



City of Longview

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

Agenda

Planning Commission

Wednesday, August 6, 2025

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.

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1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
25-00708 PC minutes of July 2, 2025
3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**
25-00711 Rick Parrish and Hunter Maltais - Longview School District
- Safe Route to School discussion
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
25-00709 Fishers Lane Zoning Comp Plan Amendment
6. **NON-PUBLIC HEARING ITEMS**
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**
9. **DIRECTOR'S REPORT**
10. **ADJOURNMENT**



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Minutes

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7:00 PM

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1. **ROLL CALL**

Chairman Collins called the meeting to order at 7:00 p.m.

Present: Member Craig Collins, Member Jeff Rauth, Member Ramona Leber, Member Randy Knox, Member Jerry Stinger

Excused: Member Alison Moss, Member Trey Davis

Staff Present: Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

25-00631 Minutes of the June 4, 2025 regular Planning Commission meeting

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the meeting minutes of June 6, 2025, with edits provided via email by Member Alison Moss. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

Read into the record.

5. **PUBLIC HEARINGS**

25-00630 PC 2025-4 Sires Lane Subdivision

Mr. Rutikanga presented the staff report and presentation.
 Member Jerry Stinger mentioned road conditions. City Engineer Sam Barham said Sires Lane is part of the 20-year pavement plan, as funds become available. The current condition is mainly from deferred maintenance and the high water table.
 There was discussion of the small CDID #1 conveyance ditch and the proposed bioretention facility that will empty into that ditch. Shared driveways are used to meet lot frontage that was taken away with the bioretention facility placement.

Chairman Collins opened the public hearing.
 The following citizens spoke:
 Jerry Baker - developer. Provided some history of the project.
 Chris Aldrich - R & B Engineering - for the project. He noted CDID #1 has some improvement plans for their ditch.
 Robert Ale - adjacent resident. Has concerns with noise, traffic, parking and water runoff.
 Dina Marie Hale - adjacent resident. Clarification on lot size, fencing. Concerned about water runoff.
 Karen Cooper - Resident. Traffic concerns.
 Jerry Baker - addressed fencing concern, water mitigation. Also noted fire and police have a coded emergency access gate.
 Chris Aldrich - addressed stormwater. Grading to drain to bioretention facility.
 Amanda Morrison - Ohio St. resident. Water concern.
 Hearing no further speakers, Chairman Collins closed the public hearing.

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the Sires Crossing Subdivision and the proposed variance allowing reduced lot frontage on Lot 1, based on the findings and conclusions and subject to the conditions from staff. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

None at this time.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

- * Taylor Island proposal going to Council July 8th
- * Sires Lane proposal will now go to Council July 8th
- * 75 lot PUD out 46th/48th Avenue is under review
- * Application for cottage housing off 33rd Ave.
- * Short plats, rezones

9. DIRECTOR'S REPORT

- * Code updates - shared driveways; mobile vendors needs to be updated; Fishers Lane
- * Legislation - Parking - may be able to take exemption; Longview does not have to do Unit Lot Subdivisions; HB1096 does apply to Longview - waiting for further guidance.
 SB5509 - will require code updates for Child Care Centers.

Member Jeff Rauth voiced his concerns with the decisions from the last Planning Commission meeting regarding Oak St.
 Mr. Little commented more education regarding Safe Routes to School would be a good thing.
 Mr Rutikanga is adding the Longview School District to the SEPA email list to include them in the process and get their input.

10. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for August 6, 2025, 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting.

 Lisa Vertrees, Recorder



Staff Report

Staff Report Date:	July 24, 2025
Project Summary:	City of Longview is seeking to rezone parcels 10397, 10401, and 10613 from Mixed Use Commercial/Industrial to the R-4 Residential, designation; as well as amend the Comprehensive Plan map from Public/Quasi-Public/Institutional to High Density Residential.
Location:	101, 201, and 232 Fishers Lane; Parcel numbers 10397, 10401, and 10613
Acreage:	4.25ac+/-
Current Zoning:	Mixed Use Commercial/Industrial
Current Comp. Plan:	Public/Quasi-Public/Institutional
Existing Land Use:	Vacant
Surrounding Land Use:	North: CDID, vacant South: Residential East: CDID, SR 411, Cowlitz River West: PUD substation, railroad, vacant
Staff Recommendation:	Forward recommendation of High Density Residential (Comp. Plan) and R-4 (Zoning) designations to City Council
Exhibits:	<i>Exhibit A: Amendment Area</i> <i>Exhibit B: Vicinity Map</i> <i>Exhibit C: Current Zoning</i> <i>Exhibit D: Current Comprehensive Plan</i> <i>Exhibit E: Proposed Zoning</i> <i>Exhibit F: Proposed Comprehensive Plan</i> <i>Exhibit G: SEPA Determination</i> <i>Exhibit H: Previous Workshop Material</i>

BACKGROUND

The Fisher's Lane property was formerly developed as the City's water treatment facility and handled the intake, treatment, and outflow of the city's potable water supply. Following the City's transition to the Mint Farm wellfield, the facility as decommissioned in 2013 and was largely unused until it's demolition in 2024. The site is flat and predominantly graveled. It is bounded on the West by a PUD substation and the lightly used Patriot Railway parcel. The property is adjacent to the CDID dike to the East, with SR 411 and the Cowlitz River beyond. Fishers Lane forms the Southern boundary of the parcel(s), and also the city limits line between Longview and Kelso.

The City Council determined that the subject property should be prepared and made available for future development, which included looking at potentially rezoning the property to facilitate sale and development of the property. In January 2024, the City held a community forum to gather public input on the preferred future use of the property. The focus of the round table was on specific uses rather than a higher level (e.g. zoning) approach to future uses, which requires additional analysis to relate these desired uses to their respective zoning designations. Presuming that no deed restriction will be placed on the property, then it must be recognized that after the property has new ownership, the future development of the property is only controlled by the City's land use designations, permitting requirements, and development standards.

The Planning Commission held multiple workshops in 2024 to discuss the rezoning of the property, which included looking at the results of the community forum and relating those results to the current zoning designations. Further discussion was held regarding what would be the most marketable, both from a value and a "time on the market" perspective.

While the existing Mixed Use – Commercial/Industrial (C/I) zoning supported the operations of the former water treatment facility, it was deemed incompatible with open-market sale due to the broad range of industrial uses permitted under this designation. The site is not well suited for industrial development given the surrounding residential character of the area.

PUBLIC NOTICE/SEPA DETERMINATION

Pursuant to Chapter 19.81 of the Longview Municipal Code, legal notice was published in the Longview Daily News on July 24th and August 5th, 2015. Notice of the public hearing was posted on the property on July 23rd, 2025. No comments have been received for regarding the project as of the date of this staff report. Any comments received in advance of the hearing will be assembled and delivered to the Planning Commission prior to August's scheduled hearing.

An Environmental Checklist for the proposed Comprehensive Plan Map and Zoning Map revisions was reviewed pursuant to the State Environmental Policy Act and a threshold determination of non-significance (DNS) was issued on July 9th, 2025. The comment

period for the SEPA checklist ended on July 24th, 2025. SEPA documents are attached as Exhibit G.

Additionally, the Planning Commission has held multiple public meetings and workshops on the proposed amendment. A community roundtable was held on January 25, 2024, to hear feedback from the community on future desired and undesired uses for the property. The Planning Commission held workshops on November 6th and December 5th 2024 to discuss how best to use the information provided in the January workshop, identify the most appropriate path forward, and to review potential zoning and comprehensive plan designations.

Comprehensive Plan

The Longview Comprehensive Plan currently classifies the parcel and immediate area as Public/Quasi-Public/Institutional (P/QP/I). The designation for the area was in put in place ostensibly due to the presence of the City’s water treatment plan, Consolidated Diking Improvement District (CDID) property to the North, the PUD substation to the West, and the small Cascade Natural Gas parcel nested within the City’s properties. There is an area designated as Low-Density Residential (LDR) to the West; this designation extends to the Northwest and covers most of the hillside properties of the Cascade/City View and Columbia Heights East neighborhoods. The area located immediately to the South, across Fishers Lane, is within the City Limits of Kelso and is designated Residential Mixed Density, a higher density residential designation.

The city is intending to amend the Comprehensive Plan designation to High Density Residential (HDR) to better reflect future development options and maintain consistency between the zoning and comprehensive plan maps.

The proposed rezone of three parcels from a Commercial/Industrial (C/I) zoning district to High Density Residential (R-4) is consistent with the applicable goals and policies outlined in the Longview Comprehensive Plan, listed below.

Objective LU-A.1 Provide a cohesive framework for land development in Longview

Policy LU-A.1.1: Provide a variety of residential zoning districts at different densities to meet the needs of all economic segments of Longview’s population.

The shift to a High-Density Residential designation expands opportunities for multifamily and attached housing types in an area already served by urban infrastructure. By allowing a wider range of housing choices at higher densities, the rezone promotes housing affordability and meets the needs of diverse household types and income levels.

Policy LU-A.1.4: Assure compatibility of new development’s siting, design, and scale with the surrounding natural and built environment.

The proposed zoning designation is compatible with the surrounding area and residential development to the South. Adequate public infrastructure is present in the form of a minor arterial street, public water, sewer, and power. The scale and

intensity of future development under the R-4 zone are expected to align with surrounding uses, future uses, and the established nature of the area.

Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate and encourage infill development on vacant or underdeveloped land. This proposal directly supports infill and redevelopment objectives by promoting residential reinvestment on underutilized parcels in a largely built-out area. The rezone will help facilitate higher utilization of existing land and infrastructure, consistent with the City’s goals for efficient land use and sustainable growth.

Objective LU-E.4: Amend the Longview Municipal Code Title 19 – Zoning to provide regulations and standards that allow for a wide range of housing choices to meet the changing needs of the community. Consider allowing for project phasing or “shadow plats” where the first use of the land is at very low densities but arranged in a manner to allow future development when the demand is there.

Policy LU-E.4.6: New multi-family land use classifications should be applied as follows:

- a. located in or abutting areas already containing multi-family uses; or*
- b. in or next to Central Business, Regional or Community Commercial Districts or more intensive institutions;*
- c. located in areas offering unique amenities such as in Downtown or along the Cowlitz and Columbia River waterfronts; or*
- d. along arterials where access consolidation and transit are available.*
- e. In all cases, existing or planned transportation capacity should be adequate to accommodate projected travel demand according to City standards.*

The proposed High Density Residential zoning designation is consistent with Policy LU-E.4.6. The subject parcels are located directly adjacent zoned for higher-intensity residential uses in the City of Kelso, satisfying criterion (a). The area is also near to existing transit routes and is located on a minor arterial street, aligning with criterion (d). Additionally, City staff has reviewed existing transportation infrastructure in the area and determined that it has sufficient capacity to accommodate the projected increase in residential density, consistent with criterion (e); provided that higher intensity multi-family development would provide mitigation if proposed traffic impacts exceeded the current capacity.

In summary, the proposed rezone is consistent with the Comprehensive Plan’s intent to create a cohesive, compatible, and diverse urban development pattern, and it supports broader housing and redevelopment objectives.

Zoning

The subject property is zoned Mixed Use Commercial/Industrial (C/I), as is the CDID substation to the West, and the CDID property to the North. The area within the city limits of Kelso located South of Fishers Lane is zoned Residential Mixed Density (RMD), one Kelso’s higher density residential zoning designations.

The City is intending to amend the zoning designation for the property to R-4; a high-density residential district, to allow for future residential and limited commercial development. The entirety of the allowed uses in the R-4 designation are enumerated in LMC 19.20.020. A brief list of the typical uses seen in R-4:

- Duplexes, triplexes, and fourplexes
- Multifamily
- Townhouses and condominiums
- Offices buildings and office space
- Day care, family home, adult family home
- Cottage housing

Critical Areas & Shorelines

The subject property does not have any mapped critical areas, nor were any critical area indicators noted during site visits. The site is not considered a Fish and Wildlife Habitat Area pursuant to LMC 17.10, as it is both physically and functionally separated from the Cowlitz River, located approximately 150 feet to the east, by both SR 411 and a developed and maintained levee.

Portions of the Eastern edge of the property are within Shorelines jurisdiction of the Cowlitz River. Depending on scope, future development may require Shorelines permitting and may be subject to the provisions of the City’s Shorelines Master Program. The current Shorelines designation under the City’s Master Program for this stretch of river is “Residential.”

Traffic/Infrastructure

The property is served by Fishers Lane, a public road jointly maintained by the cities of Longview and Kelso, as the city limit boundary is in the middle of the road. The site is near to SR 411 (Westside Hwy), however does not border the highway or have any access rights, therefore primary access to future developments would be from Fishers Lane. Fishers Lane is designated as a Minor Arterial, is a fully developed city street, and is adequate for most potential uses allowed under the R-4 designation, depending on density and future anticipated trips per day. The property is within the service area of RiverCities transit and while no regular transit routes currently go down Fishers Lane, it is within 4-5 blocks of several RiverCities routes, with Route 411 being available for ADA/LIFT passenger’s direct pickup upon request. A traffic study and frontage improvements may be required for future development, to be determined upon review of future development proposals.

The site is served by public water and sewer, power, and communication services. Fire and police protection services are also present. Any future extensions or connections to City utilities would be done at the expense of future developers.

Discussion

The City desires to surplus the property and sell at market value for future development. The current zoning designation of Commercial/Industrial allows for a variety of commercial and industrial activities that are largely incompatible with the surrounding area and also reduces the marketability of the property. While this designation was appropriate for the operation of the water treatment plant, it is no longer appropriate for the area after the treatment plant's removal and considering the potential for future development.

Over the course of the past 18 months, the City has conducted several public workshops to hear public comment on future desired uses, including a Community Roundtable in January of 2024, where the desired vision of the property was discussed. The results of the January 2024 Community Roundtable are included with the previous workshop materials (Exhibit H). The focus of the round table was on specific uses rather than a higher level (e.g. zoning) approach to future uses, which required additional analysis to relate these desired uses to their respective zoning designations. Presuming that no deed restriction will be placed on the property, then it must be recognized that after the property has new ownership, the future development of the property is only controlled by the City's land use designations, permitting requirements, and development standards. Therefore, it was important to look at these desired uses more generally in the context of the City's various land use designations.

The information from the community forum was discussed at subsequent Planning Commission workshops in September, November, and December, where it was determined that a zoning amendment would be the most appropriate course of action. This conversation included discussions on the nature of zoning, and worked to merge the desires of the community, surrounding neighborhood characteristics, and existing infrastructure to develop a recommendation for the most appropriate zoning designation for the parcels. The consensus that was reached indicated that R-4 would be the most appropriate designation, considering all of these factors and prior discussion.

The underlying problem with the commercial zoning districts is that while the allowed uses in those districts included many uses that were considered preferred at the roundtable, several of the undesired uses enumerated in the community roundtable are explicitly allowed as well. Further feedback during the Planning Commission discussions also noted that the development standards for a typical mixed-use commercial/residential project would be problematic in today's development atmosphere.

The R-4 designation as proposed aligns with the City of Kelso's zoning designation for the property to the South and allows for many of the uses expressed at the City of Longview's Community roundtable. It allows for multi-family development for affordable and "middle-housing" options and creates limited commercial/mixed use development opportunities. The R-4 designation would be compatible with the residential development of the nearby area as well as working towards several of the housing goals enumerated in the City of Longview Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to amend the City’s official zoning map from Mixed Use Commercial/Industrial to R-4 Residential; and amend the City of Longview Comprehensive Plan Map from Public/Quasi-Public/Institutional to High Density Residential; for parcels 10397, 10401, and 10613, to City Council for final deliberation and decision.

**Exhibit A:
Amendment Area**

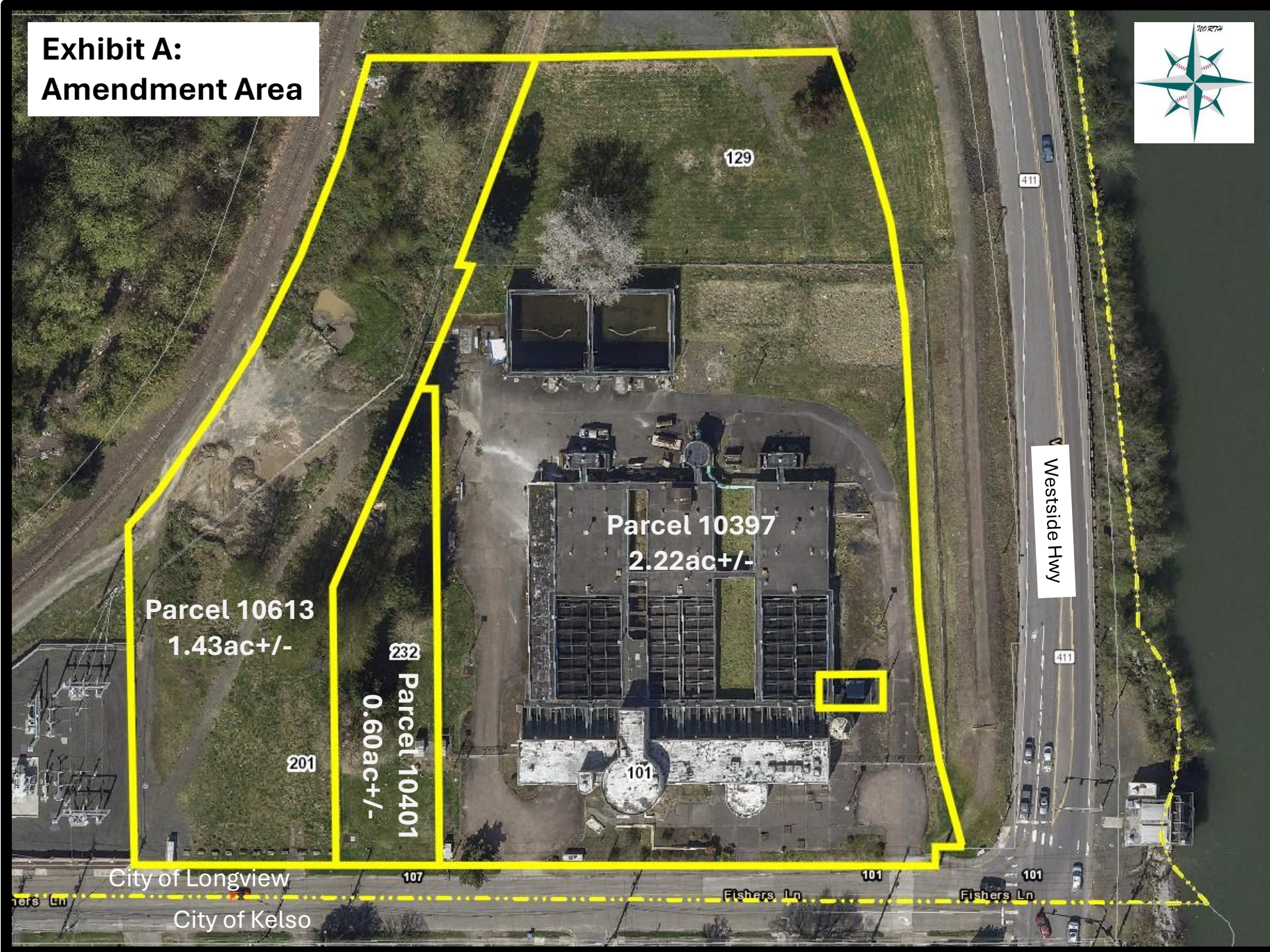




Exhibit B: Vicinity Map



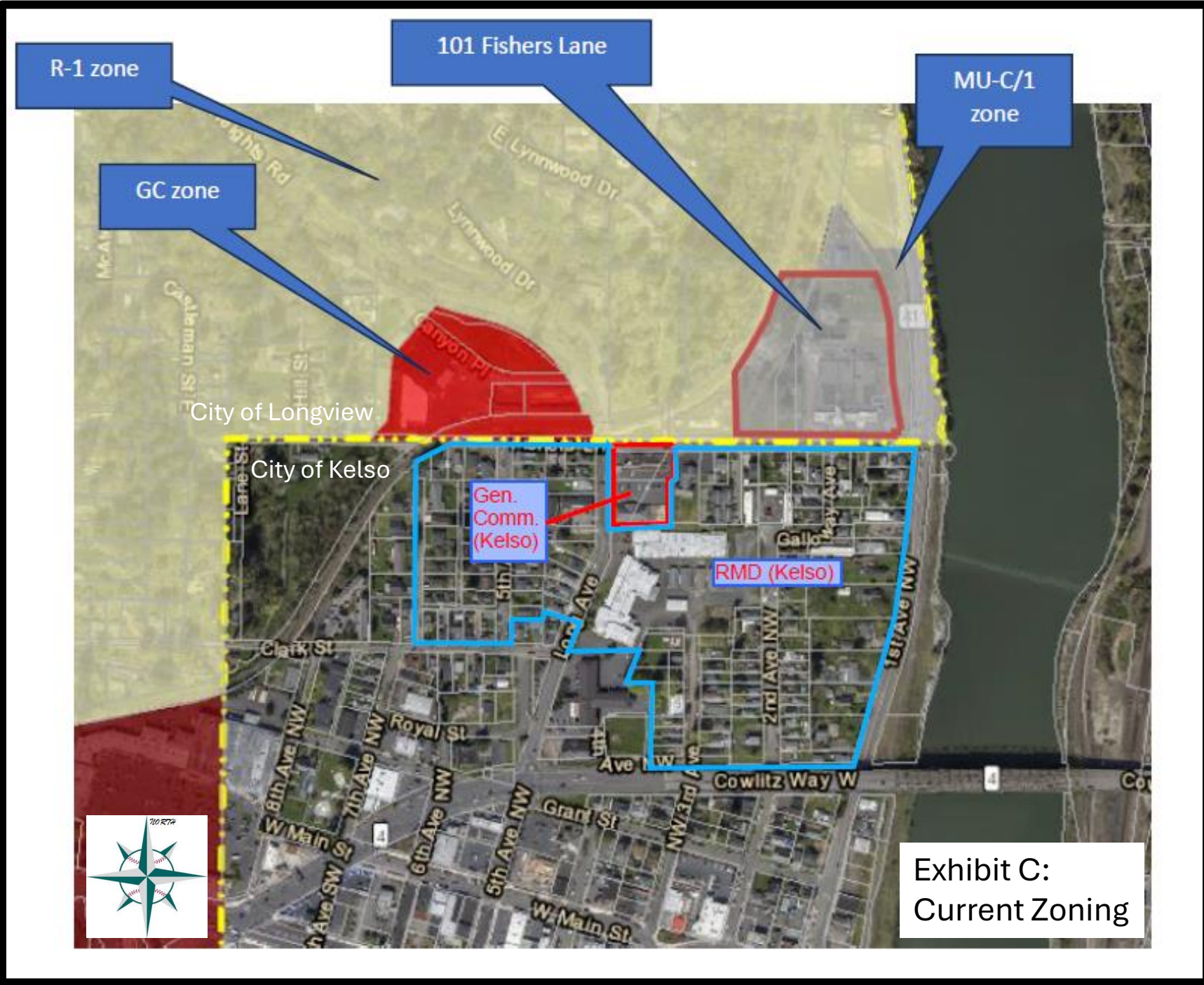


Exhibit C:
Current Zoning

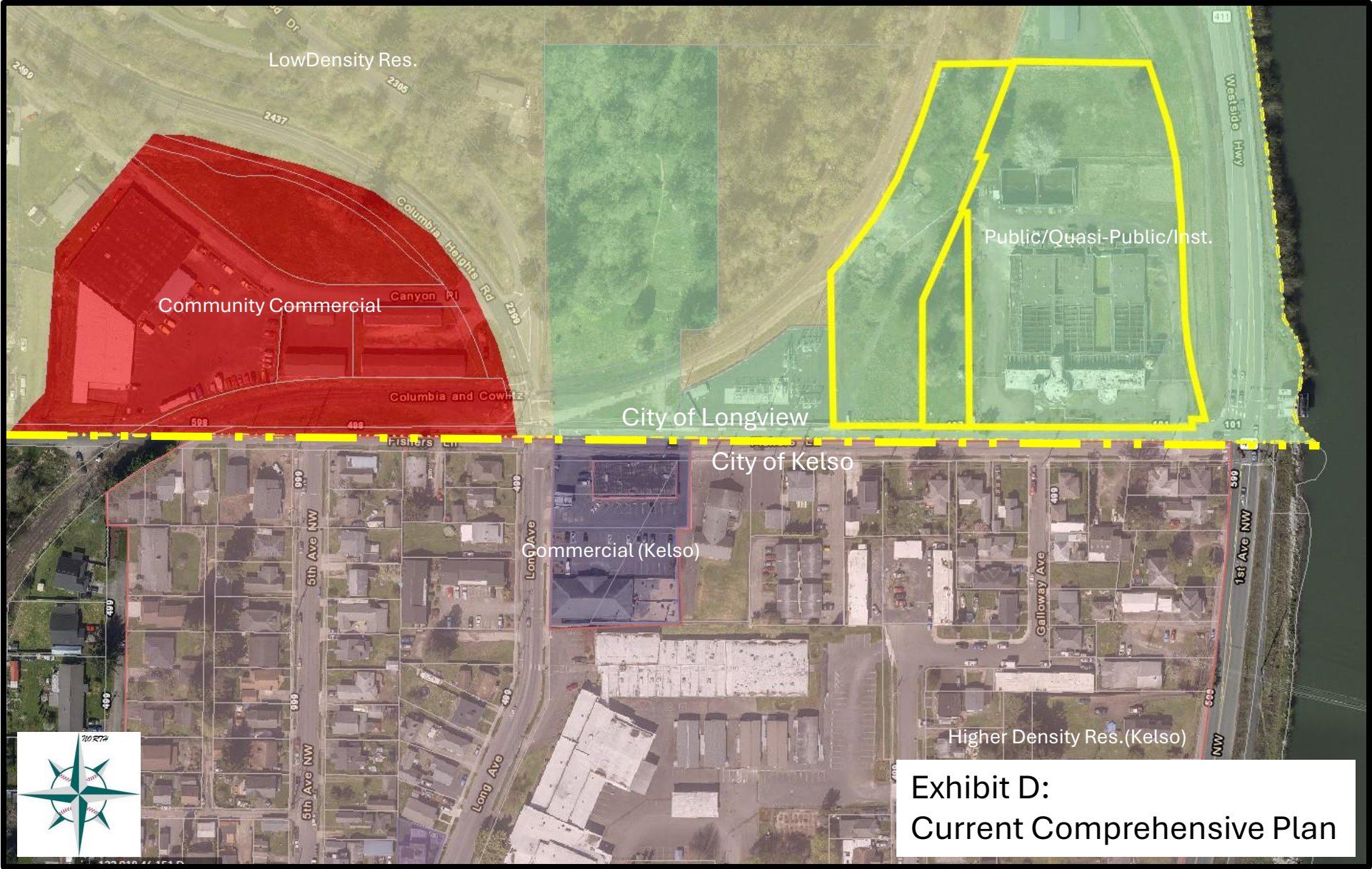


Exhibit D:
Current Comprehensive Plan

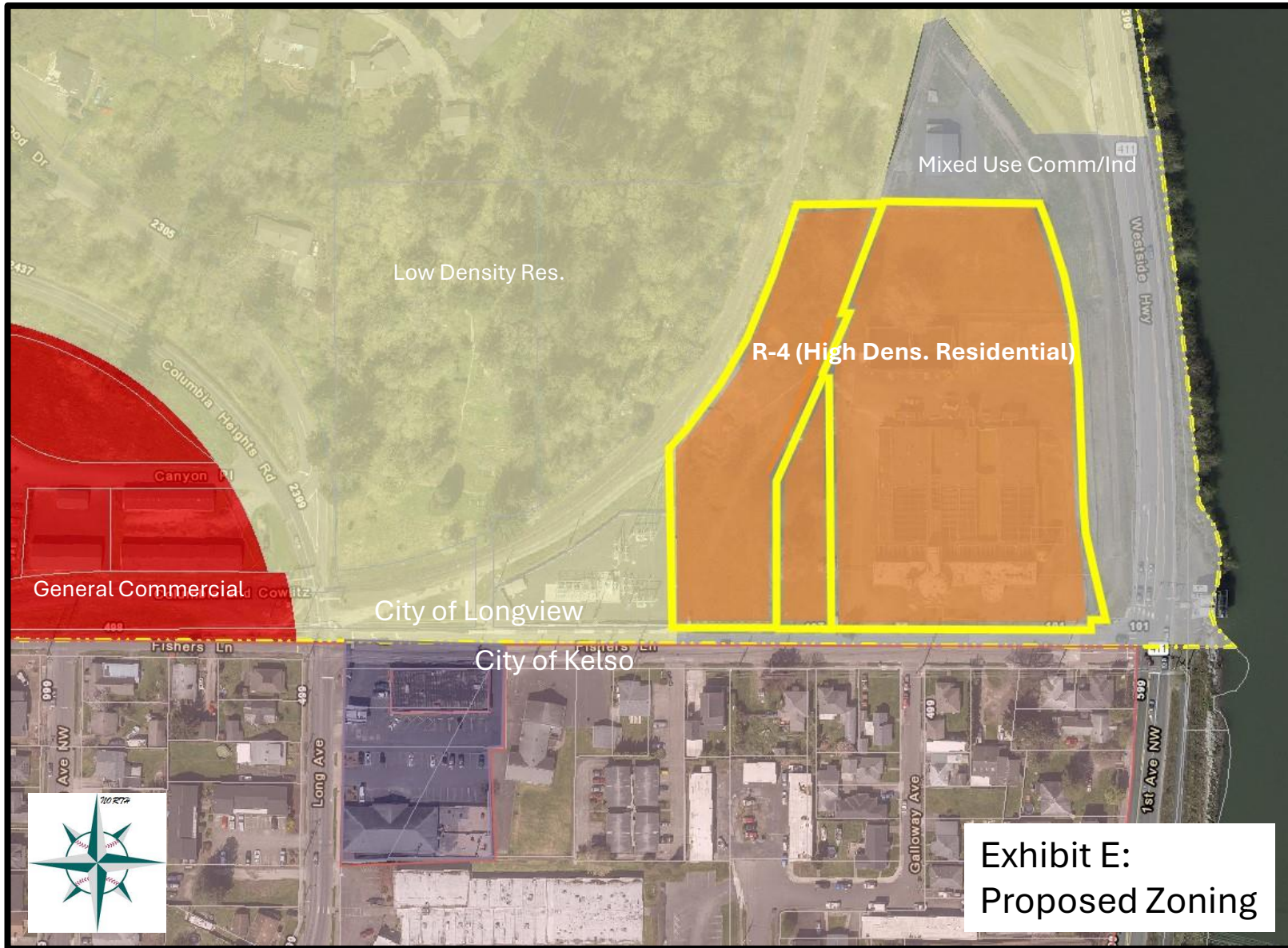


Exhibit E:
Proposed Zoning

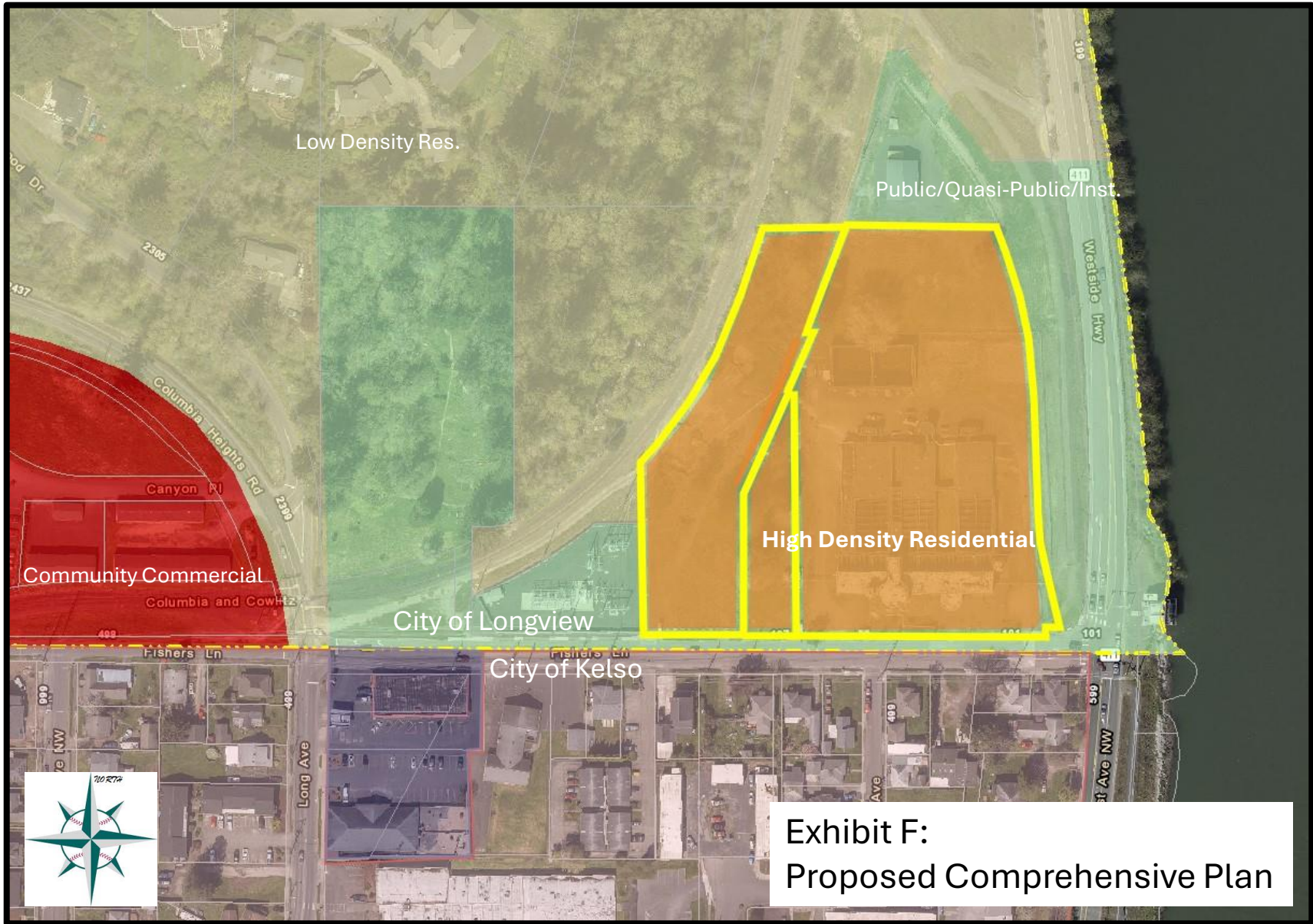


Exhibit F:
Proposed Comprehensive Plan

1. What is the best & highest use of this property?

- Private Enterprise – to provide income
- Wells for new water supply
- Sell to Kelso – bank the profits
- Mixed use – Multi-family
- Sell to County – make it a dog park, then it could be redeveloped in the future
- Fire Station
- Sell to Developer for High Density Housing *may have traffic issues
- Hotel
- River view condos
- Sell property or break down and sell in pieces
- Upscale restaurant with river view like McMEnamin's
- Distribution center or light industrial
- Ferris wheel
- Hotel
- Youth sports complex – indoor turf, multi-use fields, indoor courts/fields
- Trailhead
- Multi-family apartments
- More housing
- Workforce housing – affordable housing for moderate income (maybe 50 units with three stories)
- Sell to developer – make sure the developer builds something that is in the interest of the city and its citizens.
- Mixed use facility – offices on bottom floor, housing on top
- Mini fields – meant for youth development. Grants available. CYSA would help maintain fields/complex if a sports complex were put in
- *property would need to blend with the existing neighborhood
- Microbrewery with living (condos/apartments) on top and the brewery on bottom.
- Multi-use – Mixed use.
- Rental Space (Event Center) and Brewery.
- Use part of the property for hosting a Farmers Market.
- Residential with sport courts.
- Trail Access (BLA would have to take place).
- Indoor Swimming Pool
- Residential with commercial – can be split into several different lots.
- Apartments on bottom and condos on top (take advantage of the river view.
- DO NOT WANT INDUSTRIAL ON THE PROPERTY
- Mixed Use – Life on the water
- Major need for housing. Multi use
- Live / work unit
- Storage facility
- Quick in & Out type of business
- Courtyard with eateries, tables & pergola's
- Business to get back on tax rolls

- Different H2O source (i.e. wells or run pipe from top of Toutle River & new treatment plant)
- Emergency/natural disaster shelter
- Commercial mixed use (business/housing) – no manufacturing
- Office buildings
- Restrictions for No Cannabis, No homeless, No parking lot, No RV's

2. What challenges could the City address with this property?

- Housing for mult-family
- Increase tax base
- Profits, if sold
- Nothing there will help the community
- It's perfect right now (quiet with no additional traffic)
- Only one entrance side
- Youth sports. Lack of facilities
- Large homeless population in the area
- Water
- Walking accessible location for whatever is located there.
- Commercial building – issue: choke points
- Housing – currently low availability. Could incorporate offices, daycare, etc. to engage with the community *issue of height of building.
- Could add recreation with housing as well as parking.
- Market rate housing
- Address the access issues to the property.
- Traffic (need wider road)
- Cost
- Silt in H2O
- Generate money with/o extra tax
- Fire/Police response/availability
- Dike barrier when river is high
- Homeless, Parking, etc.

3. What's your best, wild, out of the box idea for this property?

- Garden for community & combine with dog park
- Kelso-Longview Library
- Short term RV Parking (for use with tournaments like Babe Ruth, Fair, etc)
- Big Box Grocery Store
- Hybrid Combo – High Density Housing with Gardens with Gardens with Dog Park (offer tax break to developer)
- Restaurant on top level of housing development or retail stores

- This property has a river view, which is unique to Longview – gives opportunity for housing with a view
- Fish hatchery
- Community vegetable farm (fenced in)
- Ferris wheel
- Chick fil a
- Full indoor facility for soccer fields with restaurants, batting cages, basketball courts (full multisport complex)
- Could be managed by nonprofit.
- Sell to Kelso
- Turf fields
- McMenamins
- An Aquatic Center with a slide that drops you into the river.
- Multi- use
- Top floor café; community to visit with view
- McMenamins
- Indoor Skate park
- New water treatment plant with water from pipe ran from top of Toutle River
- Commercial property, i.e. strip mall type with apartments/restaurant, etc on top
- Youth Rec Center i.e. indoor outdoor aquatic center, indoor skate park, indoor roller rink, indoor soccer field, indoor mixed sports center
- Restaurant
- Emergency/Disaster center
- New water treatment facility with newly drilled wells (below river bed)
- 4 lane road on Fisher
- Hydroponic farm
- Something Classy that looks good on Longview
- If light industrial (ie noisy) restricted working hours of 8a-5p

Challenges

- Foundation needs to be cleaned up

Reasons to leave Longview

- Restaurants (sushi, waterfront in Vancouver, Beaches)
- Shopping (shoes – Famous Footwear)

Additional thoughts:

- Could the property be connected to additional land, like the trees next to West Side Hwy?
- Could it be used to widen the road on Fisher's Lane?

Challenges w/ location:

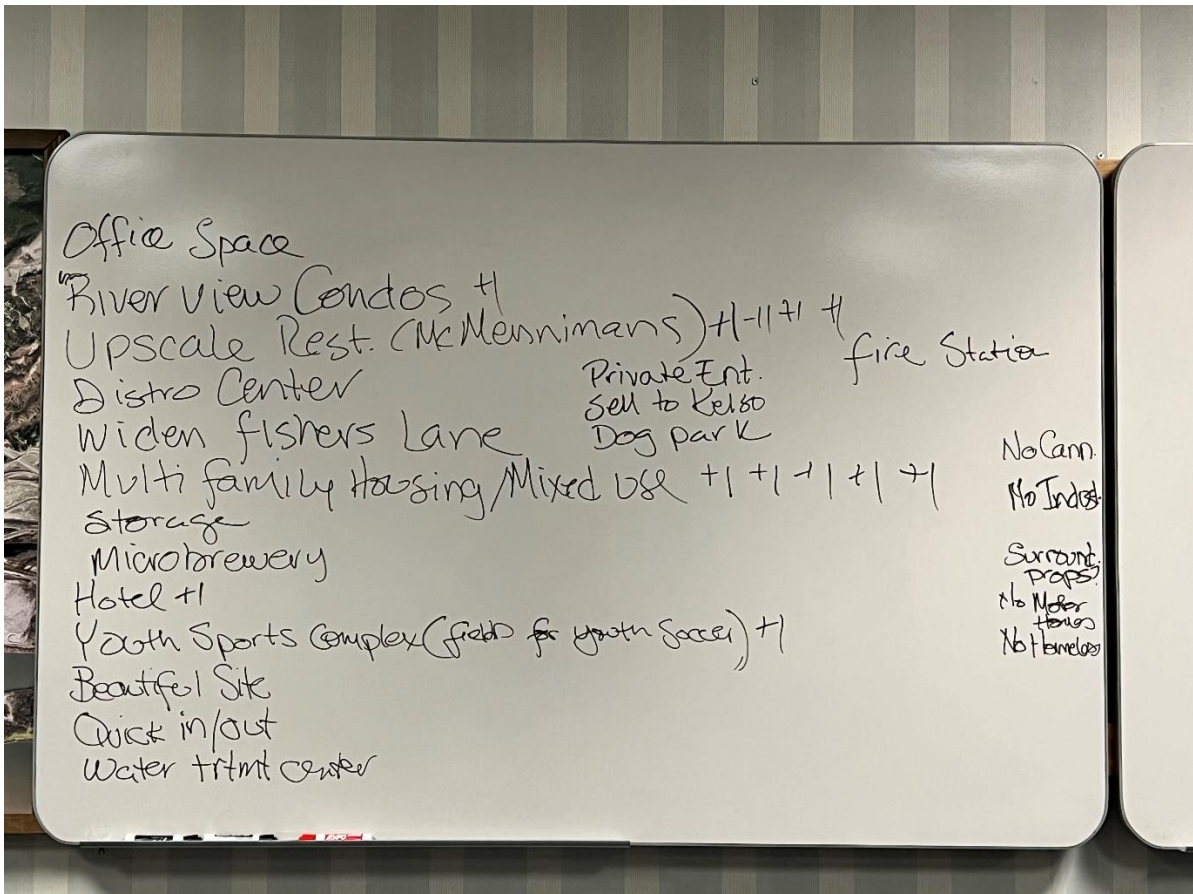
- Noise
- Traffic
- Safety Concerns
- Changes to property taxes
- Not enough road space

Don't want:

- Homeless (changes property value)
- Park/Outdoor activities (road too busy)
- Industrial (no smoke stacks)

Worst

- Tire shop
- No Industrial
- No Quick lube
- Please don't waste the riverfront property
- No weed grower – shop



July 24, 2025



Memorandum

TO: Longview Planning Commission

FROM: Ken Hash, Interim CED Director

MEETING DATE: September 4, 2024

SUBJECT: Case No. PC 2024-5 – 101 Fishers Lane rezone

At the June 13, 2024, regular meeting, the Longview City Council referred to the Planning Commission the matter of determining use restrictions through zoning or rezoning of the subject property.

Property history

- The city's water treatment facility was constructed at 101 Fishers Lane in 1946.
- The Fishers Lane water treatment facility was decommissioned in 2013.
- In 2024 the Fisher's Lane water treatment was demolished.
- On January 25, 2024, the City held a community roundtable to discuss the community's wishes for the property with a large turnout.
 - Many great suggestions ranging from a large office building to a giant Ferris wheel were put forward. The top five results were:
 - Multi-family housing with mixed use commercial
 - Upscale restaurant and commercial center
 - River view condominium complex
 - Youth sports complex
 - Hotel
 - Other suggestions were:
 - Office Space
 - Distribution Center
 - Micro-Brewery
 - Community Garden
 - Aquatic Center
 - Storage
 - Fast Food/ Coffee
 - Dog Park
 - Event Center
 - Undesired uses expressed at the community forum:

- Unhoused camp
- Park or outdoor activities
- Industrial Activities
- Tire shop
- Quick lube shop
- Equipment or truck storage
- Marijuana growers
- Don't waste river front property.

Current zoning: Mixed Use Commercial/Industrial

Permitted uses in existing residential, commercial, and industrial zones are attached LMC chapter excerpts.

Questions for the Planning Commission.

- Will the outcomes from the community roundtable fit neatly into current mixed use commercial industrial zoning?
- Will the outcomes from the community roundtable fit neatly into another existing zone?
- Should a new zone be created?
- Should we employ the use of a zone overlay?
- Should the City use deed restrictions instead of zoning to achieve the community roundtable outcomes?

Looking for further direction for staff.

Staff Recommendation: None.

Motion: None

Attachments:

- A. Fishers Lane PowerPoint
- B. Current zoning map
- C. Residential zoning districts
- D. Commercial zoning districts
- E. Industrial zoning districts

LMC 19.80.160 Final plat procedure

(4) Review by City Engineer. The owner shall submit the original drawing of the proposed final plat and supplementary information stipulated in this section to the department of community development for review. The city engineer shall:

- (a) Inspect the detail and computations of the final plat for conformance with the specifications and standards of this chapter;
- (b) Inspect the final plat for conformance with the preliminary plat approved by the city council and conditions made a part of such approval;
- (c) Determine either that all required improvements have been installed or that certain improvements may properly be deferred under LMC 19.80.210; and
- (d) When the city engineer is satisfied with the detail and computations of the plat, determines that the plat conforms to the preliminary plat and conditions and approves the subdivision, he/she shall signify their approval by signing the original and Mylar copies of the final plat. If the city engineer is not satisfied with the detail and computations of the final plat, and finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall withhold their signature until the matter is corrected or resolved by the applicant to the satisfaction of the engineer. Prior to approval of the final plat by the city engineer, all engineering review fees shall be paid in accordance with Chapter 19.06 LMC.

(5) Review by the Community Development Director. When the director is satisfied with the details of the plat, determines that the plat conforms to the approved preliminary plat and conditions set thereon, and determines that improvements either are complete or may properly be deferred, he/she shall forward the plat to the planning commission for review. If the director is not satisfied with the detail of the final plat, finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall return the plat to applicant until the matter is corrected or resolved by the applicant to the satisfaction of the director.

(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

- (a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.
- (b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.

(7) Review by the City Council – Subdivisions. The city council shall review final plats at a public meeting considering the factors set forth below. The council review shall occur after the director and planning commission have completed review. The council shall determine whether:

- (a) The final plat substantially conforms to the approved preliminary plat and conditions set thereon;
- (b) The public uses and interest will be served by the subdivision and the final plat meets the requirements of Chapter 58.17 RCW and of this chapter;
- (c) Improvements have been completed or properly guaranteed to be completed in accordance with LMC 19.80.210;
- (d) The required dedications, certifications and acknowledgments and signatures required by this chapter have been duly stated and obtained;
- (e) Inspection and street sign fees have been paid;
- (f) Proposed covenants are in satisfactory form and ready for recording with the final plat; and
- (g) Any other supplementary materials required by this division or by the council have been satisfactorily completed. If the council affirmatively makes the above determinations, the mayor shall inscribe and execute the council's will on the face of the original drawing and Mylar copies of the final plat. If the council withholds approval, it shall return the plat sheets and supplementary material to the applicant and provide a statement of reasons for its decision and of the changes necessary to permit granting approval. (Ord. 3090 § 2, 2009).

DISCUSSION POINT 1: *What elements from the roundtable are most important to the City?*

A community roundtable was held in January to elicit public comment regarding the future development of the property.

The top 5 results:

- Mixed use (multi-family/commercial)
- Upscale restaurant and commercial center
- Condominium complex
- Youth sports complex
- Hotel

Other suggestions included:

- Office Space
- Distribution Center
- Micro-Brewery
- Community Garden
- Aquatic Center
- Storage
- Fast Food/ Coffee
- Dog Park
- Event Center

Undesired uses were also expressed:

- Unhoused camp
- Park or outdoor activities
- Industrial Activities
- Tire shop
- Quick lube shop
- Equipment or truck storage
- Marijuana facilities

The focus of the round table was on specific uses rather than a higher level (e.g. zoning) approach to future uses, which requires additional analysis to relate these desired uses to their respective zoning designations. Presuming that no deed restriction will be placed on the property, then it must be recognized that after the property has new ownership, the future development of the property is only controlled by the City's land use designations, permitting requirements, and development standards.

Therefore, we would need to look at these desired uses more generally in the context of the City's various land use designations. This also requires us to recognize that there are a host of other potential land uses that would be allowed under whatever zoning designation is applied, which may lead to conflicts between desired and undesired uses. For example, the zoning designation that allowed for a hotel, also allows for a variety of unhoused, support, or transitional shelters.

DISCUSSION POINT 2: *To what degree does the City desire to “control” future use of the property, and what impact would that have on value of the property and future development?*

Zoning is a general application of a set of allowed uses, setbacks, and other development standards. Deed restrictions can be a tool to specifically regulate activities above and beyond the general zoning approach.

When considering zoning we must look at the potential for ANY allowed use in the table for that particular designation. Once the City loses control of the property (i.e. sells it), then the city has limited control over the future use of the property outside the zoning designation and associated development standards and provisions of LMC.

Deed restrictions placed on the property are in perpetuity and are enforced by the entity that placed them (i.e. the City). They can only be removed by that entity as well, or through other court action that would render them discriminatory, unconstitutional, or otherwise legally deficient.

Zoning Designations

- Pros:
 - Simpler to apply and regulate in the future.
 - Basic application of zoning controls is a tried-and-true approach to regulating land use, and leverages the established zoning use table.
 - Allows for more flexibility for future buyers, within the bounds set by the zoning designation.
 - Minimizes potential conflicts between allowed land uses and development standards.
- Cons:
 - Does not provide for exact control of future uses; broader range of allowed uses.
 - Due to broad nature of zoning, no guarantee that future development will be related to the public’s preferred uses

Deed Restrictions

- Pros:
 - Allows more complete control of the property in perpetuity, even after City no longer holds title.
 - Can be more precise regarding future uses, within the bounds set by state law.
- Cons:
 - Can reduce the market value of the property.
 - Can reduce the potential buyer pool.
 - Can be complicated and difficult to administer and may need to be revisited several times
 - Can be difficult to amend and/or remove.
 - May take additional time and cost working through legal review to establish.

STAFF RECOMMENDATION

While deed restrictions may allow for more control over future developments, they can also significantly limit the marketability and value of the parcel if only a small amount of uses are “allowed.” As time goes on, it may be necessary to revisit the deed restrictions several times, depending on how the property develops...or doesn’t. Ongoing regulation of the property can also be problematic, particularly when the restriction are not readily apparent to staff going forward.

Staff recommends applying the zoning designation that most appropriately reflects the future desired uses on the property.

Discussion Point 3: Commercial Districts

Most desired uses from the community roundtable fall into one of the commercial districts. However, several of the commercial districts are either place-restricted, encourage high-intensity development, or allow for very large range of uses, including several of those that include the undesired uses.

Place-restricted refers to those districts designed for specific places in the city, and don't appear in the City outside these areas. Specifically, this includes Downtown Commercial (Commerce and surrounding streets) and the Central Business District (Washington Way, Triangle, edges of downtown). These two designations have goals, uses, and standards that are specific to their placement in the City and generally do not fit outside those areas.

The remaining potential commercial designations include:

- Neighborhood Commercial: The neighborhood commercial (NC) district purpose is to accommodate relatively small, compact areas located throughout the city that provide goods and services for the immediate neighborhood. These areas provide goods and services sought routinely and regularly, generally more on the basis of convenient location than price.
- General Commercial: The general commercial (GC) district is intended to provide activity centers that serve the day-to-day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas.
- Office Commercial: The overall intent of the office/commercial (O/C) district is to accommodate commercial and personal service establishments of a citywide or regional nature.
- Regional Commercial is characterized by development that typically contains a mixture of high intensity uses – regional shopping, offices, professional services, and entertainment facilities.

The underlying problem with the commercial zoning districts is that despite most of the allowed uses include those that were considered preferred, several of the undesired uses enumerated in the community roundtable are explicitly allowed as well:

- Recreational marijuana is an allowed use in Regional Commercial, General Commercial, and Office Commercial.
- Emergency shelters, and emergency housing are allowed uses in General Commercial and Office Commercial.
- Transitional housing is allowed in all Commercial districts.
- Vehicle service is allowed in General Commercial and Office Commercial.

Staff Recommendation

If the Planning Commission desires to apply a commercial zoning designation, then Neighborhood Commercial most closely matches the community desires. It allows for some mixed use, a range of smaller neighborhood-serving commercial uses, and is a designation intended to be within or adjacent to residential areas. It also appears to have the least conflicts between the desired and undesired uses from the community roundtable.

Discussion Point 4: Residential Districts

The residential zoning designations are established in order to permit a variety of housing and population densities with minimum conflict. Protection is provided against hazards, objectionable influences, traffic and building congestion, undue strain on municipal services, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in these districts.

There are five primary residential zoning districts established for the city, including two lower density designations (R-1, TNR), one medium density designation (R-2) and two high density zones (R-3, R-4). There are very limited opportunities for land uses that are not residential in nature. Exceptions do exist; for example, R-4 allows for office buildings, day cares of 13+ children, nursing homes, and medical clinics. Also, transitional housing and permanent supportive housing are allowed uses in all residential zoning districts. Other limited uses are allowed as well, but must pursue approval through the special use process:

- Schools
- Religious or secular assembly
- Cemeteries, funeral homes
- Public safety facility

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Minimum lot size (square feet)	6,000; townhouses per PUD approval	1,800 (townhouses); 6,000 (other uses)	1,800 (townhouses); 6,000 (other uses) ¹⁰	1,800 (townhouses); 6,000 (other uses) ¹⁰	5,000; 2,000 (townhouse), unless otherwise approved via PUD process
Minimum lot frontage/width (feet)* ¹¹	50	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	35 (zero lot line and two-unit townhouses); 45 ¹ (other)
Minimum lot frontage on a cul-de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above)				
Maximum density (units per acre)	6 units	30 units	No requirement	No requirement	8 units ²
Front yard setback (feet)	25	25	20	20	20
Front yard setback (alley-loading) ³	15	15	10	10	10
Rear yard setback ⁴ (feet)	15	10	10	10	10
Side yard setback ⁵ (feet)	5	5	5	5	5 ⁶
Side yard (street) setback - corner lot, street flanking (feet)	15	15	15	15	10
Maximum building height - residential (feet)	35	35	45, with no building over 4 stories ⁹	60, with no building over 6 stories ⁹	35
Maximum building height - accessory building (feet) ⁷	20	20	20	20	20
Maximum impervious area of lot ⁸	65%	75%	85%	85%	75%

Staff Recommendation

If a residential designation is the City's desired path, then it largely becomes a matter of density. The residential areas around the property are in the city limits of Kelso, and designated as "Residential Mixed Density," which most closely resembles the Longview designations of R-2, R-3, and R-4. Any of these designations would possibly allow for townhome and/or condominium developments, a preferred use from the community roundtable.

Discussion Point 5: Industrial Districts

The City's industrial districts accommodate a range of industrial and commercial uses across three districts. The overall intent of these designations is to provide for a high-quality environment for businesses and employees, while providing for land use compatibility.

The nature of industrial districts generally makes them inappropriate to locate immediately adjacent to residential uses. The current designation as Commercial/Industrial appears to have been placed on the property to facilitate the ongoing operation of the former water facility.

Staff Recommendation

Due to the wide range of uses allowed in the industrial districts that are generally not compatible with the surrounding residential area, staff does not recommend application of any of the three industrial districts to these parcel(s).