

Legislation Text

File #: PC 2015-5 2/23/17, **Version:** 1

PORT OF LONGVIEW APPLICATION FOR COMPREHENSIVE PLAN MAP CHANGE FOR THE BARLOW POINT AREA

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Strengthen economic conditions & create new opportunities, preserve and enhance neighborhoods

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The Port of Longview applied for a Comprehensive Plan Future Land Use Map amendment to change approximately 136 acres in the Barlow Point area from Mixed Use-Residential/Commercial (MU-R/C) to Heavy Industrial. Two properties not owned by the Port are included in the application. Prior to the adoption of the 2006 Comprehensive Plan this area had a Comprehensive Plan classification of Heavy Industrial and was zoned for heavy industrial uses. The property remains zoned for heavy industrial land uses and can be developed as such.

At their September 2, 2015 regular meeting, the Longview Planning Commission held a public hearing on the application. The Planning Commission received substantial testimony (at least 15 persons spoke and several written comments were submitted). Of those who questioned the application, the theme for much of the testimony was about the public desire to see land uses other than industrial along the Columbia River. At an October 14 special meeting, the Planning Commission voted to recommend denial of the application. The Planning Commission believes the issue will be best resolved in the overall update of the Comprehensive Plan. (The approved scope of work for the Comprehensive Plan update includes the Barlow Point area as an emphasis area in the update process.)

The City Council is charged with making the final decision on the Port's application. Since this is a legislative decision, more than one open record hearing can be held. At a November 19, 2015 special meeting the City Council decided to hold their own public hearing since the application has drawn more than the usual attention and the Council received an atypical recommendation for denial. A public hearing was scheduled for the Council's December 10, 2015 meeting. At that meeting, the City Council decided to cancel the public hearing. Instead a motion was passed "...that the public hearing be postponed until the Planning Commission completes the Comprehensive Plan Update."

At their January 26, 2017 meeting, the City Council considered a request from the Port of Longview to reconsider the above motion and hold a public hearing soon. The City Council unanimously passed a motion to schedule a public hearing for their February 23 regular meeting. The Port's request is attached.

The staff report that was presented to the Planning Commission is attached. The report includes a City staff recommendation for approval of the application.

RECOMMENDED ACTION:

Motion to accept the Planning Commission recommendation and deny the application

Alternative motion: Motion to approve the application and direct the City Attorney to prepare an ordinance for Council review and approval.

STAFF CONTACT:

Steve Langdon, Planning Manager