoods; encourage walking instead of driving and generate economic benefit to the community. The intention is to serve local households within the neighborhood of the market. Limits on the scale of these markets

are needed to avoid significant adverse impacts to individual neighborhoods. The amendments to the zoning code chapter would be applicable to the City's residential districts.

PROPOSAL

Under the proposal, Chapter 19.42 titled "Farmers Markets – Sponsored by Religious Establishments or Schools" will be amended to include City parks and private property as possible sites for farmers' markets. The draft amendments are attached as Exhibit A.

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 October 20, 2016. [E 2016-10 SEPA checklist] The comment period for the SEPA checklist ends on November 3, 2016. 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 November 27, 2016 and December 4, 2016.

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 that address farmers' markets in residential neighborhoods. 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.

Policy LU-A.1.4 Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses, where appropriate, to create a quality community which has a full range of public facilities and services. These uses should be sited, designed, and scaled to enhance and be compatible with the surrounding natural and built environment

Goal LU-B - To ensure that the location and design of new development is appropriate in type, density, and location considering existing land use patterns, capacity of public facilities, natural characteristics of the land, and the vision of the community.

Policy LU-D.3.1 Identify single-family dwellings as the principle use in the City's established low-density residential districts. Allow for secondary uses that are compatible with a single-family character.

Goal HO-B Promote housing and neighborhoods that support thriving communities.

STAFF DISCUSSION

The existing LMC Chapter 19.42 allows farmers' markets to locate at schools and religious establishment grounds in residential zoning districts. In order for a school or religious establishment to build in a residential zoning district, they need to receive a special property use (SPU) permit. The SPU approval process involves a public hearing that allows neighboring property owners to voice their concerns. The City can then choose to put conditions on the approval to help mitigate identified concerns. Anyone buying a home next to a school or church can expect some activities not typically found elsewhere in the residential district.

Locating a farmers' market that could be open 53 times a year on private property would likely be unexpected for neighboring property owners. Like a school or religious establishment, the neighbors should have an opportunity to express their concerns in a public hearing. Therefore, City staff is recommending that when a private property owner wants to locate a farmers' market on their property they should also undergo the special property use permit process.

STAFF FINDINGS

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

1. The proposal will allow for more possible sites to locate a farmers' market in a residential neighborhood.
2. Better access to healthy food is a desired goal for most communities including Longview.
3. Allowing farmers' markets to locate in more locations within residential neighborhoods will make it easier for residents to access healthy food including easy access by walking.
4. Limits on the scale of farmers' markets are needed to avoid significant adverse impacts to residential neighborhoods. Chapter 19.42 includes limits on the size of the farmers' markets including the amount of outside square footage, the number of days, operating hours and the amount of signage.

STAFF RECOMMENDATION

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

EXHIBITS

- A. Proposed Zoning Code amendments
- B. SEPA Documents

Report Date: November 30, 2016