



Legislation Text

File #: OR 15 3293, Version: 1

ORDINANCE NO. 3293 - AMENDING ZONING TEXT REGARDING PUBLIC PARKS AND RV PARKS IN THE HEAVY INDUSTRIAL DISTRICT

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Preserve and enhance neighborhoods; Address quality of place issues

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Public parks are not a permitted use in the Heavy Industrial (HI) District. Gerhart Gardens Park is located in the HI district and is a legal nonconforming use due to its pre-existence prior to the adoption of current industrial zoning regulations. Most passive recreational uses are still allowed under the nonconforming status. However some more intensive recreational uses are not permitted, such as public facilities for athletic events or recreational vehicle (RV) parks. The public park is located near the Tennant Way (SR 432) crossing of the Cowlitz River.

Gerhart Gardens Park provides one of the few opportunities within our community for public recreational access to the waters of the Cowlitz River. A recent inquiry about the possibility of siting an RV park that would provide additional recreational opportunities at the park resulted in staff determining that the HI district does not allow for that use. Removing the nonconforming status of the Gerhart Gardens Park along with additional zoning code amendments would not only allow for the proposed RV park, but would also allow for other potential public use recreational facilities to be located at the park.

At their February 12, 2015 regular meeting, the City Council asked the Planning Commission to provide a recommendation regarding the issue. The Planning Commission reviewed staff recommendations at their March 4, 2015 meeting and then set a public hearing for their April 1 meeting. Following the public hearing, the Planning Commission then unanimously passed a motion to recommend approval of the proposed amendments.

At their April 23 regular meeting, the City Council accepted the Planning Commission's recommendation and directed the City Attorney to prepare and ordinance for Council review and approval. The draft ordinance is attached.

The ordinance will make existing public parks conforming (permitted) uses in the Heavy Industrial District. In addition, recreational vehicle parks will be allowed to locate in the Heavy Industrial District but only in association with a public park. Thus, an RV park would be allowed in Gerhart Gardens Park but nowhere else in the HI district.

RECOMMENDED ACTION:

Motion to adopt Ordinance Number 3293.