

ORDINANCE NO. 3340

AN ORDINANCE AMENDING CHAPTER 19.03 OF THE LONGVIEW MUNICIPAL CODE, RELATING TO THE COMPREHENSIVE PLAN FOR LAND USE DEVELOPMENT OF THE CITY OF LONGVIEW, BY ADDING NEW SECTIONS THERETO, TO BE DESIGNATED AS SECTIONS 19.03.021.22 AND 19.03.022.22

WHEREAS, the Port of Longview applied for a Comprehensive Plan Future Land Use Map amendment to change approximately 136 acres in the Barlow Point area from Mixed Use-Residential/Commercial (MU-R/C) to Heavy Industrial. Two properties not owned by the Port are included in the application. Prior to the adoption of the 2006 Comprehensive Plan this area had a Comprehensive Plan classification of Heavy Industrial and was zoned for heavy industrial uses. The property remains zoned for heavy industrial land uses and can be developed as such.; and

WHEREAS, at their September 2, 2015 regular meeting, the Longview Planning Commission held a public hearing on the application. The Planning Commission received substantial testimony (at least 15 persons spoke and several written comments were submitted). At an October 14, 2015 special meeting, the Planning Commission voted to recommend denial of the application. The Planning Commission believes the issue will be best resolved in the overall update of the Comprehensive Plan. (The approved scope of work for the Comprehensive Plan update includes the Barlow Point area as an emphasis area in the update process.); and

WHEREAS, the City Council is charged with making the final decision on the Port's application. A public hearing was scheduled for the Council's December 10, 2015 meeting. At that meeting, the City Council decided to cancel the public hearing. Instead a motion was passed "...that the public hearing be postponed until the Planning Commission completes the Comprehensive Plan Update."; and

WHEREAS, at their January 26, 2017 meeting, the City Council considered a request from the Port of Longview to reconsider the above motion and hold a public hearing soon. The City Council unanimously passed a motion to schedule a public hearing for their February 23, 2017 regular meeting; and

WHEREAS, after reviewing the information presented to the City Council and the recommendation of the Planning Commission, and after having considered all of the evidence and testimony presented in favor and against such amendment, at their February 23, 2017 meeting, the City Council voted to approve the Port of Longview's application for a Comprehensive Plan Future Land Use Map amendment.

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

Section 1. The City Council adopts the following findings in support of the comprehensive plan amendment that is the subject of this ordinance:

1. Since the Mixed Use-Residential/Commercial Comprehensive Plan classification was established, the situation in the Barlow Point area has changed. The Port of Longview has acquired 275 acres of land and is developing a master plan to convert the land to high-intensity port facilities.
2. On three sides of the amendment area, either the City or County Comprehensive Plans have classified those neighboring lands for heavy industrial use. The fourth side is the Columbia River.
3. Because of the location of the amendment area, it is more suitable for industrial use than residential/commercial use.
4. The amendment will make the Comprehensive Plan Map and the Zoning map consistent with each other.

Section 2 That there shall be, and is hereby, added to Chapter 19.03 of the Longview Municipal Code, a new section designated as Section 19.03.021.22, reading as follows:

Section 19.03.021.22 Seventh Amendment to 2006 Comprehensive Plan

The following described property lying within the present corporate limits of said City is hereby removed from the area classified as “Mixed Use-Residential/Commercial (MU-R/C)”, and transferred to the area classified as “Heavy Industrial”, in the Comprehensive Plan for the development of land and building uses with the City:

Those parcel numbers commonly known as

107840100, 107110100, 107150100, 107190100, 107140100 and 107130100.

And more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference.

Section 3 That there shall be, and is hereby, added to Chapter 19.03 of the Longview Municipal Code, a new section designated as Section 19.03.022.22, reading as follows:

Section 19.03.022.22 Seventh Revised Land Use Map - 2006 Comprehensive Plan - Preparation and Filing

The Department of Community Development for the City shall cause to be prepared a new land use map reflecting the changes set out in Section 19.03.021.22, such map to be designated as "Revised Land Use Map No. 7 - 2006 Comprehensive Plan", and shall file a copy thereof in the office of the City Clerk where the same shall be available for public inspection as required by RCW 35A.63.072. The revised map is made a part of the City's Comprehensive Plan, replacing and superseding the land use map filed in accordance with Section 19.03.010.

Section 4. 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 _____, 2017.

Approved by the Mayor this ____ day of _____, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

James McNamara
City Attorney

Published: _____

Exhibit A