



Memorandum

October 15, 2018

TO: Longview City Council

FROM: Steve Langdon, Planning Manager

SUBJECT: Comprehensive Plan Update – Changes from Previous Plan

The purpose of the memo is to outline the differences between the 2006 Comprehensive Plan and the current draft. The comprehensive plan basically consists of three components: background text; goals, objectives and policies and a future land use map. As we go thru the plan approval process, changes to the land use map will likely draw the most interest. Consequently I will begin with that component.

Future Land Use Map

At the beginning of the Comprehensive Plan process, the City Council approved five emphasis areas. Two of the emphasis areas (Barlow Point & 36th Avenue) are re-evaluations of changes made in the 2006 Comprehensive Plan.

- **SR411/First Avenue & 3rd Avenue Corridor**
North of Hudson Street the corridor primarily has a High Density Residential classification. South of Hudson Avenue the corridor primarily has a Light Industrial classification.
Initial Planning Commission recommendation: Keep the classifications as is. Please note that one of the primary issues with area north of Hudson Avenue was that service type businesses were not allowed in the area. In November 2017, the City Council adopted Ordinance No. 3363 that amended the zoning code to allow “personal service establishments” in the Riverfront District. This code change eliminated the issue.
- **Barlow Point**
This area is classified as Mixed Use – Residential/Commercial (MU-R/C) in the Planning Area Boundary and primarily classified as Heavy Industrial inside the City limits.
Initial Planning Commission recommendation: For inside the City limits, keep the Heavy Industrial (HI) classification and add the one property that is not classified as HI to that classification. For outside City limits, convert the MU-

R/C to HI. This is consistent with the recently adopted Cowlitz County Comprehensive Plan.

- **West Longview Lagoons**

This area is classified as Public/Quasi-public/Intuitionial.

Initial Planning Commission recommendation: Keep the classifications as is until the City Council decides what it wants to do with this City-owned property.

- **36th Avenue** (south of Ocean Beach Hwy)

Initial Planning Commission recommendation: Keep the classifications as is.

- **Highlands Neighborhood Including Oregon Way**

The half block facing Oregon Way between Nichols Boulevard and the Railway is classified as Community Commercial. The Highlands Neighborhood is classified as High Density Residential and Low Density Residential.

Initial Planning Commission recommendation: Keep the classifications for the properties adjacent to Oregon Way as is. Develop a new classification for the Highlands Neighborhood that would guide the development of a zoning district specifically for the Highlands Neighborhood.

In addition to the emphasis areas, the Planning Commission received three requests for classifications changes. For all three of them, the initial Planning Commission recommendation is for approval. They are:

- **Longview Presbyterian Church**

This property is located on the northwest corner of the intersection of 38th Avenue and Pennsylvania Street. The portion of the property near 38th Avenue has a church building and parking. The back part of the lot is a field. The church would like to see the property eventually developed into apartments. They would like to change the classification from Medium Density Residential to High Density Residential.

- **Area south of the south ends of 42nd thru 48th Avenues (northern edge of Mt. Solo)**

This area is classified as Traditional Neighborhood Residential and Low Density Residential. This property is constrained by wetland landslide hazard areas. The property owners would like to site apartment building on the non-constrained portions of the properties. They would like to change the classifications to High Density Residential.

- **Pacific Fibre Property**

Most of the Pacific Fibre property is classified as Heavy Industrial. A strip of land along the western portion of the log pond has a classification of Light Industrial. This strip of land contains their main office building. Pacific Fibre Products would like all of their land to be classified as Heavy Industry.

Attachment A contains maps of the three non-emphasis areas and the Barlow Point emphasis area.

The Planning Commission received one other request for a classification change but it was received after they made their initial recommendations. It will be considered during the public hearing process. The request is change approximately 1.9 acres located directly behind the Baker's Corner Store from Medium Density Residential to High Density Residential.

Goals, Objectives and Policies

The goals and policies, for the most part, were kept. However, some were reworded for clarification and some were eliminated because they were redundant. A "track changes version" of the goals, objectives and policies was not kept. The objectives give guidance on what should be accomplished during the lifetime of the plan. Many of the objectives in the 2006 plan were accomplished so they were eliminated. Others that were eliminated were either redundant or just not likely to be accomplished. Attachment B contains the draft objectives. Attachment C contains the objectives that were eliminated.

Background Information

The Cowlitz-Wahkiakum Council of Government developed the background information which was reviewed and edited by relevant staff (e.g. Transportation Element information was reviewed by Traffic Engineer). The different elements were drafted at different times so information in one element may be older than the information in another element. The background information was changed substantially so a "track changes version" would be nearly unreadable.

If you have any questions or concerns, please contact me at 442-5083.

Cc: Planning Commission
Jim McNamara, City Attorney
Steve Shuman, Assistant City Attorney
Craig Bozarth, City Engineer
John Brickey, Community Development Director
Adam Trimble, Planner