



TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

HEARING

DATE: December 12, 2018

SUBJECT: CASE NUMBER PC 2018-6: Proposed zoning code amendments to establish development standards for recreational vehicle (RV) parks.

TYPE OF

DECISION: Legislative

BACKGROUND

The City currently allows recreational vehicle parks (RV parks) in the following zoning districts:

- Mixed Use – Commercial/Industrial District upon receiving a special property use permit
- Heavy Industrial District (only allowed to locate in a public park – Gearhart Gardens Park)
- General Commercial District
- Riverfront District
- County Event Center District (RV parks in this district are only intended for activities at the event center or other community events – occupancy is limited to 14 days in any 30 day period)

Even though RV parks are allowed in the city, the city never adopted development standards for them. However, Cowlitz County has health regulations that apply to RV parks whether the park is in an unincorporated or an incorporated area. See Exhibit A for the two Cowlitz County code sections that apply to Longview. The proposal, if adopted, will provide some basic development standards for RV parks to help ensure that they are compatible with the neighborhood.

The proposal will also clarify the approval process for RV parks. Currently, there are no approval processes given or there are differing approval processes depending on the specific zoning district. Under the proposal, all RV parks will be approved through the Binding Site Plan process as given in LMC Chapter 19.90.

The proposed zoning code amendments are intended for short-stay recreational vehicle parks. They are not intended for RV parks where longer stays are allowed.

PROPOSAL

The proposed code amendments are provided in Exhibit B.

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 November 26, 2018. [E 2018-15 SEPA checklist] The comment period for the SEPA checklist ended on December 10, 2018. SEPA documents are attached as Exhibit C.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on December 2, 2018 and December 9, 2018.

Citizen Correspondence

As of this writing, the City has received no written comments.

Comprehensive Plan Goal and Policies

Staff could not find any specific goals, objectives or policies specifically relating to RV parks. However, the comprehensive plan contains 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.

Goal LU-E To support existing businesses and provide an energetic business environment for new industrial and commercial activity providing a range of service, office, commercial, and mixed uses.

Policy LU-E.1.3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

Policy LU-E.1.12 Where feasible, promote public access and recreation uses on the Cowlitz and Columbia rivers in conjunction with employment uses, mixed uses, and public facilities in accordance with the Shoreline Master Program.

Policy LU-E.1.13 Provide opportunities for water enjoyment uses such as mixed use commercial/office, retail, hotels/resorts, recreation, and other similar development offering opportunities for Longview citizens to enjoy its waterfront, consistent with the Land Use Element and Shoreline Master Program.

STAFF DISCUSSION

The proposed development standards are intended for short-stay RV parks where persons may be visiting relatives, attending a community event, visiting area attractions or just passing through the area. The proposed development standards are not intended for alternative housing parks that may provide affordable and/or interim housing. Staff believes that short-term stay parks have different impacts on a neighborhood than longer stay parks (for example a hotel can have different impacts on a neighborhood than an apartment complex). The establishment of development standards for short-stay RV parks does not mean that long-stay parks should or should not be allowed in Longview. City staff believes that is a different conversation. The development standards for an alternative housing park would be different than a short-stay park plus careful consideration should be given where an alternative housing parks is located.

STAFF FINDINGS

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

1. The proposed zoning code amendments are for short-stay recreational vehicle parks and are not intended to accommodate alternative housing.
2. Recreational vehicle parks are already allowed in the City but, other than Cowlitz County health standards, there currently are no development standards for them. Development standards help ensure that RV parks are compatible with the neighborhood.
3. The approval process for RV parks is inconsistent across the different zoning district where they are allowed. The proposal will make the approval process consistent and will help to ensure the development is compatible with the neighborhood.
4. The proposal is consistent with the Comprehensive Plan in that it assists in orderly development.

STAFF RECOMMENDATION

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

EXHIBITS

- A. Cowlitz County health standards for RV parks
- B. Proposed code amendments
- C. SEPA documents

Report Date: December 5, 2018