

STAFF REPORT AND RECOMMENDATION TO THE LONGVIEW PLANNING COMMISSION

PRESENTED BY: Steve Langdon, Planning Manager

PROJECT NAME: West Longview Annexation (ANX 2018-2) & 50th Avenue Ocean Beach Highway Annexation (ANX 2018-1)

CASE NO.: PC 2018-7 (Zoning for ANX 2018-1 and ANX 2018-2)

MEETING DATE: January 30, 2019

PROPOSAL: Recommend zoning districts for ANX 2018-2 West Longview Annexation and 50th Avenue/Ocean Beach Highway Annexation (ANX 2018-1)

LOCATION: 237± acres located along the Ocean Beach Highway corridor between south of Industrial Way and east and north of Fibre Way. See Exhibit A for a map of the proposed annexation area. The area with the note depicts ANX 2018-1.

PARCEL NUMBERS: ANX 2018-1 Parcel Numbers WL2408006 and WL2408007
ANX 2018-2 Approximately 307 parcels

APPLICANTS: ANX 2018-1 Dan Ragan
ANX 2018-2 City of Longview

CONTACT: ANX 2018-1 Dan Ragan (360) 356-2000
ANX 2018-2 Steve Langdon (360) 442-5086

PROPERTY OWNERS: ANX 2018-1 Dan Ragan (DPR Enterprises WA, LLC & Ryan and Jennifer Schrock)
ANX 2018-2 numerous property owners

COMPREHENSIVE PLAN DESIGNATION: ANX 2018-1 Medium Density Residential

ANX 2018-2 Low, Medium and High Density Residential,
Traditional Neighborhood Residential and Community
Commercial

ZONING

DESIGNATION:

ANX 2018-1 Cowlitz County designation is Urban Residential.
ANX 2018-2 Cowlitz County has several designations in the area
including Urban Commercial, Urban Residential, Multiple Family
and Agriculture

SEPA

DETERMINATION:

An Environmental Checklist for the proposed zoning designation
was reviewed pursuant to the State Environmental Policy Act and a
determination of non-significance was issued on January 15, 2014.
[E 2019-1 SEPA checklist] The comment period for the SEPA
checklist ends on January 29, 2019. Exhibit B.

I. BACKGROUND AND PROPOSAL

The West Longview Annexation (ANX 2018-2) is approximately 237 acres in size and is being processed using the interlocal agreement method (RCW 35A.14.480). For a small area within the West Longview Annexation area, the City also received an application for annexation using the petition method (RCW 35A.14.120). The proposed 50th Avenue/Ocean Beach Highway Annexation (ANX 2018-1) is 4.2± acres in size and is located on the northwest corner of the 50th Avenue/OHB intersection. If the larger proposed West Longview Annexation is not approved, the smaller proposed annexation could still be approved.

The 52nd Avenue/Ocean Beach Highway Annexation has completed the Cowlitz County Boundary Review Board process. The BRB's jurisdiction was not invoked. The annexation method for the West Longview Annexation is not subject to the Boundary Review Board invoking jurisdiction.

The City Council set a public hearing for the West Longview Annexation for February 28, 2019. The City Council needs to have a Planning Commission recommendation on zoning for the area by that time. Exhibit C shows the staff recommended zoning districts. The proposed zoning designations are consistent with the Comprehensive Plan classifications.

The West Longview Annexation area basically includes all the land in West Longview that is currently not located within City limits and is along the Ocean Beach Highway corridor between 40th Avenue and 52nd Avenue. The area includes property on both the north and south sides of Ocean Beach Highway. The annexation area is primarily located within Section 24, Township 8 North, Range 3 West with small portions of the annexation area in adjacent sections.

The 50th Avenue/Ocean Beach Highway annexation is located in the northwest quarter of Section 24, Township 8 North, Range 3 West, Willamette Meridian.

Water and Sewer: City of Longview serves this area.

Building: All future building activity would be required to comply with the International Building Code or the Code in effect at the time of building permit application.

Fire: The City of Longview provides fire flow to this area. At the time of further development, an evaluation may be needed to ensure each project has adequate fire flow.

Stormwater: Storm water will need to be collected, treated and discharged in compliance with the City's Stormwater Ordinance. Any future development contemplated for the property may need to obtain an NPDES permits to discharge stormwater runoff.

Transportation: A traffic study may be required when the area is ready for further development.

Comprehensive Plan: The proposed West Longview annexation area is within the City's Planning Area Boundary. The City has several Comprehensive Designations in the annexation area including: Low, Medium and High Density Residential classifications, Traditional Neighborhood Residential and Community Commercial. The surrounding parcels are classified similarly. The 50th Avenue/Ocean Beach Highway annexation area has a Comprehensive Plan classification of Medium Density Residential with neighboring properties classified as low, medium, or high density residential.

Environmental Constraints: Some floodplain is associated with the Consolidated Diking Improvement District No. 1 ditches.

The soils in the area are primarily Caples silty clay loam. According to the Natural Resources Conservation Service *Soil Survey of Cowlitz County, Washington* the soils have the following restrictions:

Caples - severe restrictions for shallow excavations due to wetness; severe restrictions for small commercial buildings due to flooding and shrink/swell; and severe restrictions for local roads and streets due to low strength and shrink/swell.

Zoning District: Cowlitz County has multiple zoning designations within the annexation area including: Urban Residential, Multiple Family, Urban Commercial and some Agriculture zoning.

Existing Land Uses: Much of the West Longview annexation area is already urban in character, property uses include: numerous multi-family apartment buildings, two convenience stores, several restaurants, a strip mall, several mini-storage and/or RV/Boat storage businesses, a veterinary hospital and other businesses. There are also several single-family subdivisions with urban sized lots. The remainder of the area contains either single-family homes on large lots or vacant land that has some limited agriculture such Christmas trees or grazing. The surrounding land consists of the same type of uses. The 50th Ave/OBH annexation area has two single-family residences and vacant land.

Citizen Correspondence: As of this writing, no citizen correspondence has been received.

II. STAFF DISCUSSION

The purpose of the public hearing is to make a recommendation to the City Council on what the properties within the annexation area should be zoned. The City Council has already made a decision to undergo the annexation process. They are not asking the Planning Commission for a recommendation on whether to proceed with the annexation.

Per State law, the zoning for the area cannot be inconsistent with the comprehensive plan. Thus, the staff recommended zoning designations for the area are based upon the comprehensive plan classifications as given in the 2006 Comprehensive Plan Future Land Use Map. The City's comprehensive plan classification were primarily based upon County's zoning designations and existing land uses.

III. STAFF FINDINGS

1. The proposed zoning designations are consistent with the City's Comprehensive Plan classifications.
2. The proposed zoning designations are consistent with the zoning designations of the neighboring properties already in the City limits. The proposed zoning designations are generally consistent with the existing County zoning designation for the area.
3. The proposed zoning designations are consistent with adjacent neighborhoods and surrounding areas.

IV. STAFF RECOMMENDATION

City staff recommends that the City Planning Commission forward a recommendation to zone the annexation areas as per the attached map labeled Exhibit C.

V. EXHIBITS

- A. Map of Annexation Area
- B. State Environmental Policy Act documents
- C. Map showing recommended zoning districts

Staff Report Date: January 22, 2019