

Objectives from the 2006 Comprehensive Plan that are not in the 2018 Draft Comprehensive Plan

Chapter 2. Land Use

Compatibility

Objective LU-B.1 By the end of 2007, prepare regulations addressing desired and acceptable buffering of uses and other design techniques that soften impacts, ensure compatibility, and provide a transition between uses.

Objective LU-B.2 By the end of 2009, adopt and amend development regulations to ensure that all applications for planning project approval are evaluated for consistency with the Comprehensive Plan and compliance with all applicable City codes. Requirements should provide for appropriate standards and review processes to achieve developments that integrate into surrounding neighborhoods and link to City facility and utility systems. Phase the preparation of regulations according to City priorities established in annual work programs, as appropriate, consistent with Objective LU-C.1.

Urban Design

Objective LU-C.1 By December 2009, adopt and implement Citywide development and/or design standards that improve the quality of residential, commercial, mixed-use, industrial, and public developments. As appropriate, include flexible land use management techniques such as “form-based zoning” when necessary to meet specific design goals in unique areas. Topics to address in standards should include building location and height; building modulation, access and circulation; landscaping and lighting; and other related topics. Design standards could be incorporated into zoning regulations and reviewed through a site plan review process. Phase the preparation of development/design standards according to city priorities established in annual work programs. Phases include:

- Industrial developments by the end of 2007;
- Residential developments by the end of 2008; and
- Commercial, mixed use, and public developments by the end of 2009.

Neighborhood Preservation and Renewal

Objective LU-D.1 Hold public meetings and/or conduct outreach to neighborhoods to develop planning strategies that will preserve and revitalize Longview’s neighborhoods. These meetings or

outreach activities can be rotated annually based on priorities the City may develop in the biennial budget. The outreach may be combined with other programs such as neighborhood block watches.

Objective LU-D.2 By 2010, adopt housing maintenance standards for residential structures regarding basic equipment, facilities, sanitation, fire safety, and maintenance. These should include establishing and enforcing minimum standards of maintenance of outdoor areas and adjacent rights-of-way.

Objective LU-D.3 Amend the Longview Municipal Code Title 19 – Zoning, by the beginning of 2008, to provide regulations and standards, which allow for a wide range of housing choices to meet the changing needs of the community. Consider the following when revising residential regulations:

- Consider establishing minimum densities for different residential zoning districts as appropriate to ensure that the intended residential types are developed and to avoid sprawl;
- Allow “exceptions” from minimum density requirements where there are significant critical areas, and
- Allow for project phasing or “shadow plats” where the first use of the land is at very low densities but arranged in a manner to allow future development when the demand is there.

Objective LU-D.4 By December 2008, develop a handbook that provides design standards, in text and illustrations, for alternative lot and subdivision design, including single-family houses on small lots, second units, cottage clusters, courtyard housing, and townhouses.

Industrial, Commercial and Mixed Use Areas

Objective LU-E.1 By December 2007, the City should prepare updated land use regulations consistent with the Comprehensive Plan that will guide the appropriate type, density and design of land uses in industrial, commercial, and mixed-use districts in conformance with the Land Use, Natural Environment, and Economic Development Elements.

Chapter 4. Economic Development

Economic Diversification

Objective ED-A.6 Create incentives to encourage a mix of both downtown multi-level and campus low-rise office and business park development through zoning and marketing. By December 2007, revise the Zoning Code to match the Future Land Use Plan office related districts. Monitor office demand and development needs as part of the biennial monitoring process.

Objective ED-A.7 By the end of 2007, update the Zoning Code to implement new and revised Future Land Use Map residential and mixed-use categories to provide a variety of housing, including

live-work choices for different household types and incomes. “Live-work” means a building containing a business establishment and serving also as the principal residence of the business operator.

Chapter 5. Natural Environment

Conservation

Objective NE-A.1 Assess city properties by 2009 to identify areas or sources of pollution. Based on this assessment, develop a schedule for cleanup, as appropriate.

Protection and Mitigation

Objective NE-B.2 Prepare clearing and grading regulations by 2009 to help prevent unnecessary stripping of vegetation and loss of soils and to reduce the need for additional resources to be brought in from offsite.

Water Resources

Objective NC-C.2 In the next update of the City’s critical area regulations following the adoption of the Comprehensive Plan update in 2006, designate and provide for the protection and management of groundwater and aquifer recharge areas based on Best Available Science.

Shorelines

Objective NE-F.1 Coordinate with Cowlitz County and the City of Kelso to determine if a joint Shoreline Master Program will be prepared to meet the Shoreline Management Act deadline of December 2012. Coordination should occur by the end of 2009 in order to ensure that a work program can be prepared, grants and funding can be secured, and adequate time is available to conduct either a joint program update or create an individual city program if a coordinated program is not prepared.

Chapter 7. Public Facilities, Utilities, and Services

Public Safety

Objective PF-A.3 By December 2007, study the feasibility of a joint public safety building for police and fire services to serve as the headquarters for these departments.

Objective PF-A.7 Evaluate the need for fire suppression and EMS services and facilities in West Longview in conjunction with Cowlitz County Fire and Rescue District 2. Adopt the joint plan through the City and District when completed. Implement plan recommendations for the City of Longview Fire Department through the biennial budget.

Note: There is a similar objective in the 2018 draft plan but there is no mention of a joint plan with Cowlitz Two Fire and Rescue.

Water

Objective PF-B.1 Implement the approved Water System Plan for the Longview-Kelso Urban Area, through inclusion in the City Capital Improvement Program and biennial budget as appropriate.

Sewer

Objective PF-B.2 Complete the General Sewer Plan by the end of 2007. Implement the approved plan through inclusion in the City Capital Improvement Program and biennial budget, as appropriate.

Storm Drainage

Objective PF-B.3 Respond to National Pollutant Discharge Elimination System permit requirements regarding stormwater detention and water quality requirements after the permit is issued. The permit is expected in 2007.

Chapter 8. Transportation and Circulation

Freight and Goods Movement

Objective TR-B.2 Decrease through truck traffic movement on Ocean Beach Highway by working closely with WSDOT to designate SR 432 as the City's primary through truck route by the end of 2008.

Safety and Livability

Objective TR-C.1 By 2009, develop boulevard plans and local streetscape standards consistent with Land Use Element Objective LU-C.2 and the Economic Development Element.

Objective TR-C.3 Develop and adopt an Access Management Ordinance by the end of 2007.

Objective TR-C.4 By the end of 2009, revise existing street standards to safely accommodate pedestrian and bicyclists, as well as different vehicular uses, while enhancing the aesthetics and overall quality of life along the street.

Performance and Coordination

Objective TR-D.2 Update zoning and development codes by December 2007 to support mixed-use development and circulation requirements that effectively reduce vehicle trip generation and improve connectivity.

Environmental

Objective TR-E.1 By the end of 2009, in conjunction with Objectives LU-C.1 and LU-C.2 in the Land Use Element, explore design standards for new development that minimizes the amount of pavement required.

Regional Coordination

Objective TR-F.1 By the end of 2008, consistent with Objective LU-F.1, coordinate with Cowlitz County to develop a consistent approach for access and urban development standards between Cowlitz County and the City for unincorporated areas within the planning area boundary.

Financing

Objective TR-G.1 Participate in the development of the MPO Area project criteria and selection process to obligate federal funds for transportation projects within the urban area by June 2007.

Objective TR-G.2 Develop a Transportation Mitigation Fee (TMF) system ordinance by the end of 2008 to support transportation network improvements that promote safety and access management and enhance the performance of the transportation network.

Chapter 8. Historic Preservation

Objective HP-A.2 By the end of 2012, inventory all potential historic sites in residential, commercial and industrial areas for future historic registration.