

City of Longview

Council Workshop

August 25, 2016

Proposed Zoning Code
Amendments Regarding the
Siting of Emergency Shelters

Zoning for Emergency Shelters

LMC 19.09.223 Emergency shelter

- Congregate facilities providing housing to shelter families and individuals
 - Emergency basis not to exceed 90 days continuous
 - May provide meals, lodging, associated services
 - Help people move towards self-sufficiency

Current Zoning

- Allowed in the Downtown Commerce (DC) District upon receiving a special property use permit (no ground floor)
- Allowed outright in General Commercial District

Zoning for Emergency Shelters

Proposed Zoning

Allowed in the following zoning districts upon receiving a special property use permit:

- General Commercial District (excluding GC district locations west of Lake Sacajawea)
- Office/Commercial District

Deciding body: Appeal Board of Adjustment

- Approval process requires a public hearing
- Appeals go to Superior Court

Zoning for Emergency Shelters

- **Zoning Map**

Zoning for Emergency Shelters

- **Buffers**
 - 325 feet from single family residential districts
 - 325 feet from public park that is 0.5 acres in size
 - 650 feet from elementary or secondary school
 - 1,500 feet from another emergency shelter
- **Map** showing buffers

Zoning for Emergency Shelters

- Amount of land currently zoned for emergency shelters:
 - 65 acres in Downtown Commerce District
 - 232 acres in General Commercial District
 - 297 acres total
- Amount of land zoned for emergency shelters under proposal:
 - 80 acres in Office/Commercial District
 - 94 acres in General Commercial District
 - 174 acres total
- 41% reduction in land available for emergency shelters

Zoning for Emergency Shelters

- Special Property Use permit approval criteria - existing
- The ABA must find:
 - That the use will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.
- The ABA shall be guided by the following:
 - That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
 - That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
 - That adequate ingress and egress will be available for fire and other vehicular emergency equipment,
 - That adequate off-street parking will be provided to prevent congestion of public streets.

Zoning for Emergency Shelters

- Proposed additional criteria for emergency shelter SPU permit approval
- Submit management plan that shall address:
 - a. The specific nature of the emergency shelter, its intended occupants, and the onsite services that are provided;
 - b. Its potential impact on nearby land uses and proposed methods to mitigate those impacts;
 - c. Identification of the project management or agency to whom support staff are responsible and who will be available to resolve concerns pertaining to the facility; and
 - d. Identification of staffing, supervision and security arrangements appropriate to the facility.
- Management plan is binding – SPU permit could be revoked if operations substantially vary from what was approved

Zoning for Emergency Shelters

- Zoning code proposal was developed by committee appointed by Council
 - Committee comprised of two council members and two planning commission members
 - Released recommendation on April 13, 2016
- Planning Commission held public hearing on July 6
 - Recommended approval of the proposal with no changes
- Council scheduled workshop at July 25 regular meeting

Zoning for Emergency Shelters

Questions
&
Discussion