



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Planning Commission

Wednesday, September 25,
2024

7:00 PM

City Hall

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82348037864>

Webinar ID: 823 4803 7864

Telephone Options (dial any of the following numbers):

1-253-215-8782	1-346-248-7799	1-408-638-0968
1-669-900-6833	1-301-715-8592	1-312-626-6799
1-646-876-9923		

International numbers available: <https://us02web.zoom.us/j/kBm9OU6w1>

1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

24-00918 Approval to be at the next regular meeting.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**

5. **PUBLIC HEARINGS**

6. **NON-PUBLIC HEARING ITEMS**

24-00919 Workshop discussing Ordinance 3541 Interim Zoning Regulations for the Highlands Area

7. **OTHER BUSINESS**

8. **PLANNER'S REPORT**

9. **ADJOURNMENT**

ORDINANCE NO. 3541

AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON, ADOPTING FINDINGS OF FACT; ADOPTING INTERIM ZONING REGULATIONS; AMENDING THE OFFICIAL CITY OF LONGVIEW ZONING MAP; PROVIDING FOR THE DURATION OF THIS ORDINANCE AND PUBLIC HEARING; PROVIDING FOR SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Longview is authorized to impose interim land use controls pursuant to RCW 36.70A.390 and RCW 35A.63.220; and

WHEREAS, interim zoning controls enacted under RCW 36.70A.390 and RCW 35.63.220 both authorize the enactment of an interim zoning ordinance, or interim official control without holding a public hearing as long as a public hearing is held within at least sixty days of its enactment; and

WHEREAS, on July 9, 2024, the City Council gave direction on a proposed amendment to the zoning regulations for the residential area of the City known as the “Highlands” in response to concerns with regards to the heightened zoning permitted in this area; and

WHEREAS, the City Council received feedback from the public pertaining to the R-4 zoning designation for the residential area of the City known as the “Highlands” in two areas, the first between 26th Avenue and Oregon Way, and Industrial Way and Beech Street, and the second between Douglas Street and Beech Street, and between 32nd Avenue and Industrial Way, as depicted on Exhibit Map hereto and incorporated herein by this reference; and

WHEREAS, based on feedback and staff review, the City Council finds that the current zoning designation of R-4 for this area is incompatible with the neighboring residential areas, and requires additional analysis with regards to the adequacy of infrastructure to support the heightened density in this area; and

WHEREAS, the City Council finds that amending the zoning designation for this area from R-4 to R-1 will alleviate the concerns addressed herein, while allowing the City time to review and analyze the long-term needs of this area; and

WHEREAS, the City Council desires to hold a public meeting on this interim zoning ordinance within 60 days of enactment, and to continue to evaluate the long-term needs of this area; and

WHEREAS, the City Council finds that health, safety and welfare is addressed in the proposed interim zoning map amendment for these areas; and

WHEREAS, the regulations of zoning and land use are valid exercises of the City's police powers under Art. XI, Sec. 11 of the Washington State Constitution, and such police powers grant the City the authority to adopt interim regulations; and

NOW THEREFORE, The City Council of the City of Longview do ordain as follows:

Section 1. Findings. Pursuant to RCW 36.70A.390, the City Council hereby adopts the recitals expressed above as findings of fact justifying the adoption of this ordinance.

Section 2. Purpose. The purpose of this interim zoning ordinance is to enact for the term of this ordinance an amendment to the Longview Zoning Map, thereby modifying the zoning for the area depicted on Exhibit A from R-4 to R-1.

Section 3. Authorization. The City Manager and his designees are authorized to effectuate amendment as part of the official Longview Zoning Map, as well as to take all actions necessary to effectuate the implementation of the amendments set forth herein.

Section 4. Duration of Interim Zoning Regulations/Public Hearing. The interim zoning code amendments adopted by this ordinance shall remain in effect for a period of six months from the effective date and shall automatically expire unless the same are extended as provided in RCW 36.70A.390 and RCW 35A.63.220 prior to that date, or unless the same are repealed or superseded by permanent amendments prior to that date. A public hearing on the interim amendments shall be held on or about September 30, 2024, but no later than sixty days following the effective date of this Ordinance. Following the public hearing the City Council may take action to amend this ordinance, including the making of additional findings.

Section 5. Copy to Commerce Department. Pursuant to RCW 36.70A.106(3), the City Clerk is directed to send a copy of this ordinance to the State Department of Commerce for its files within ten (10) days after adoption of this ordinance.

Section 7. Severability. If any section, sentence, clause, or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 8. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

Passed by the City Council this 23rd day of July 2024.

Approved by the Mayor this 23rd day of July 2024.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM



City Attorney

Published: 7/30/2024

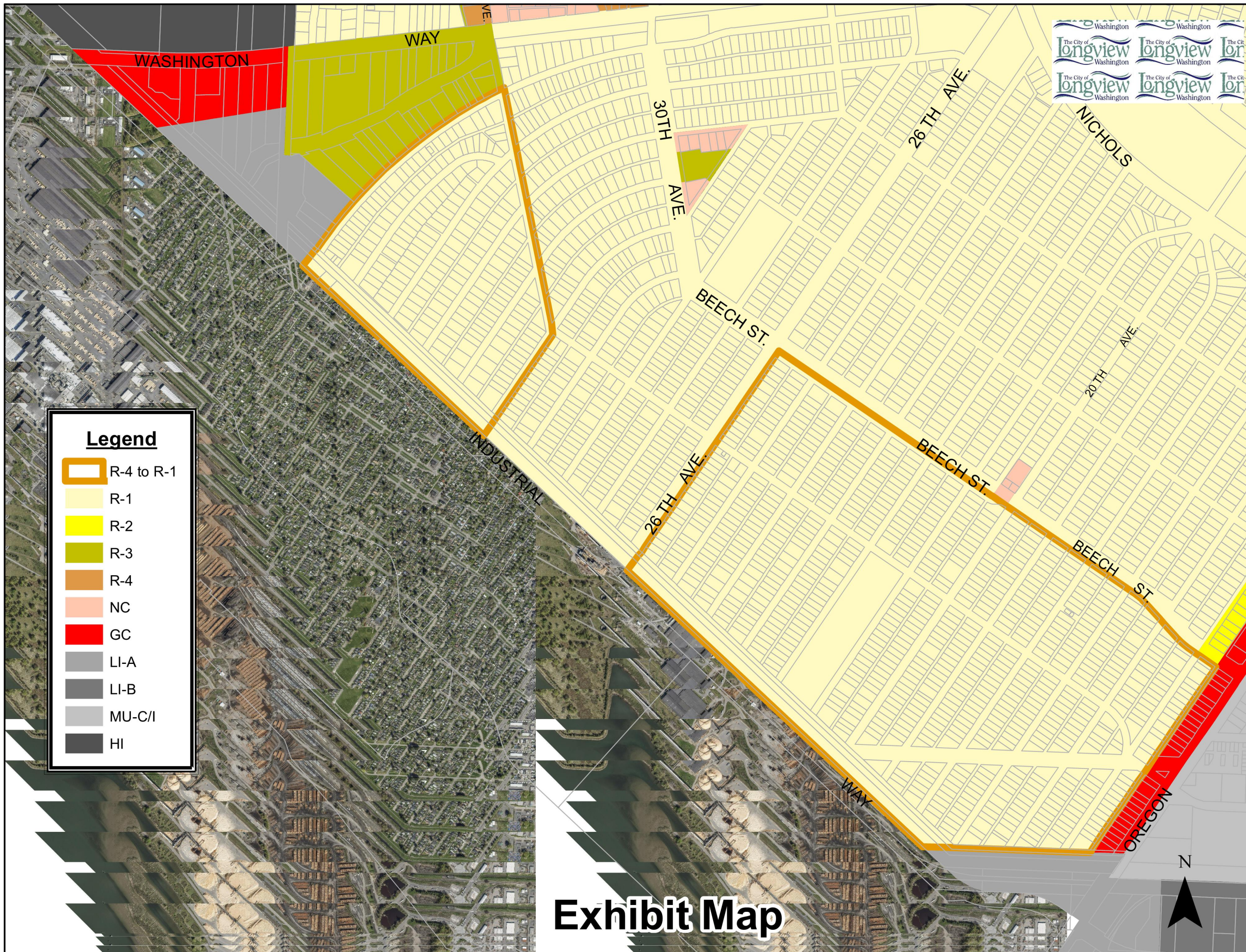


Exhibit Map

AFFIDAVIT OF PUBLICATION

Longview Daily News
770 11th Ave
(360) 577-2525

State of Pennsylvania, County of Lancaster, ss:

Hayden Lipsky, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Longview Daily News, published in Cowlitz county, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at www.tdn.com , for publication dates as listed below, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is as listed below, and is \$3.50 per line for the first insertion and \$3.00 per line for each subsequent insertion. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

PUBLICATION DATES: July. 30 2024

NOTICE ID: 8L52drXk9ldEPCATf5K9
PUBLISHER ID: COL-WA-100269
NOTICE NAME: Ordinance 3541
Publication Fee: \$77.33

(Signed) Hayden Lipsky

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 07/30/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

Ordinance 3541

An ordinance of the City of Longview, Washington, adopting findings of fact; adopting Interim Zoning regulations; amending the official City of Longview zoning map; providing for the duration of this ordinance and public hearing; providing for severability, expiration and an effective date. Full text of the ordinance will be provided upon request.
7/30 COL-WA-100269

Legend

	R-4 to R-1
	R-1
	R-2
	R-3
	R-4
	NC
	GC
	LI-A
	LI-B
	MU-C/I
	HI

Exhibit Map



RCW [36.70A.390](#)

Moratoria, interim zoning controls—Public hearing—Limitation on length—Exceptions.

A county or city governing body that adopts a moratorium, interim zoning map, interim zoning ordinance, or interim official control without holding a public hearing on the proposed moratorium, interim zoning map, interim zoning ordinance, or interim official control, shall hold a public hearing on the adopted moratorium, interim zoning map, interim zoning ordinance, or interim official control within at least sixty days of its adoption, whether or not the governing body received a recommendation on the matter from the planning commission or department. If the governing body does not adopt findings of fact justifying its action before this hearing, then the governing body shall do so immediately after this public hearing. A moratorium, interim zoning map, interim zoning ordinance, or interim official control adopted under this section may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period. A moratorium, interim zoning map, interim zoning ordinance, or interim official control may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

This section does not apply to the designation of critical areas, agricultural lands, forestlands, and mineral resource lands, under RCW [36.70A.170](#), and the conservation of these lands and protection of these areas under RCW [36.70A.060](#), prior to such actions being taken in a comprehensive plan adopted under RCW [36.70A.070](#) and implementing development regulations adopted under RCW [36.70A.120](#), if a public hearing is held on such proposed actions. This section does not apply to ordinances or development regulations adopted by a city that prohibit building permit applications for or the construction of transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed or prohibit building permit applications for or the construction of indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed.

RCW 35A.63.220

Moratoria, interim zoning controls—Public hearing—Limitation on length.

A legislative body that adopts a moratorium or interim zoning ordinance, without holding a public hearing on the proposed moratorium or interim zoning ordinance, shall hold a public hearing on the adopted moratorium or interim zoning ordinance within at least sixty days of its adoption, whether or not the legislative body received a recommendation on the matter from the planning agency. If the legislative body does not adopt findings of fact justifying its action before this hearing, then the legislative body shall do so immediately after this public hearing. A moratorium or interim zoning ordinance adopted under this section may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period. A moratorium of [or] interim zoning ordinance may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.