



City of Longview

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

Agenda

Planning Commission

Wednesday, March 6, 2019

7:00 PM

City Hall

1. ROLL CALL

2. MINUTES

19-00041 MINUTES OF THE JANUARY 30, 2019 SPECIAL MEETING

3. APPROVAL OF THE AGENDA

4. AUDIENCE PARTICIPATION OF CORRESPONDENCE

5. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS

6. PUBLIC HEARINGS

7. NON-PUBLIC HEARING ITEMS

19-00035 LONGVIEW COMPREHENSIVE PLAN UPDATE

8. OTHER BUSINESS

Set Public Hearing for Type B Binding Site Plan for Proposed RV Park at 2230 Robbins Street

9. PLANNER'S REPORT

10. ADJOURNMENT



City of Longview

1525 Broadway
Longview, WA 98632
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Minutes

Planning Commission

Wednesday, January 30, 2019

7:00 PM

City Hall

Special Meeting

1. ROLL CALL

Chairman Collins called the special meeting of the Longview Planning Commission to order at 7:00 p.m. in the City Hall Council Chambers, 1525 Broadway, Longview, Washington.

Present: 6 - Craig Collins, Mr. Van Tongeren, Ms. Schott, Mr. Marvin, Mr. Davis and Ms. Josh

Excused: 1 - Ms. Leber

Staff present: Steve Schuman, Assistant City Attorney; John Brickey, Community Development Director; Steve Langdon, Planning Manager; Craig Bozarth, City Engineer; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. MINUTES

Mr. Trey Davis excused himself from the discussion and public hearing on this matter, citing a conflict of interest.

A motion was made by Mr. Ray Van Tongeren, seconded by Mr. Bill Josh, to approve the regular Planning Commission meeting minutes of December 12, 2018. The motion passed unanimously.

[TMP-0102](#)

PC Minutes of December 12, 2018

3. AUDIENCE PARTICIPATION OR CORRESPONDENCE

None at this time.

3.1 ORAL COMMUNICATIONS.

Persons in the audience may discuss business not scheduled on this agenda or any item of interest within the jurisdiction of the Planning Commission. The Commission will listen to all communication, but in compliance with the Washington Open Public Meetings Act, will not take any action on items that are not listed on the agenda.

3.2 WRITTEN COMMUNICATIONS.

Correspondence for the Planning Commission received after preparation of this agenda.

4. DECLARATION OF EX PARTE COMMUNICATION AND APPEARNESS OF FAIRNESS DOCTRINE

DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS DOCTRINE was read into the record by Mr. Langdon and received no comments from the audience.

5. PUBLIC HEARING ITEMS

[PC 2018-7](#)
[1/30/19](#)

RECOMMEND ZONING DESIGNATIONS FOR WEST LONGVIEW ANNEXATION AND 50TH AVENUE/OCEAN BEACH HIGHWAY ANNEXATION

Mr. Trey Davis excused himself from the discussion and vote on this matter, citing a conflict of interest.

Mr. Langdon reviewed the staff report. Staff recommended zoning areas and designations are Exhibit C.

Jim and Lila Hansen submitted written communication.

Chairman Collins opened the public hearing. The following citizens spoke:

** Chris Snodgrass - zoning designation request to R1*

** Carl Merry*

** Tim Todd - zoning designation request to remain commercial at 4357 OBH*

** Tim Lindsey*

Hearing no other speakers, Chairman Collins closed the public hearing.

A motion was made by Mr. Bill Josh, seconded by Mr. Ray Van Tongeren, to recommend to City Council approval of the recommended zoning designations for West Longview annexation and 50th Ave/Ocean Beach Hwy. annexation. The motion passed unanimously.

[PC 2015-1](#)
[1/30/19](#)

COMPREHENSIVE PLAN UPDATE

Mr. Langdon reviewed the staff report.

Written communications were received from:

** Chris Turner*

** Sandra Davis*

** Dave Fine*

** Diane Dick*

** Todd Wade*

** Steve Sharpe*

** Tim Wines*

Chairman Collins opened the public hearing. The following citizens spoke:

- * Todd Wade - against the RC zone designation
- * Tim Wines - against the RC zone designation and rezone 57214 Mt. Solo Rd. to R3
- * Linda Horst - Kelso. No heavy industry at the Mint Farm
- * Linda Leonard - No heavy industry at the Mint Farm
- * Diane Dick - Mint Farm concerns
- * Paul Roesch - Supports adoption of comprehensive plan
- * Chris Turner - Wellhead protection; no heavy industry at the Mint Farm
- * Tim Todd - Would like 4357 OBH zoned General Commercial
- * Chris Snodgrass - Would like 5238 OBH zoned R1

Hearing no further speakers, Chairman Collins closed the public hearing.

A motion was made by Mr. Bill Josh, seconded by Ms. Christine Schott, to continue deliberation at the next regular Planning Commission meeting on March 6, 2019 and to requested staff recommendations on comments received. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

None at this time.

7. OTHER BUSINESS

Election of officers

Chair - Craig Collins nominated by Mr. Trey Davis. Ms. Christine Schott made a motion to elect Craig Collins as Chair, seconded by Mr. Ray Van Tongeren. The motion passed unanimously.

Vice-Chair - Ramona Leber nominated by Mr. Trey Davis. Mr. Bill Josh made a motion to elect Ramona Leber as Vice-Chair, seconded by Mr. Trey Davis. The motion passed unanimously.

**PC Election
1/30/19**

ELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

8. PLANNER'S REPORT

*Council adopted the RV park zoning code amendments as recommended by PC.
Washington Way commercial site development underway.*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for March 6, 2019.

With no further business to discuss, the meeting adjourned at 9 p.m.

Lisa Vertrees, Recorder



City of Longview

Agenda Summary

LONGVIEW COMPREHENSIVE PLAN UPDATE

SUMMARY STATEMENT:

A draft updated Comprehensive Plan and draft updated Future Land Use map have been reviewed by the Commission and presented to the public. On January 30, 2019 the Planning Commission held a public hearing on a proposed update to the 2006 Longview Comprehensive Plan and Future Land Use Map. Public testimony heard at the public hearing raised questions the Planning Commission has asked staff to respond to. The Public Hearing was closed at the January 30, 2019 meeting and the consideration of the Comprehensive Plan update was continued until the March 6, 2019 regular meeting of the Planning Commission.

RECOMMENDED ACTION:

Motion to approve modifications to the future land use map as recommended by Staff.

Motion to recommend the modified draft Comprehensive Plan update and Future Land use map to the City Council for adoption.

STAFF CONTACT:

Adam Trimble, interim Planning Manager

Attachments:

1. 190228 memo_PC_mtg_draft_complan
2. Comp Plan update Public Hearing responses presentation



Memorandum

February 28, 2019

TO: Longview Planning Commission

FROM: Adam Trimble, interim Planning Manager

SUBJECT: Topics from Comprehensive Plan update public hearing

At the January 30, 2019 Planning Commission meeting a public hearing was held on a proposed update to the 2006 Longview Comprehensive Plan and Future Land Use Map. Public testimony heard at the public hearing raised questions the Planning Commission has asked staff to respond to. The public hearing was closed at the January 30, 2019 meeting and the consideration of the Comprehensive Plan update was continued until the March 6, 2019 regular meeting of the Planning Commission. Staff has prepared the attached presentation which addresses many of the topics, questions and requests made during the public hearing. More specific information about each topic will be provided at during the presentation and staff will be ready to assist the planning commission if changes to the draft plan are desired for any or all of the topics addressed. If more information is needed a topic workshop or continuation of consideration of the Comprehensive Plan until the next meeting may be warranted.

Attached with this agenda are the written correspondence received prior to the hearing or provided during the public hearing, for reference. A high quality video of the meeting was captured by KLTv and can be reviewed online here:

<http://kelso-longview.vod.castus.tv/vod/?video=95198513-431b-4d12-9e02-516919120c4e>

Alternate link to video (main page): <http://kelso-longview.vod.castus.tv/vod>

Also note that the attached minutes of the meeting record Ramona Leber was selected to be Vice-Chair of the Planning Commission for a new term.

If you have any questions or concerns, please contact me at 360-442-5092.

Cc: Jim McNamara, City Attorney
Steve Shuman, Assistant City Attorney
Jeff Cameron, Public Works Director
John Brickey, Community Development Director

Steve Langdon

From: dickdl50@gmail.com
Sent: Wednesday, January 30, 2019 11:19 AM
To: steve.langdon@ci.longview.wa.us
Cc: Adam Trimble
Subject: Comments Draft Longview Comprehensive Plan

January 30, 2019

City of Longview
Planning Commission

Thank you for the opportunities to comment on the Draft 2018 City of Longview Comprehensive Plan.

I like the thorough analysis you have taken to understand the many components that contribute to creating a community that is a healthful, enjoyable, and prosperous place to live and work for now and the future.

I am more focused on the intersection of environmental and economic issues. I am glad you have included several important policy elements under Natural Environment.

Policy NE-B.1.3

In the City's zoning and critical area regulations, encourage design solutions such as planned residential developments, cluster housing, and other innovative techniques in order to protect site-specific sensitive features and critical areas.

Policy NE-B.1.4

Limit development and activities in critical areas that would damage their functions, except to the minimum extent necessary when there is no reasonable alternative and subject to best management practices.

Policy NE-B.1.5

Implement and preserve critical area buffers based on best available science adjacent to critical areas to adequately protect such areas from development and land-use impacts. Require enhancement where feasible.

Policy NE-B.1.8

Work cooperatively with the state, county, and environmental resources to identify and develop strategies to clean up brownfield sites.

Water Resources Goal NE-C

To enhance water quality; protect environmentally sensitive areas including wetlands, streams, rivers, lakes, riparian areas, and aquifer recharge areas; and manage floodplains.

With the above exemplary goals and objectives in mind I ask that you reconsider the land use designation and zoning of Heavy Industrial for the Mint Farm Industrial Property and Barlow Point.

The 1993 Longview Comprehensive Plan designated the Mint Farm as light industrial, although by ordinance later zoned M-2 manufacturing which allowed heavy industry. (from Mint Farm Master Plan Phase 2-Weyerhaeuser, p.4)

The Mint Farm and Barlow Point were used and continue to be used as agricultural and natural areas. Both contain significant or potential wetlands which will hamper and are incompatible with heavy industrial uses suggested for the properties. Both are situated on soils prone to liquefaction. Both are situated within the Mint Farm Wellhead Protection Area.

Both areas continue to be mostly vacant land despite intense marketing efforts for almost two decades. There is no justification for the need to convert relatively undeveloped land to a land use which is most destructive and hardest to reclaim. As demonstrated by Figure 2-3 Existing Underdeveloped Parcels, the City and planning area boundary already has an abundance of underdeveloped heavy industrial parcels. The city acknowledges there are brownfield sites which need to be cleaned up and repurposed. To unnecessarily expose greenfield sites to potential contamination is a travesty without consideration to quality of life for future generations.

Beyond the need to consider future generations is the need to protect quality of life for current residents who are currently living in neighborhoods adjoining these land areas designated heavy industrial. Without specific prohibitions against dangerous and hazardous industries allowed under the heavy industry definitions, residents adjoining and near properties so designated are under constant threat these properties will allow hazardous polluting industries to move in.

This is not good planning. At least under the 2006 Comprehensive Plan was the policy objective to create buffer zones.

Compatibility

Objective LU-B.1 By the end of 2007, prepare regulations addressing desired and acceptable buffering of uses and other design techniques that soften impacts, ensure compatibility, and provide a transition between uses.

This objective is not addressed in the current draft and need to be reinserted.

Policy NE-B.1.3, noted above, also should include reference to industrial and commercial areas.

Under transportation issues I appreciate you acknowledge the only intersection currently with loss of service F, or failing, is at Washington Way and Ocean Beach Highway, and some attention will be given to addressing east-west traffic routes along the Ocean Beach Highway corridor.

As the SR 432/433 intersection has received the bulk of attention in the last ten years or so, I hope more resources are given to other more congested areas of the city with the greatly decreased likelihood unit trains will be impacting the SR432/433 intersection.

In general the issue of rail impacts to business and residents along Industrial Way west of Oregon Way should be more thoroughly examined. New information we have on diesel rail traffic impacting health should be considered. Frequent unit train operations also impact access to industrial properties along the river front. I suggest making a study of the types of industry requiring rail access in order to know if those types of industry are environmentally suitable for industrial properties west of Oregon Way, and if there is likely to be economic demand. Extensive planning for expensive rail and road infrastructure should not occur if the demand is low and other risks are high.

I will repeat a suggestion that has loudly been made before regarding the Future Land Use Map. Please use any other color besides a shade of green to designate Heavy Industrial. Most folks understand green to denote parks, forests, natural areas, green spaces. To use this color for heavy industry is deceptive and offensive. There are many other colors to draw with in the crayon box.

Thank you for your time and efforts in helping make Longview a great place to live.

Diane Dick
13 St. Helens Lane
Longview, WA 98632
DICKDL50@gmail.com

Steve Langdon

From: Adam Trimble
Sent: Wednesday, January 30, 2019 3:22 PM
To: Steve Langdon
Subject: FW: Regional Commercial Zone

Adam Trimble
Planner
360-442-5092

From: Todd Wade [<mailto:todd@woodfordcre.com>]
Sent: Wednesday, January 30, 2019 3:02 PM
To: Adam Trimble; John Brickey
Cc: treydavis@cbbain.com; christineschott@windermere.com; shawndmarvin@yahoo.com; billjoshhomes@gmail.com; craigc@collinsarchgroup.com; Joe Lane; Cal Miller; tim@threeriv.com
Subject: Regional Commercial Zone

Adam, please forward this to the remaining members. The following comments will not be new to you or the rest of the planning staff. In fact they will be the same comments made to staff and the planning commission over ten years ago when this zone was first conceived. About three years ago I came before the planning commission to ask if they would consider changes to the code. We (myself and my clients) were asked to wait for the comprehensive plan update before changes would be considered.

The basic issue I have is the RC code is from a commercial real estate development perspective an experimental code that has failed. The owners have lost several development opportunities due to the unrealistic restrictions and poorly integrated standards. I have worked in the commercial real estate field in Cowlitz county for nearly 2 decades and have been involved with many successful development in our community. Understand that for every property we have developed there are several projects that have fallen by the wayside as further inquire rules them unprofitable or unfeasible. The knowledge gained from these failed attempts has been an invaluable education that informs my opinions. The market knowledge we have acquired at Woodford is unique and is the primary reason we have become the market leaders in Cowlitz County commercial Real Estate. We understand the market realities a developer faces in creating a local project.

My request is that you forward a recommendation to council to remove the RC zone and place all the property in that zone in the General commercial zone. BY following this recommendation the commission will be demonstrating a commitment to the growth and development of this community not in far distant future but right now today in the current market conditions.

Understanding that the commission may not agree with me and may not want to end this zone and if that is your position please consider the following changes which will go along way to make the envisioned development possible in the RC Zone:

1. Table 19.44.070-1 change the minimum lot size to 6,000 sqft developments of the size and scope make the bulk of the profit on the sales of the pads most drive thru locations are located on lots in the 18,000 to 25,000 sqft. Many development such as the one envisioned by the code have shared parking lots pads as low as 6,000 sqft (Starbuck in Riverwoods)
2. Table 19.44.070-1 change the maximum height to 70 ft or Five (5) stories this will facilitate the ability to build a Hotel which is an outright permitted use in the RC zone.

3. 19.44.050- Subsections (3)(5)(6) The comprehensive Development square footage of 80,000 sqft may include up to 50 % or 40,000 sqft from a previous developed property it circulates traffic with. The burden to create an assemblage of enough raw land square footage will become increasing less likely as the zone begins to be developed. The last thing anyone should want is a large development with a few straggler old rental houses strung throughout the zone.
4. Table 19.44.070-1 change the minimum setbacks to zero lot line. The industry standard for such a development as envisioned would be able to sell individual buildings inside the mall.
5. Allow for Multifamily on the second floor up to allow for a village concept to be built.

Appreciate you taking the time to consider my recommendations as a representative and a property owner in the area I look forward to creating a project of value for all involved.

Thank you,
Todd Wade
Broker

E-mail: todd@woodfordcre.com

208 Vine Street
KELSO WA 98626

P 360.501.5500
F 360.501.6051
www.woodfordcre.com

Important Note: This e-mail may contain data which may be confidential or sensitive in nature. Should you have received this e-mail in error, we respectfully request you notify the sender immediately, then delete this e-mail from your system. We thank you for your co-operation in this matter.

Steve Langdon

From: Sandra Davis <abernathyfarm@q.com>
Sent: Monday, January 28, 2019 11:29 AM
To: Steve Langdon
Subject: Longview Comprehensive Plan Update

January 28, 2019

Steve Langdon, Planning Manager
City of Longview
PO Box 128
Longview, WA 98632

RE: Longview Comprehensive Plan Update

Dear Mr. Langdon:

Please accept my comments on your draft Comprehensive Plan Update. In reviewing the land use map, it appears the City has designated huge areas to heavy industry. Some of this land is located next to residential homes without buffers or barriers for added protection to citizens living in these areas. In particular, the Mint Farm Industrial Park was originally designated as Mixed Use/Light Commercial property and was changed by the City to Heavy Industrial. To allow heavy industrial projects be located so close to residential property is unacceptable. Memorial Park Drive includes a Head Start Learning Center for small children at 3802 Memorial Park Drive. There is also at least one residential adult care center on Memorial Park Drive.

These facilities and residential homes would be at extreme risk should an industrial accident or release of hazardous pollution occur. Please consider protections of some kind, or rezone areas that abut residential houses into light industrial or mixed commercial property.

Sincerely,

Sandra Davis
1002 Abernathy Creek Road
Longview, WA 98632

Steve Langdon

From: Dave Fine <dave@finetastic.com>
Sent: Wednesday, January 30, 2019 5:35 AM
To: Steve Langdon
Subject: Comprehensive Plan

Hi Steve,

As most Council members and city staff know, I have focused on active transportation for Longview given the health, social and economic benefits. I suggest the Comprehensive Plan provide a solid foundation for an active transportation plan. Key elements include a Complete Streets ordinance, Safe Routes To School Program, Support of public transportation such as buses, a revamping of the Longview parking ordinances in order to save money, environment, and encourage active transportation. Longview should work with Kelso to become a Bicycle Friendly Community per the League of American Bicyclists and its sister initiative of Safe Routes To School.

To the extent possible, the plan should suggest initiatives that make active transportation a part of our fiber. This could be encouragement efforts such as bike corrals for local festivals, downtown bicycle parking, Open Street events etc. These along with other related encouragement programs could be referenced in order to be captured in the plan.

I am out of town consequently the need for the letter. Let me know if I can clarify anything but I expect you are busy today.

Thanks,

Dave Fine
Loingview

I, Mary Snodgrass, request that the property at 5238 Ocean Beach Hwy, Longview, WA 98632, be zoned as R1 instead of the proposed R2

Sincerely,

A handwritten signature in cursive script that reads "Mary Snodgrass".

Mary Snodgrass

Steve Langdon
Planning Manager
City of Longview

RE: 36th Avenue Area South of Ocean Beach Highway

Dear Steve,

I was very involved in the planning issues that changed this area of 36th Ave south of Ocean Beach Hwy 10 years ago. At that time this area was the ONLY area that a large shopping center could be placed in West Longview. I do not believe that situation has changed. Eliminating this designation would virtually guarantee that West Longview would never have a major shopping area.

West Longview serves not only Longview, but all of us that live west of Longview. It takes longer for me to drive from the intersection of Coal Creek Rd and Ocean Beach Hwy to I-5 than it does to drive from my house on Puget Island to Coal Creek Rd. A major shopping center in West Longview would be a great value to many people from miles around.

Changing this designation would allow for some small commercial development along the south side of Ocean Beach Hwy, which there is certainly a need for, but this kind of development causes a great deal of traffic congestion. All new businesses would have direct traffic flow on and off of Ocean Beach Hwy, causing a great deal more traffic slowdowns and left turn issues. In contrast, a large shopping mall area would have limited access to Ocean Beach Hwy and control signals helping to keep traffic flowing smoothly through the area. This is a state highway that is already congested through that area; it would not be wise to do anything that would make traffic flow worse.

Ten years is a very short time when deciding issues pertaining to something as important as The Comprehensive Plan to our City. The purpose of the Plan is to hold certain areas for specific uses. I feel the current Plan does just that. Changing this area designation would, in my opinion, be extremely short sighted on the part of our City leaders. I believe the designation of Regional Commercial is the correct designation and ultimately the correct use for this area.

For these reasons, I am against any change to the area south of Ocean Beach Hwy in the area of 36th Avenue at this time.

Sincerely,



Steve Sharp
291 N Welcome Slough Road
P O Box 693
Cathlamet WA 98612
360-430-5556

January 30, 2019

CITY OF LONGVIEW
LONGVIEW COMPREHENSIVE PLAN
PLANNING COMMISSION HEARING ON DRAFT PLAN

ATTENTION: STEVE LANGDON

Chris Turner
8 Cedar Gates Rd
Longview WA 98632
360 270 2914 caturner458@gmail.com

This draft of the comprehensive plan conjures up a picture of the assault on our Community Drinking Water Wells and their wellhead protection area.

In 2012, the residents of the City of Longview and the residents in the Beacon Hill Water District reluctantly accepted the move of our water system from the Cowlitz River to the Mint Farm industrial area.

The City of Longview says: It is important for the health, safety and welfare of all to protect aquifers from activities that may cause contamination or unacceptably increase the potential for contamination, and especially aquifers providing water for municipal water systems.

I am in the Beacon Hill Water District. I still cannot persuade myself to drink water from the tap. My medical equipment becomes fouled with silica and who knows what else if I use tap water. It occasionally appears murky and literally stinks. I purchase bottled water and use it almost exclusively. This didn't use to be the case. Believe it or not, the water could get worse.

I don't believe that at the time the wells were under consideration, the City of Longview stated that a wellhead protection area was required. The City should have explained this requirement to the public. Giving us another reason to give careful, fully informed consideration to drilling our wells in an industrial area. Especially, since it SHOULD limit future development to reduce the risk to our wells.

The Mint Farm community drinking water wells are not just for the City of Longview, and Beacon Hill Water District but are also emergency water supplies for the City of Kelso and Cowlitz County. This summer emphasized that these emergency situations may not be rare as once thought, but are as recent as this summer's water shortage in Kelso.

City of Longview

JAN 30 2019

Community Development

The previous comprehensive plan was done in 2006. The Mint Farm wells had not been drilled at this point. But now, the wells are in the Mint Farm industrial area. I would think that the wellhead protection area would definitely determine the designation that should be used within the WELLHEAD PROTECTION AREA (WHPA). Not so much, the Mint Farm area, on this draft, is designed as HEAVY INDUSTRIAL the worse district designation possible.

DEFINITIONS

LIGHT INDUSTRIAL--tends to involve assembling and manufacturing of products from previously prepared material. Uses allowed in this district are generally contained WITHIN buildings. Compatible uses that directly serve the needs of other uses in the district or nearby districts are also allowed.

HEAVY INDUSTRIAL--tends to involve processing of natural and manmade materials into finished goods for sale, and may take place in INTERIOR AND/OR EXTERIOR settings. Uses in this district may require some handling of HAZARDOUS OR FLAMMABLE MATERIALS, may require outdoor storage, and may create some external emissions of noise, odors, glare, vibrations etc. Compatible uses that directly serve the needs of other uses permitted within the district are also allowed.

WE SHOULD LEARN FROM OUR MISTAKES...

REYNOLDS REMEDIAL ACTION (536)acres) JUST SOUTH OF MINT FARM. \$28 million dollar clean up, Department of Ecology due \$250,000 only thru September 2015, more to come through December 2018.

Hazardous substances have been and may be released from the facility into but not limited to surface water, areas, soil, groundwater, air, floral and faunal habitats.

An environmental (restrictive) covenant will be required on portions of the site as an institutional control.

One of these is...Prohibition of consumptive (i.e Potable) use of groundwater from impacted portions of the upper water bearing zone (fill and upper Alluvium) within the East Groundwater Area and the West Groundwater Area.

COMPONENTS OF THE SELECTED CLEAN UP ACTION TABLE 2-1. Four out of 7 involve groundwater cleanup.

MILLENNIUM TERMS--PROPOSED COAL TERMINAL

Millennium used these phrases regarding our groundwater to assure the public that their 75 acres of 85-foot-tall stacks of coal, would not contaminate our community water wells.

Driven PRIMRILY by deep aquifers...unlikely fluoride and cyanide affect surround groundwater...not considered a major source...would be expected to slightly reduce...primarily recharged by deep aquifer...unlikely to affect...likely would not affect...unlikely to contaminate...not expected to degrade...would not be expected.. would be unlikely...

PLANNING COMMISSION HEARING January 30, 2019 Chris Turner

I wouldn't have much confidence in Millennium's ability to protect our drinking water source, which serves 48,000 people, and is an emergency source for thousands and thousands more in Kelso and Cowlitz County.

PROPOSED PACIFIC COAST FERTILIZER AMMONIA REFINERY--Mint Farm

This refinery is clearly not the appropriate industry to site on top of our community wells.

ORDINANCE 3209--Potentially Harmful Materials--May present a risk to drinking water. The list includes AMMONIA. This isn't just a small tank full of ammonia, it's 66,000-ton storage tanks full of ammonia.

This refinery is posed to use 2 1/2 million gallons of our drinking water daily. The wells were drilled as community drinking water wells, for human consumption, not industrial processing water.

CONCLUSION

There already is a list containing 29 businesses that could contaminate our Community wells. These include the Port of Longview, Millennium (without the coal terminal), Safeway (gas station), and the Fred Meyer (gas station). The minute the City of Longview drilled the drinking water wells in Mint Farm, it LOST THE ABILITY to use the Heavy Industrial designation in the WHPA. The entire WHPA should be designated, at the most, MIXED COMMERCIAL/LIGHT INDUSTRIAL. By assigning the most damaging district of HEAVY INDUSTRIAL, the City of Longview has not accepted the immense responsibility of protecting our Community Drinking Water for thousands of residents. It's time to be realistic, and head back to the drawing board!

https://tdn.com/news/local/kelso-announces-voluntary-water-restrictions-after-low-river-flows/article_45e6cd27-1ee9-50ee-879a-aa5ce03abc00.html

Kelso announces voluntary water restrictions after low river flows

Rose Lundy rose.lundy@tdn.com Jul 14, 2018

TRY 1 MONTH FOR 99¢



One of the steps the city of Kelso will take to conserve water is reducing the hours the spray park is open.

Bill Wagner, The Daily News

For the first time in recent memory, the City of Kelso is asking citizens to voluntarily limit water usage due to near record-low flows in the Cowlitz River.

“We want to minimize the impact to the overall system and our overall water customer base by requesting that customers be mindful of their water usage and any excess water usage while we’re dealing with this very dry season,” City Manager Steve Taylor said Friday.

Effective immediately, the city is asking its citizens to limit yard watering and vehicle washing to 30 minutes on even days of the month for even-numbered addresses and on odd days for odd-numbered addresses.

Kelso citizens are also encouraged to limit showers to five minutes, to turn off the faucet while brushing their teeth and to only run full loads in dishwashers and clothes washers, according to a press release.

In addition, the Catlin Rotary Spray Park will reduce its hours to between 12 p.m. and 7 p.m. daily to limit water consumption.

Taylor said he doesn’t anticipate any restrictions for business or industrial water use at this time.

The city gets its water from a Ranney well collector system, which is made up of pipes placed horizontally beneath the bed of the Cowlitz. They need sufficient water pressure to collect adequate volumes of water, and that

pressure drops as river levels fall, Taylor said.

On average, Kelso citizens use a total of about 2.8 million gallons of water a day in the summer.

The Cowlitz River was flowing at 3,100 cubic feet per second (about 22,100 gallons) at Castle Rock on Friday, about 45 percent below the average for the date, according to the U.S. Geological Survey. That's near its record low for July 13 — 2,300 cfs (16,300 gallons) — a mark set in 1940. The river is about two feet lower than normal for this time of year at Castle Rock.

But the Cowlitz River typically reaches its lowest levels in late August or early September, and Taylor said it was “concerning” that the city had to announce water use restrictions in mid-July.

The low levels are a result of a dry spring and reduced discharges from the Riffe and Mayfield dams on the upper Cowlitz, Taylor said.

Taylor stressed that Kelso residents should not be worried about water shortages. If necessary, Kelso could access Longview's water system through a connection at the decommissioned water plant on Fisher's Lane, he said.

“We will make sure that there is enough water in our system to supply customer needs,” he said. “Reliability is not a question here.”

However, in order to reduce pressure on the Ranney system, the city is asking for “a moderate level of conservation” from residents, Taylor said.

Citizens with questions or concerns can contact the Engineering Department at 360-423-6590, or attend the Kelso City Council meeting starting at 6 p.m. Tuesday in Kelso City Hall.

While the city hopes the water use restrictions will remain temporary and voluntary, Taylor said he doesn’t expect a change in the Cowlitz River levels soon.

“We’re trying to be proactive on this and take it seriously. This is not a situation where everyone should stop using water. We just need to make sure we have enough water to meet the daily demand for all customers.”

Restrictions at a glance

Effective immediately, the City of Kelso is asking citizens to:

- Limit yard watering and vehicle washing to 30 minutes on even days for even numbered addresses and on odd days for odd numbered addresses.
- Limit showers to five minutes.
- Turn off the faucet while brushing teeth.
- Run full loads for dishwashers and clothes washers.

The Catlin Rotary Spray Park will reduce its hours to 12 p.m. to 7 p.m. daily.

Rose Lundy

Reporter

https://tdn.com/news/local/kelso-water-rule-could-stay-until-october/article_b6f36ff2-01e1-519b-b556-cece56bcadfe.html

Kelso

Kelso water rule could stay until October

Rose Lundy rose.lundy@tdn.com Jul 18, 2018

TRY 1 MONTH FOR 99¢

Voluntary restrictions on water use in Kelso due to low flow levels in the Cowlitz River could be in effect until October.

Community Development Director Mike Kardas told the City Council on Tuesday that the city will likely have to get water from Longview at some point to meet demand.

“We’re not making enough (water) for what we want to use so if folks can cut back 10 to 15 percent of their water use, that will decrease the need for Longview water and perhaps postpone it,” Kardas said.

If it becomes necessary, Kelso could access Longview's water system through a connection at the decommissioned water plant on Fisher's Lane to supplement about 10 percent of the Kelso's water demand.

Kelso would pay Longview 88 cents per 750 gallons of water, or less than \$10,000 a month, according to the city.

To delay the need for water from Longview, Kelso announced the voluntary restrictions on Friday, citing a dry spring and reduced discharges from the Riffe and Mayfield dams on the upper Cowlitz as possible reasons for the low river levels. Cowlitz River levels at Castle Rock Friday were about 45 percent below the average for the date.

The city asked citizens last week to voluntarily limit yard watering and vehicle washing to 30 minutes on even days of the month for even-numbered addresses and on odd days for odd-numbered addresses.

The city also encouraged citizens to limit showers to five minutes, to turn off the faucet while brushing their teeth and to only run full loads in dishwashers and clothes washers.

In addition, the Catlin Rotary Spray Park will reduce its hours to between 12 p.m. and 7 p.m.

The city has said it doesn't anticipate any restrictions for business or industrial water use at this time.

Kardas told the council that residents in West Kelso would likely get a higher concentration of Longview water.

He stressed, however, that he didn't anticipate the same water quality problems Longview encountered when it switched its water source to Mint Farm five years ago. West Kelso pipes were flushed last year, and the city would monitor the water quality to make sure it was safe, he said.

“I know it’s got a lot of difficult press, but the water (in Longview) is high quality,” he said.

Councilman Dave Fatcher said Kelso was fortunate to already have a plan with Longview in place for when water supply problems arise.

“We’re blessed to have another good source of water next to us that we can turn on whenever we need because a lot of communities that have issues like these don’t have that option,” he said.

In other business, the council:

- Adopted its six-year transportation improvement program.
- Approved budget revisions for the 2018 fiscal year.
- Congratulated the winning entries from participants in the Cowlitz Clean Waters’ Student Video Contest. Jordan Sahim’s movie received first place, Armando Antonino placed second, Macy MacIntosh placed third and Paul Shiloh received an honorable mention.

Rose Lundy
Reporter

ORDINANCE NO. 3209

AN ORDINANCE REPLACING CHAPTER 17.100, "WATER SUPPLY PROTECTION" OF THE LONGVIEW MUNICIPAL CODE, IN ITS ENTIRETY AND PROVIDING FOR PROTECTION OF THE MUNICIPAL GROUNDWATER SUPPLY FOR THE CITY OF LONGVIEW, AND REPEALING ORDINANCE NO. 3127.

WHEREAS, the Longview City Council approved development of a municipal groundwater supply to provide potable water to customers in the City of Longview and Beacon Hill Water and Sewer District water service areas, to replace the existing surface water supply from the Cowlitz River; and

WHEREAS, the Council believes it is important to strike a balance between protection of the critical groundwater aquifer resource, private property rights, and the need for economic development; and

WHEREAS, this ordinance is intended to increase water supply protection and prevent the potential for contamination of the groundwater aquifer being developed as the source of municipal supply, to protect the health, safety and welfare of the citizens.

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

Section 1. In order to preserve the health, safety and welfare of all the public and the customers of the City of Longview and Beacon Hill Water and Sewer District water utilities, that Longview Municipal Code Chapter 17.100 shall be, and is hereby, deleted and replaced in its entirety to read as follows; provided manifest and numbering errors shall be corrected prior to publication:

CHAPTER 17.100

WATER SUPPLY PROTECTION

Sections:

17.100.010	Background and Purpose
17.100.020	Interpretation
17.100.030	Definitions
17.100.040	Additional Authority
17.100.050	Adoption of Other Regulations and Standards
17.100.060	Applicability

Table E: List of Potential Sources of Contamination Potential

Company/Business	Site Name	Map Location	Latitude/Longitude	Time of Travel Zone
Moeller Land/Cattle Co.	Flex Foam Facility	1	46.1375/-122.98583	6-Month
Bonneville Power Administration	Longview Substation	2	46.13716/-122.98786	6-Month
Mint Farm Energy Ctr, LLC	Energy Plant	3	48.14028/122.985	6-Month
Weyerhaeuser	Mint Farm	4	46.854.83/122.58.43.62	6-month
Weyerhaeuser	HG Chlor Alkali	5	46.13171/-122.9785	6-Month
Washington Way Market	Washington Way Market	6	46.1315/-122.97555	6-Month
Weyerhaeuser	Plywood Mill	7	46.13172/-122.9785	6-Month
Columbia/Cowlitz Railway	Rail Spur	8	N/A	6-Month
Woodinville Lumber, Inc.	Tri County Truss	9	46.830.38/122.58.59.29	6-Month
Solvay Interox	Solvay Interox Facility	10	46.818.39/122.58.50.35	6-Month
HASA (J Huber)	HASA (J Huber)	11	46.86.70/122.58.49.03	6-Month
Millennium Bulk Terminals	Millennium Bulk Terminals - Longview	12	46.829/122.59.46	5-Year
Millers Market	Millers Market	13	46.13252/-122.96597	5-Year
Unknown	Unknown Diesel Spill	14	46.92.63/123.119.23	Buffer area
Longview Auto Wrecking	Longview Auto Wrecking	15	46.856.50/122.59.15	Buffer area
Fred Meyer	Fred Meyer Fuel Stop	16	46.08.52.43/-122.57.48.31	Buffer area
Safeway	Safeway Fuel Station	17	46.852.71 / 122.57.40.93	Buffer area
Rio West Restaurant	Rio West Restaurant	18	46.849.898/122.57.40.702	Buffer area
McCall Trucking	McCall Trucking	19	46.14846/-123.00753	Buffer area
Port of Longview	Port of Longview	20	46.631.63/122.56.47.33	Buffer area
US EPA Dorothy Ave Mercury Spill	US EPA Dorothy Ave Mercury Spill	21	46.844.84/122.58.13.99	Buffer area
Longview School District	Longview School District 122	22	46.15274/-122.98525	Buffer area
Shell/Texaco Station	Shell/Texaco Station	23	46.851/122.57.52	Buffer area
Robert Radakovich Sr/ Port of Longview	Mt. Solo Landfill	24	46.859.04/123.00.51.68	Buffer area
Toxocom	Toxocom Devices of America	25	46.852.07/122.59.11.81	Buffer area
Ocean Beach Chevron	Ocean Beach Chevron	26	46.852/122.57.46	Buffer area
Teevin Brothers	Teevin Brothers	27	46.097391/122.956932	Buffer area
US Gypsum Co	US Gypsum Co	28	46.06.13.52/122.58.20.80	Buffer area
Rainer Shell	Shell Gas Station	29	46.094352/122.963032	Buffer area

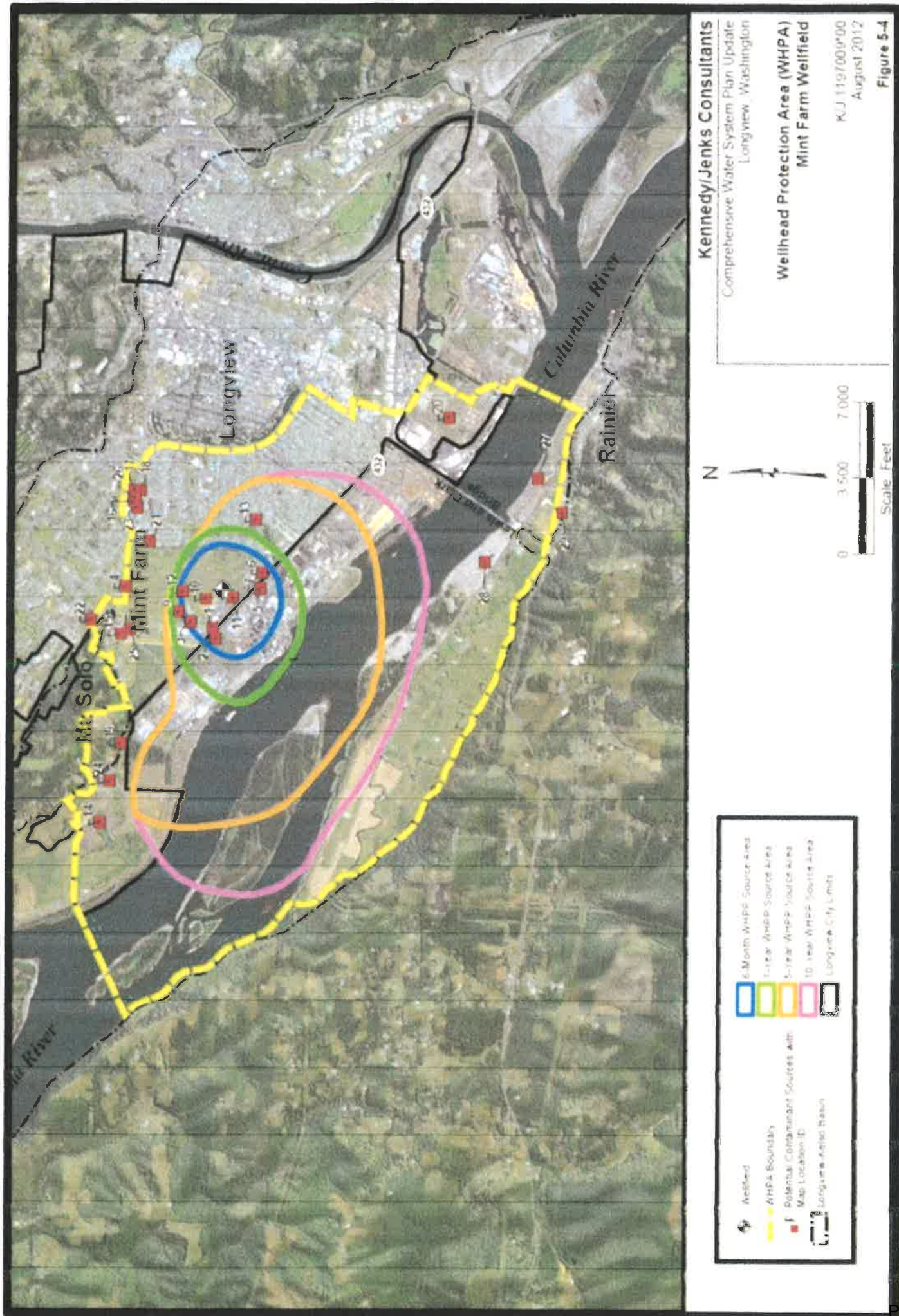
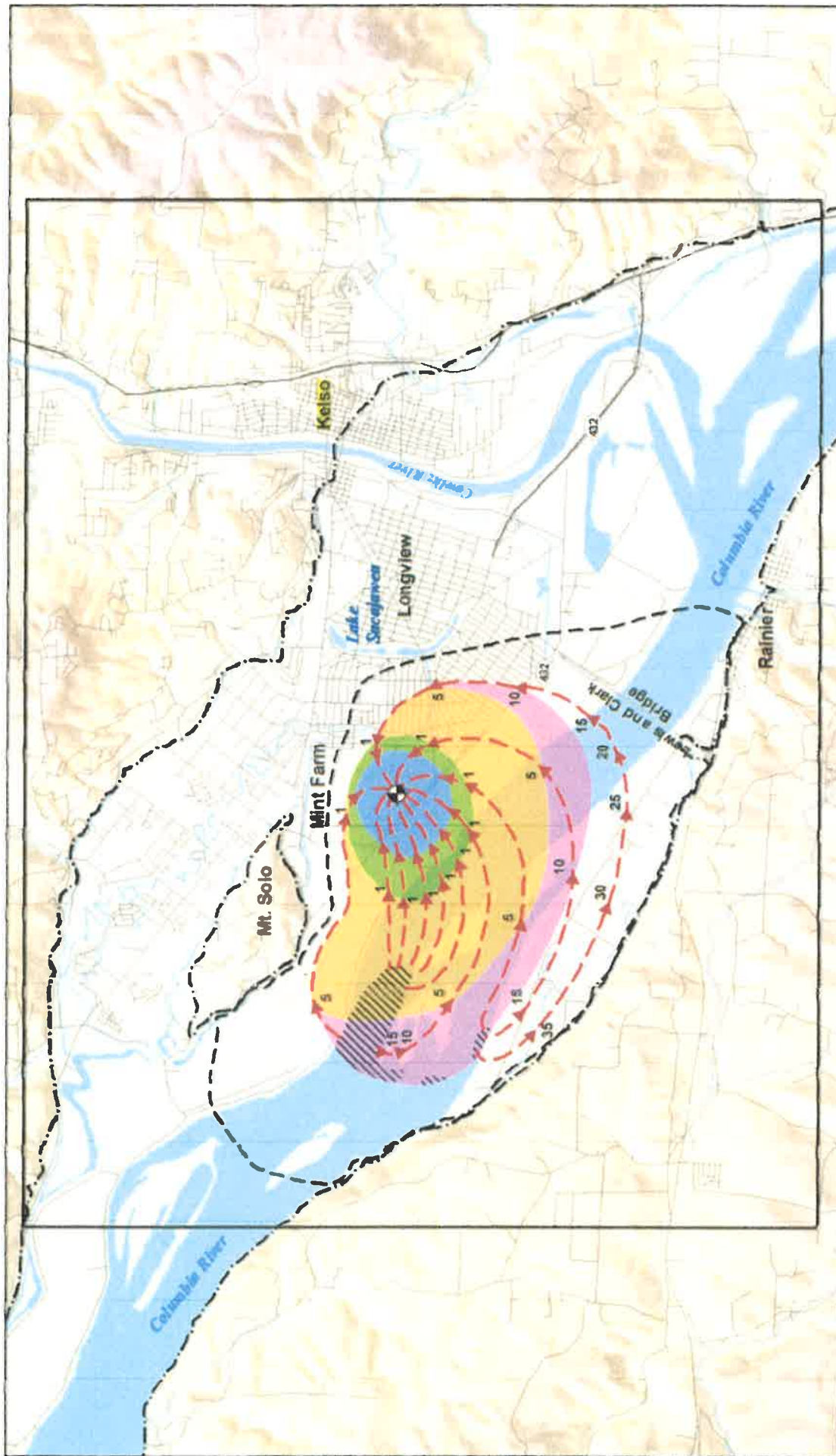


FIGURE 5-2. Mint Farm Wellhead Protection Area

Source: Kennedy/Jenks Consultants. 2012 Comprehensive Water System Plan. <<http://mylongview.com/modules/showdocument.aspx?documentid=646>>.



Kennedy/Jenks Consultants
 Mint Farm RWTP Design
 Longview, Washington

**Delineation of Source Area
 for the Mint Farm Wellfield**

December 2009

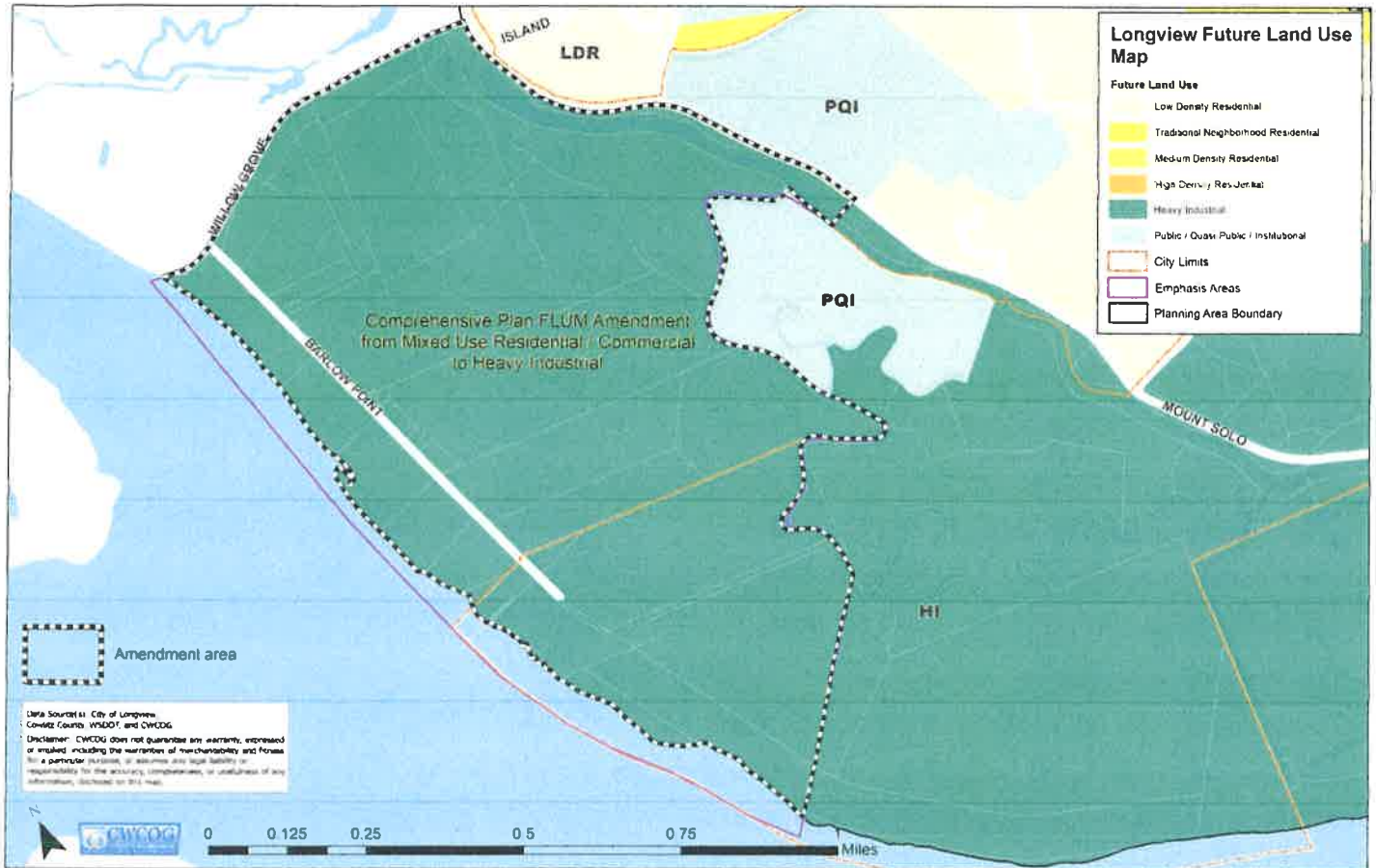
Figure 3-1

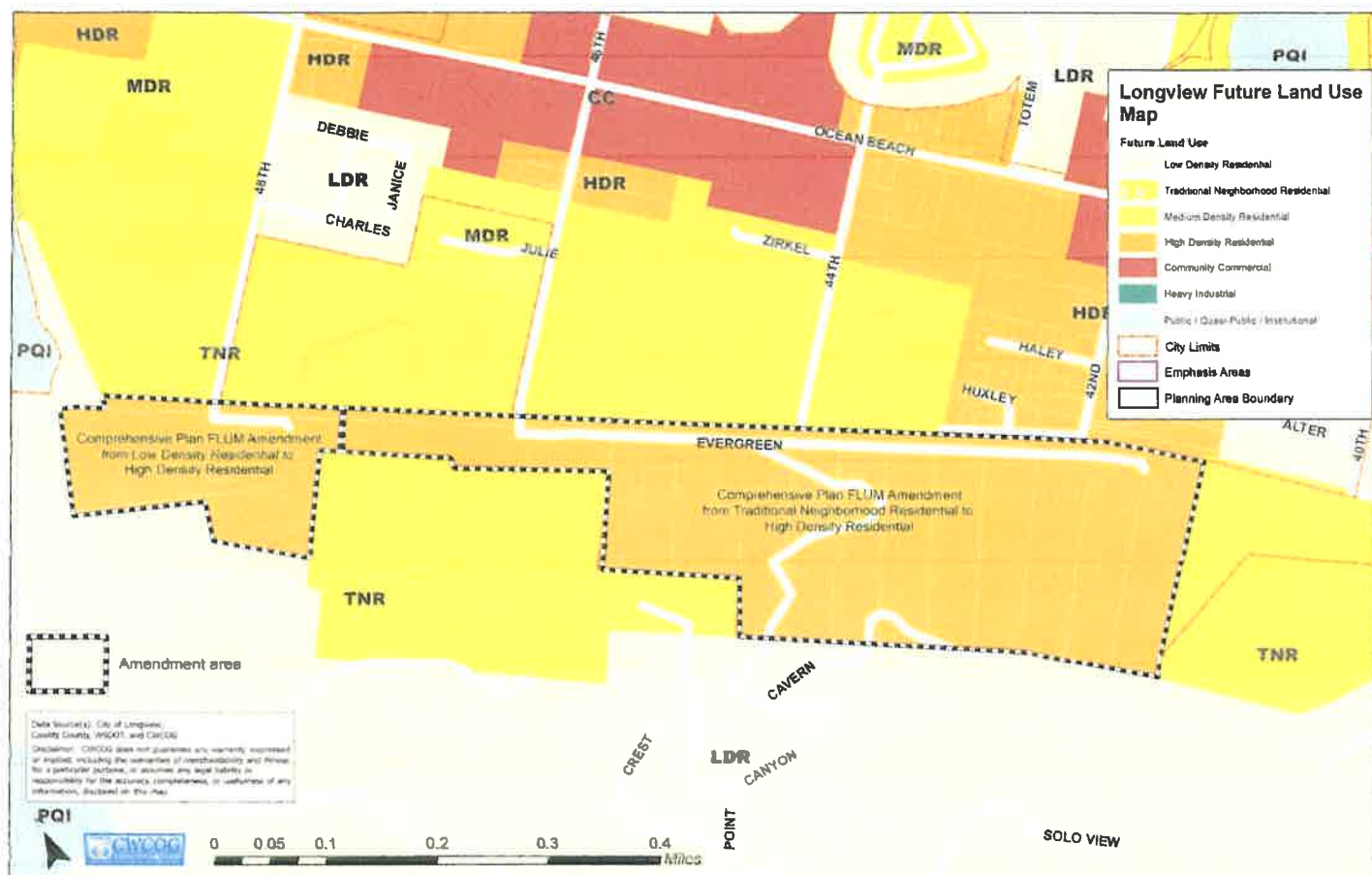
Scale Feet
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Source: ESRI ArcGISOnline Shaded Relief

Future Land Use Map Amendments

Barlow Point





Pennsylvania Street Area

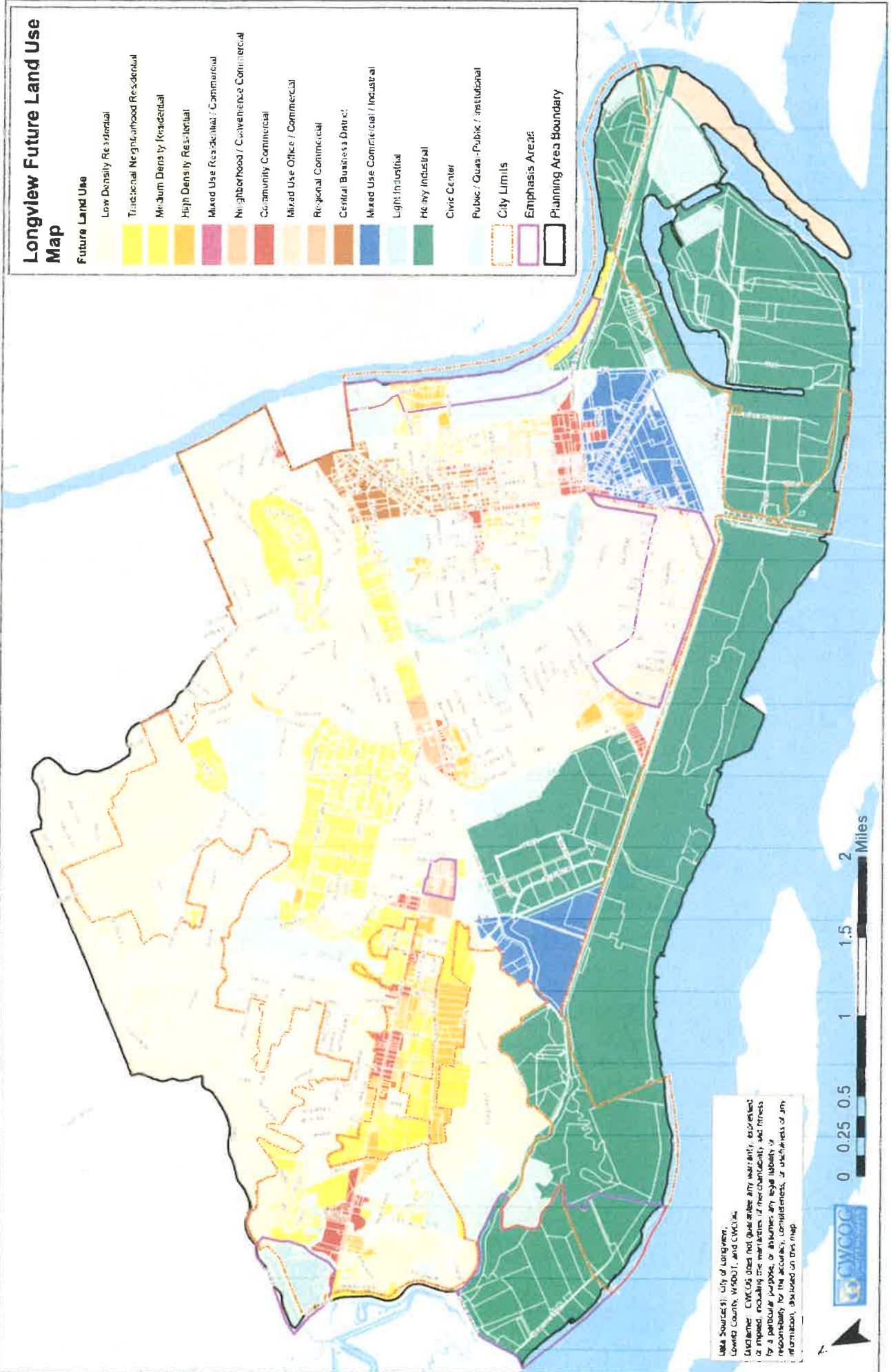




Longview Future Land Use Map

Future Land Use

- Low Density Residential
- Traditional Neighborhood Residential
- Medium Density Residential
- High Density Residential
- Mixed Use Residential / Commercial
- Neighborhood / Convenience Commercial
- Community Commercial
- Mixed Use Office / Commercial
- Regional Commercial
- Central Business District
- Mixed Use Commercial / Industrial
- Light Industrial
- Heavy Industrial
- Civic Center
- Public / Quasi-Public / Institutional
- City Limits
- Emphasis Areas
- Planning Area Boundary



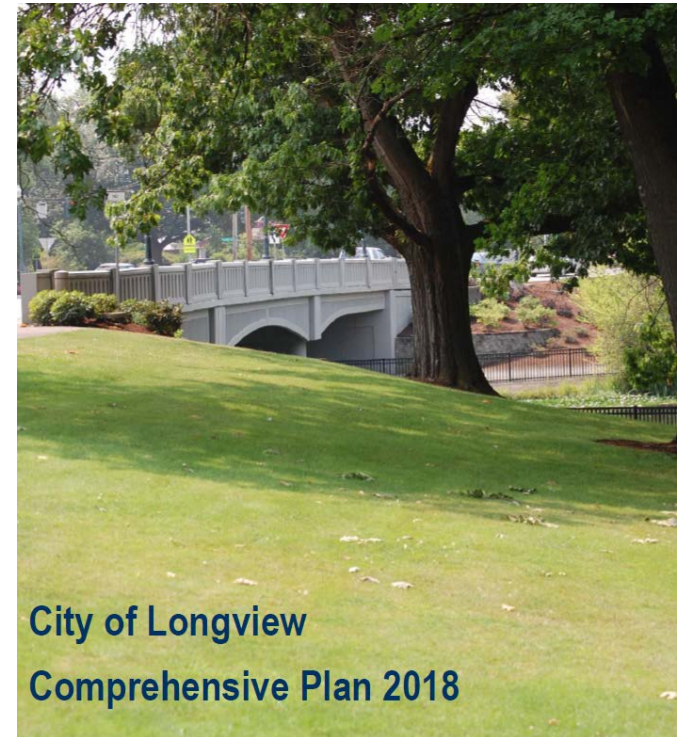
Map Sources: City of Longview, Lower County, Winkler, and Cottle. Disclaimer: CMC&A does not guarantee any warranty, expressed or implied, including the merchantability and fitness for a particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, obtained on this map.

0 0.25 0.5 1 1.5 2 Miles





Comprehensive Plan Update



City of Longview
Comprehensive Plan 2018

LONGVIEW

Washington

Topics from Public Hearing

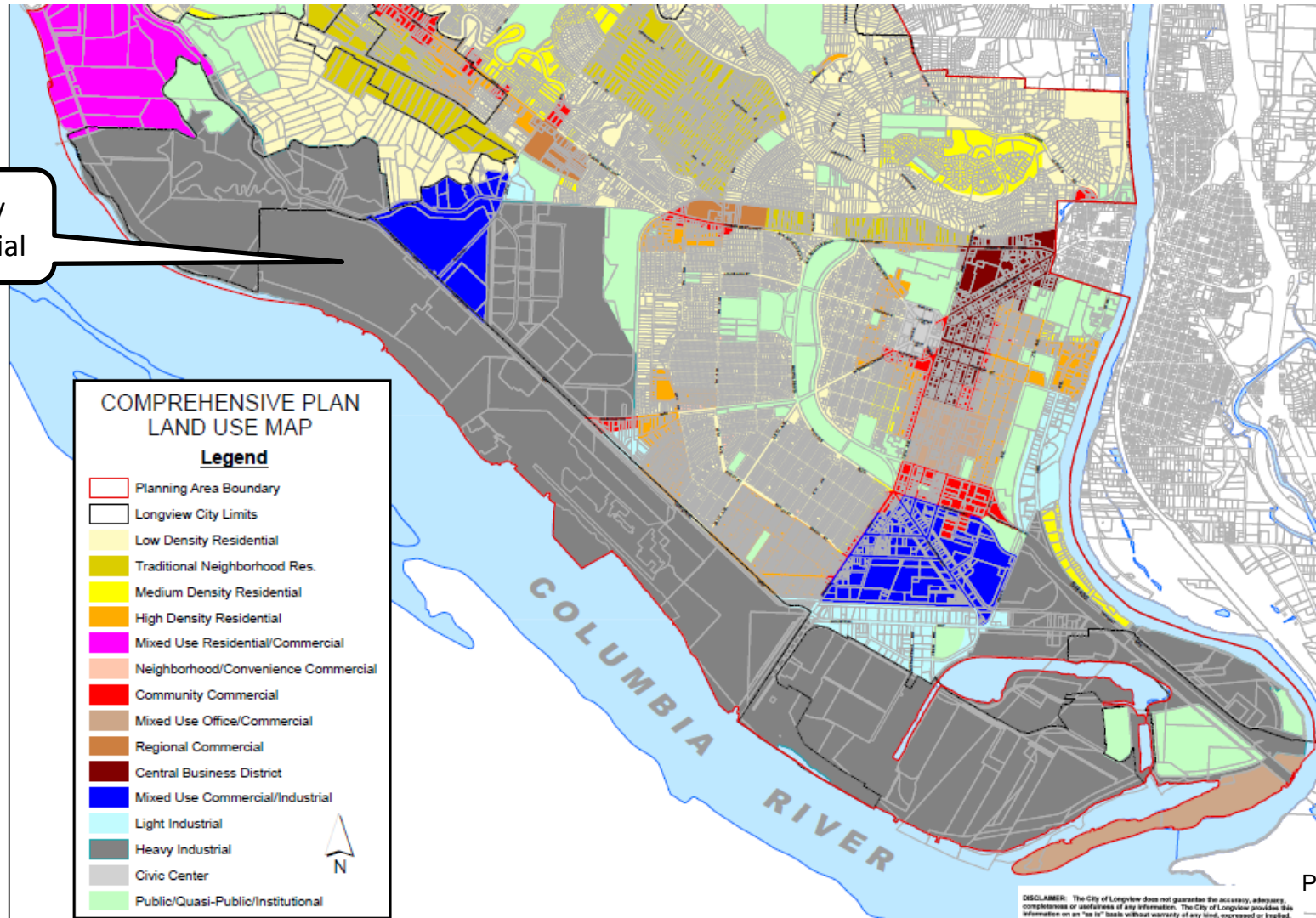
- Heavy Industrial classification at Mint Farm Industrial Park properties
 - Concerns about impacts to Mint Farm water supply wells.
 - Concerns about neighboring residences and changing to light industrial as a buffer
- Heavy Industrial classification proposed for land outside City at Barlow Point
 - Questioning highest intensity zone for undeveloped land
- Regional Commercial classification- comments and requested changes
- Change the color of Heavy Industrial classification on Future Land Use Map
- Specific Property classification changes [re-zone]
 - 57214 Mt. Solo Rd to High Density Residential [R-3 Residential]
 - 4357 OBH to Community Commercial [General Commercial]
 - 5238 Ocean Beach Hwy to Low Density Residential [R1, Residential]

Planning Commission Options

- Continue deliberation to next meeting
 - Schedule workshop
- Make decisions on some or all topics
- Make a motion to recommend adoption of the update with changes, to City Council

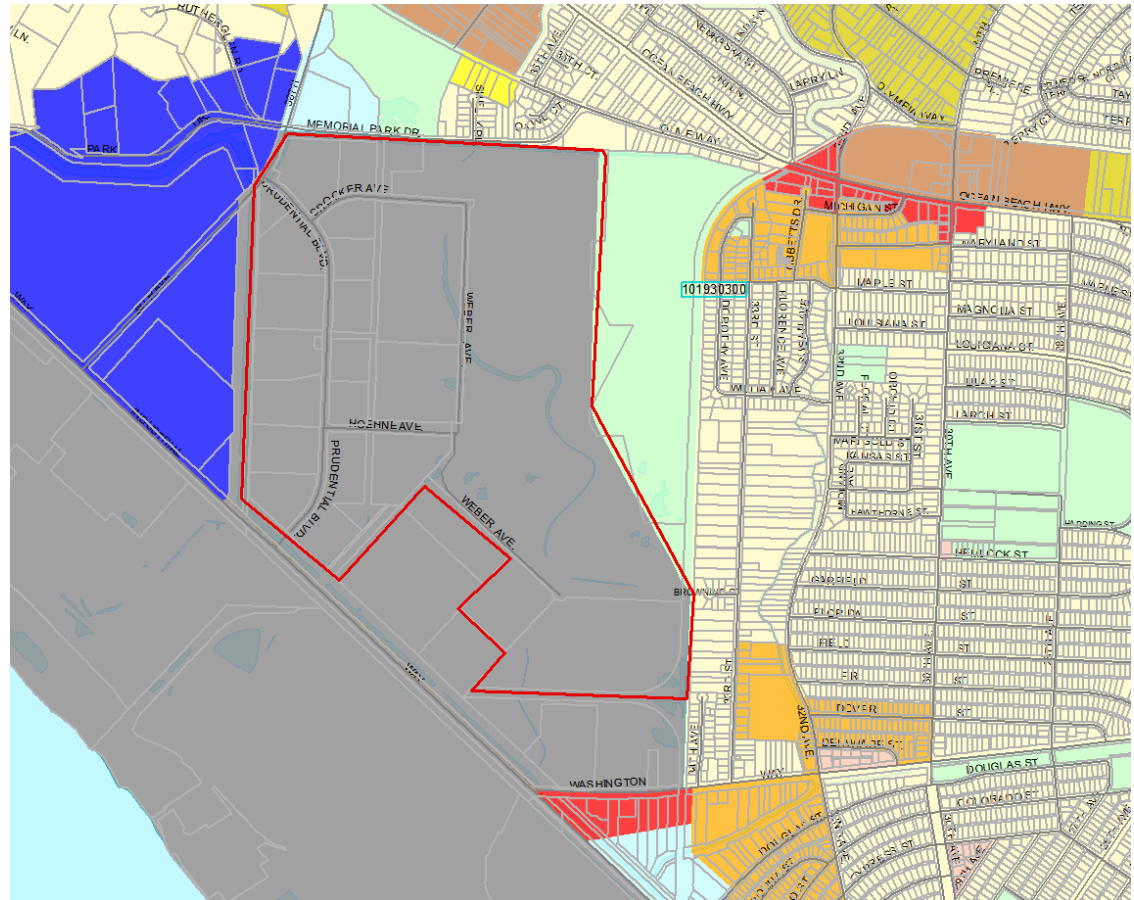
Change color of Heavy Industrial Classification on Future Land use Map

Heavy Industrial



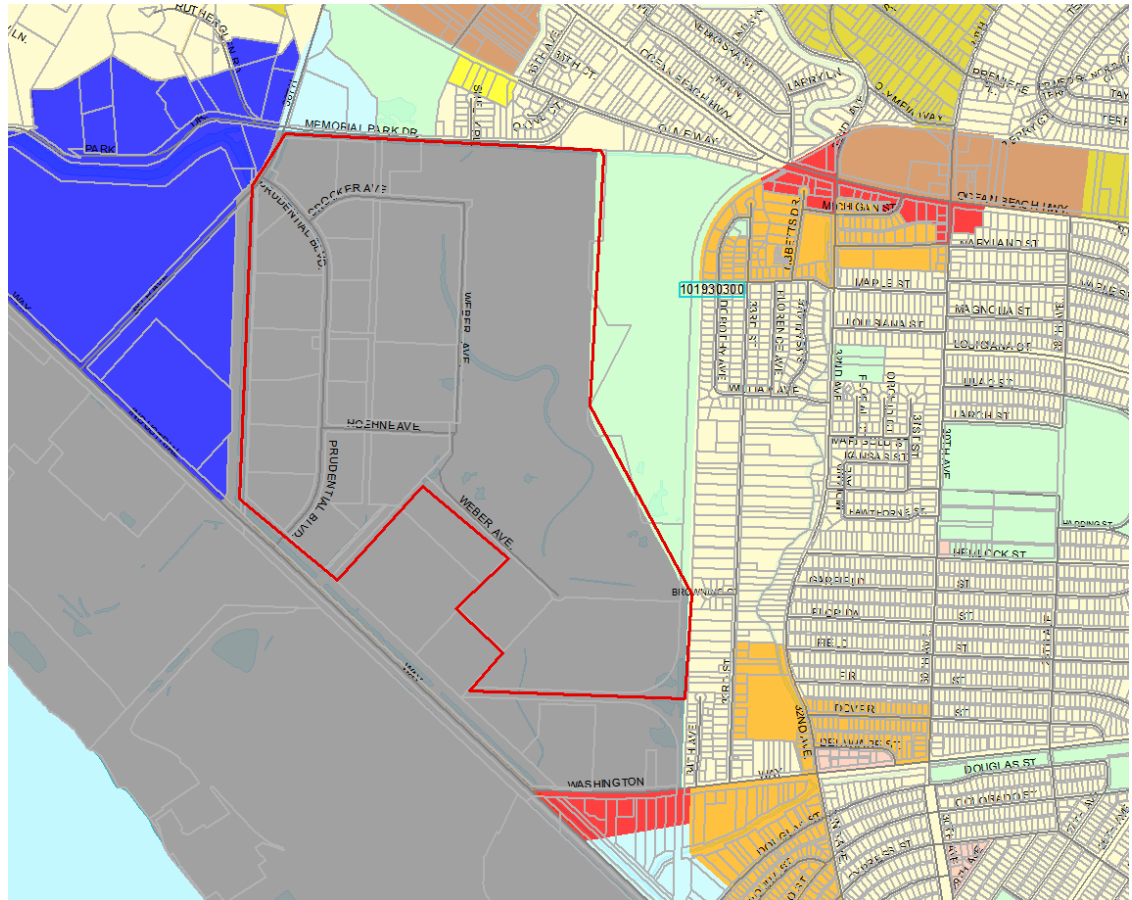
Mint Farm Topic

- Heavy Industrial classification at Mint Farm
- Concerns about impacts to MF water supply wells.
- Concerns about neighboring residences and changing to light industrial as a buffer



Mint Farm Topic

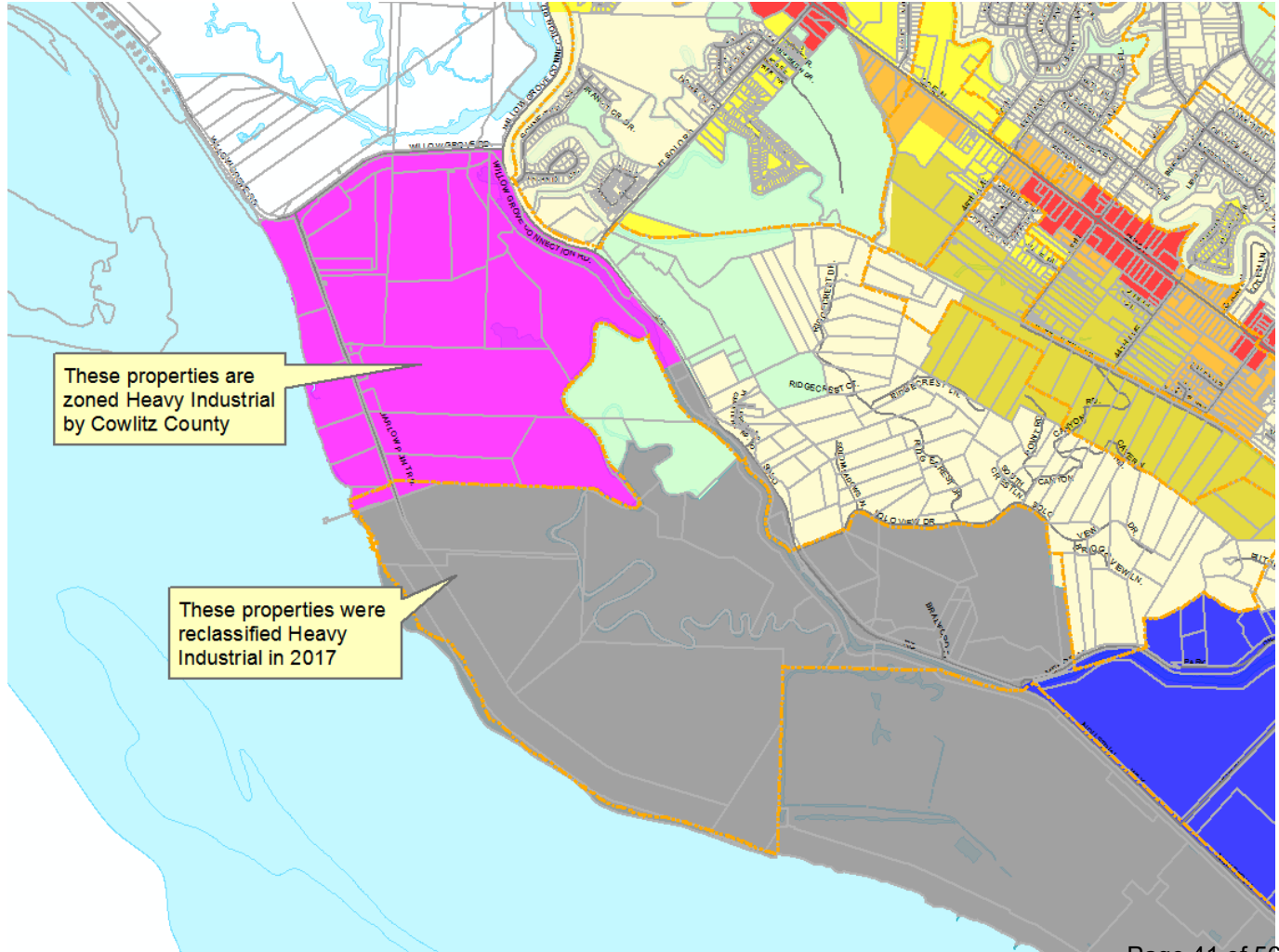
- Heavy Industrial zoning for the Mint Farm was settled in 2003 with thorough public input and deliberation.
- Existing zoning Performance Standards for Industrial Developments establish minimums to protect adjacent uses.
- The Mint Farm CC&R's provide additional measures to limit negative impacts.



Barlow Point Topic

Mapping
corrected from
those shown at
Public Hearing

Cowlitz County
has Barlow
Point zoned
Heavy Industrial



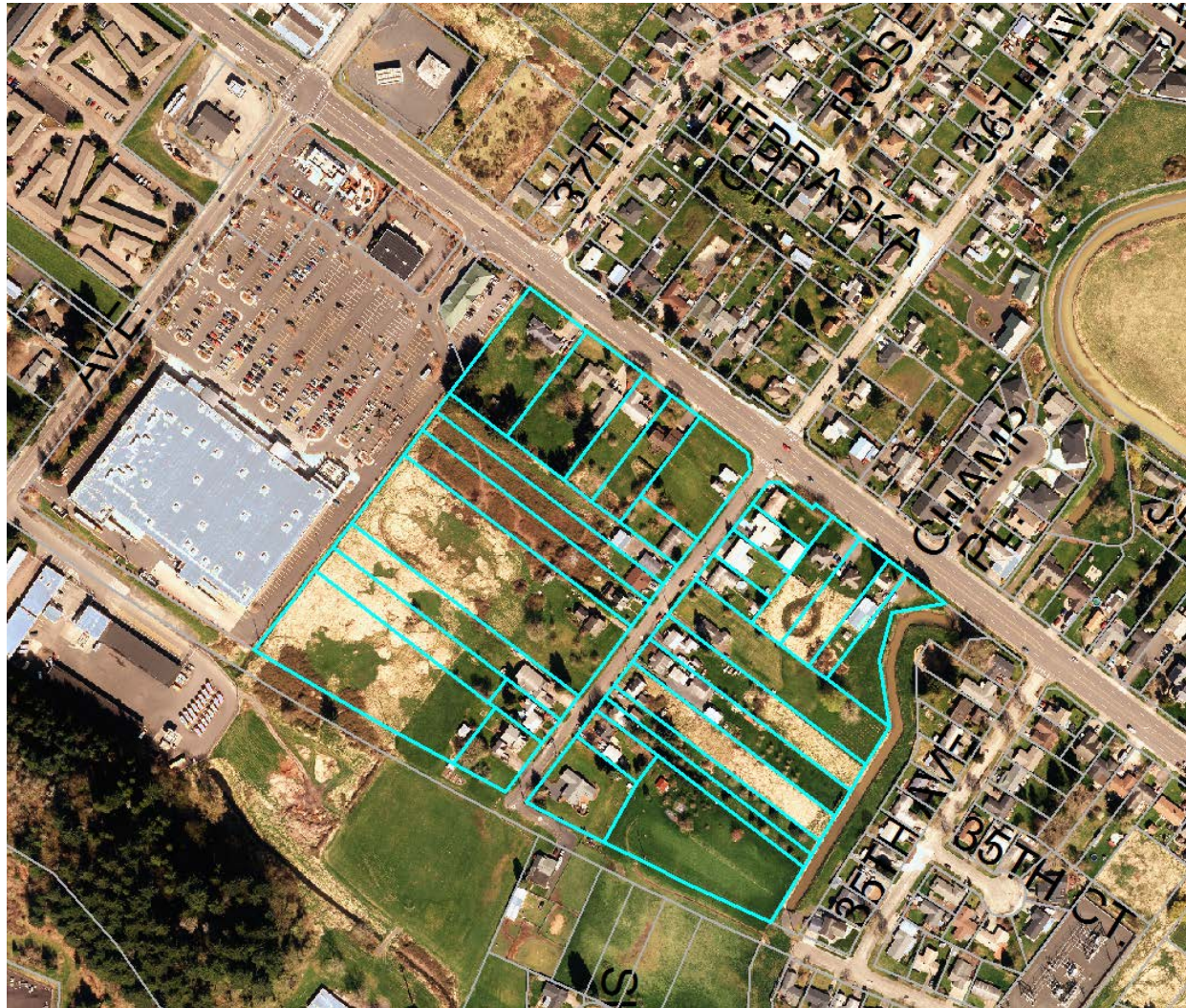
Barlow Point Topic

Mapping
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Public Hearing

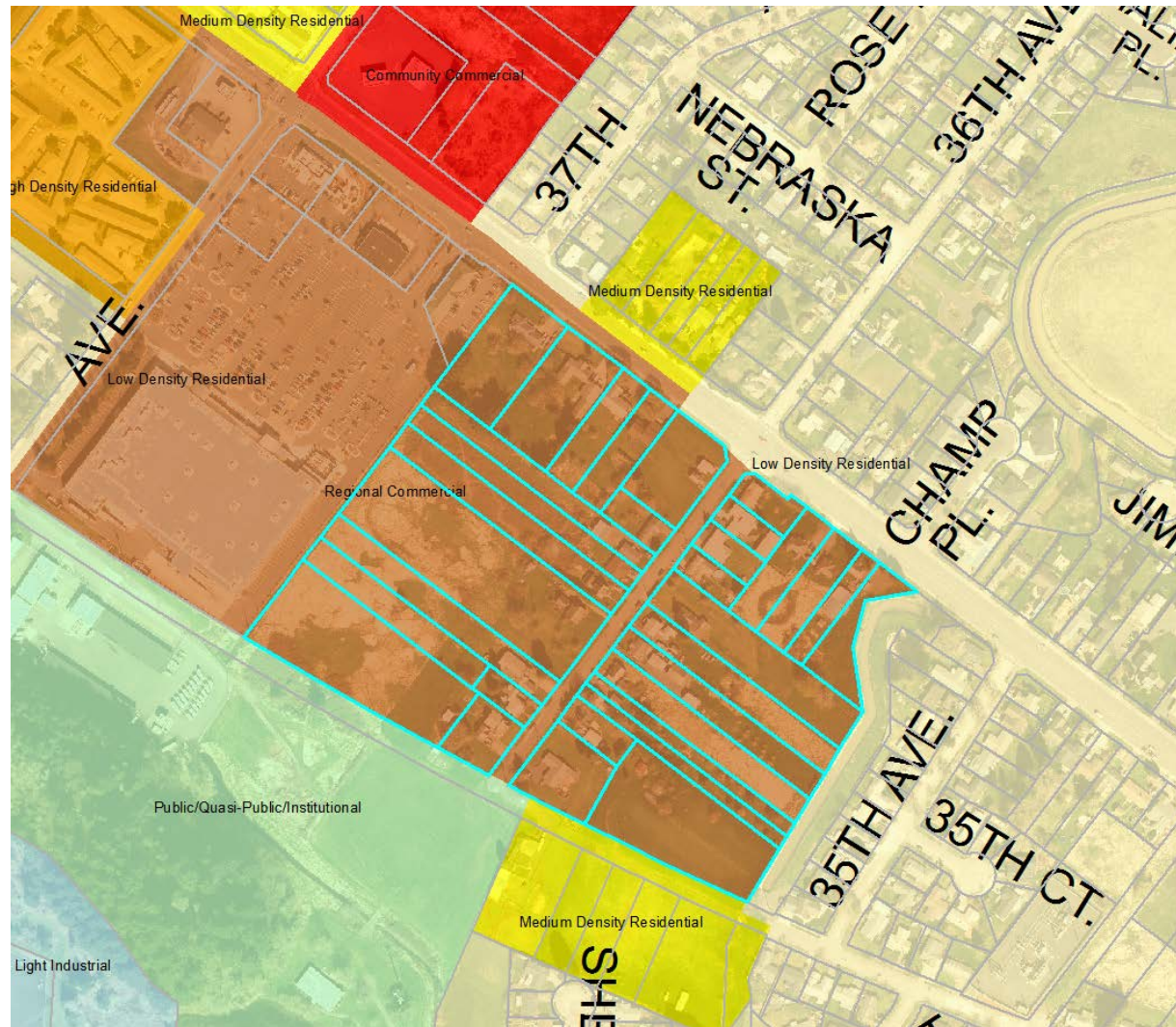
Cowlitz County
has Barlow
Point zoned
Heavy Industrial



Options for the 36th Ave Regional Commercial Classification



Options for the 36th Ave Regional Commercial Classification



Options for the 36th Ave Regional Commercial Classification

Small:

- 1. No change
 - add a new Objective to review and amend the RC zone given a changing retail economy.

Medium:

- 1. Re-classify the area Mixed Use Residential/Commercial.
 - Adopt a goal to draft a new zoning code for a mixed-use commercial/residential zone

Big:

- 1. Re-classify a portion of all of the OB Hwy lots Community Commercial. RC remains behind.
- 2. Re-classify entire area to Mixed Use Residential/Commercial

34th Ave RC Zone: Small Change

Objectives from the 2018 Draft Comprehensive Plan Chapter 2. Land Use

Industrial, Commercial, and Mixed-Use Areas

- Objective LU-F.1 Review the Regional Commercial, Civic Center, Country Club, and Riverfront District zoning for appropriateness and adequacy.
- Objective LU-F.2 Continue inventorying all potential historic sites in commercial and industrial areas for future historic registration.
- Objective LU-F.3 Update the sign code to conform with case law while enabling signage that serves the needs of commercial and industrial businesses.

36th Ave RC Zone: Medium Change

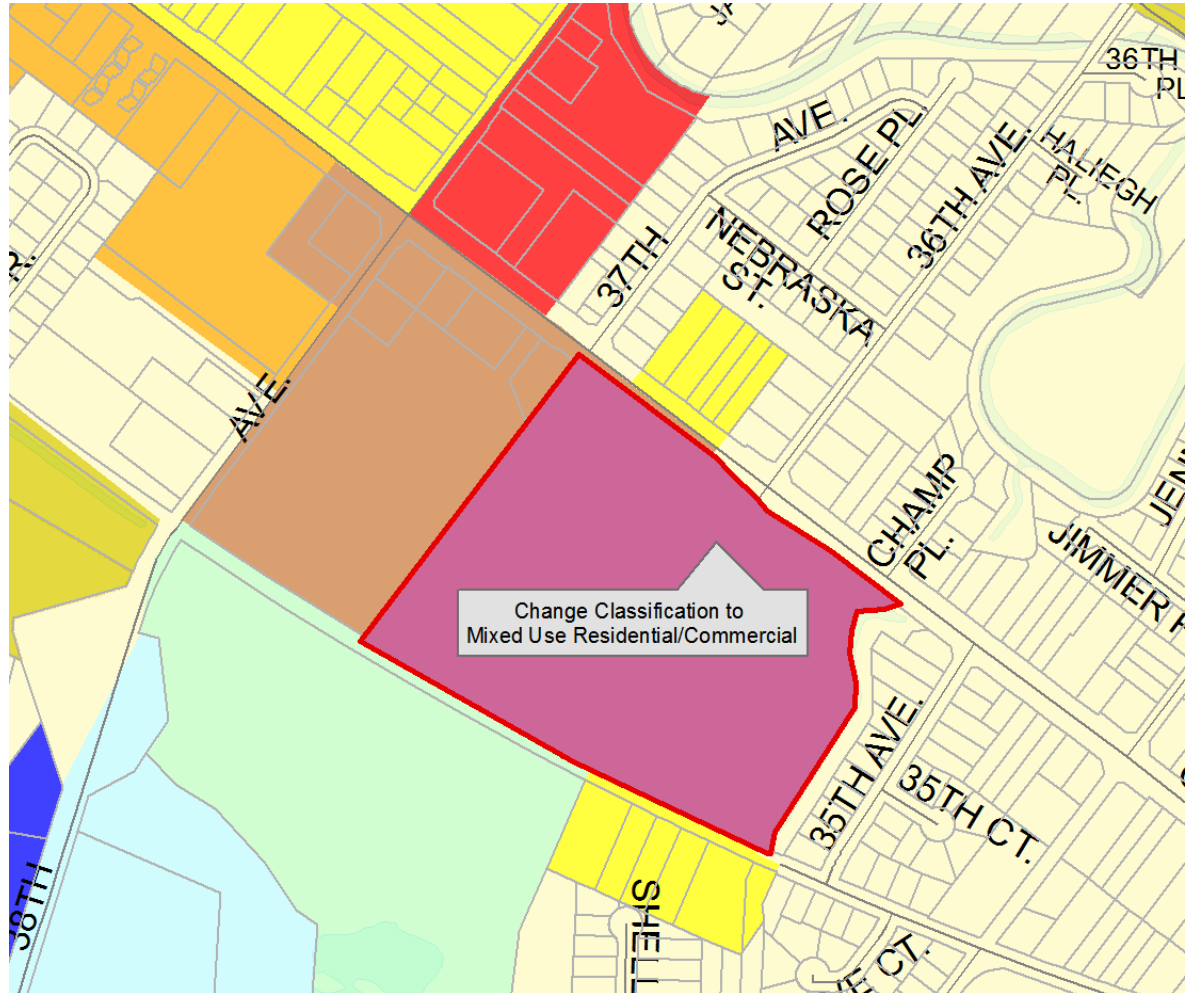
Industrial, Commercial, and Mixed-Use Areas

- Objective LU-F.1 Review the Regional Commercial, Civic Center, Country Club, and Riverfront District zoning for appropriateness and adequacy.
- Objective LU-F.2 Continue inventorying all potential historic sites in commercial and industrial areas for future historic registration.
- Objective LU-F.3 Update the sign code to conform with case law while enabling signage that serves the needs of commercial and industrial businesses.
- Objective LU-F.4 Develop zoning regulations for a Mixed-use Residential/Commercial Zone

36th Ave RC Zone: Big Change

Re-classify 36th Ave
Regional
Commercial
classified
properties to
Mixed-Use
Residential/
Commercial

[Re-zone when
regulations
developed]

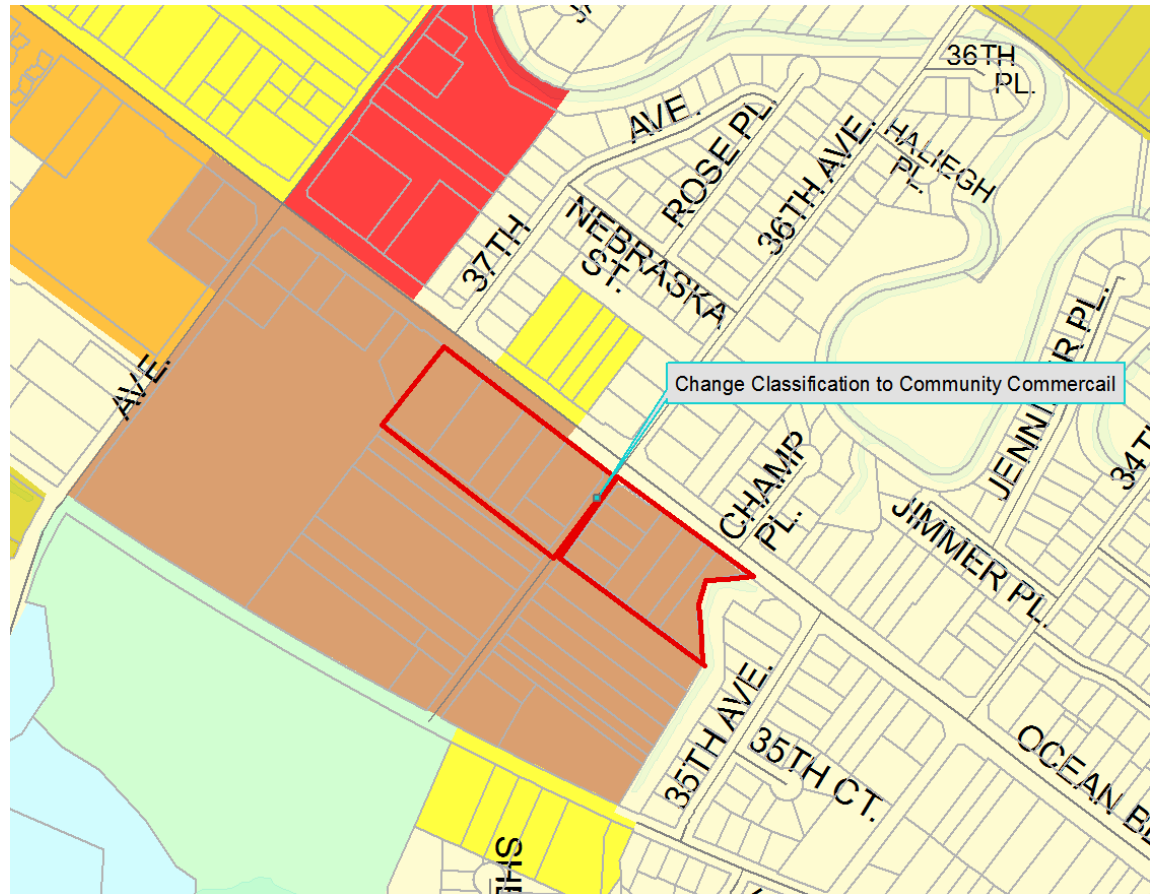


36th Ave RC Zone: Big Change

Re-classify Ocean
Beach Hwy lots to
Community
Commercial

Regional
Commercial remains
behind –or–

Re-classify rear
properties to
Medium Density
Residential



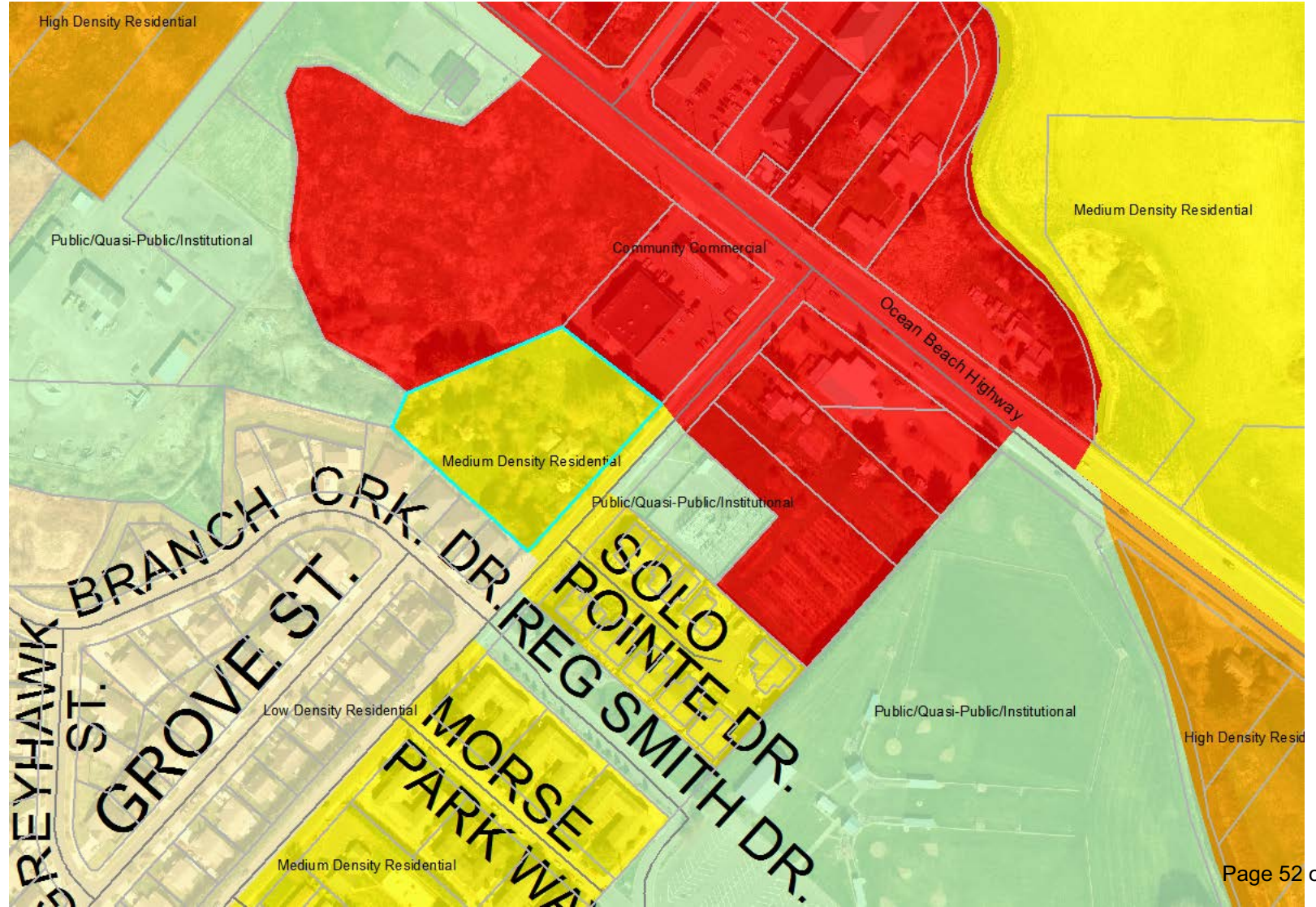
Specific property classification changes

- 5721 Mt. Solo Rd to High Density Residential [R-3 Residential]
- 4357 OBH to Community Commercial [General Commercial]
- 5238 Ocean Beach Hwy to Low Density Residential [R1, Residential]

57214 Mt. Solo Rd to High Density Residential [R-3 Residential]



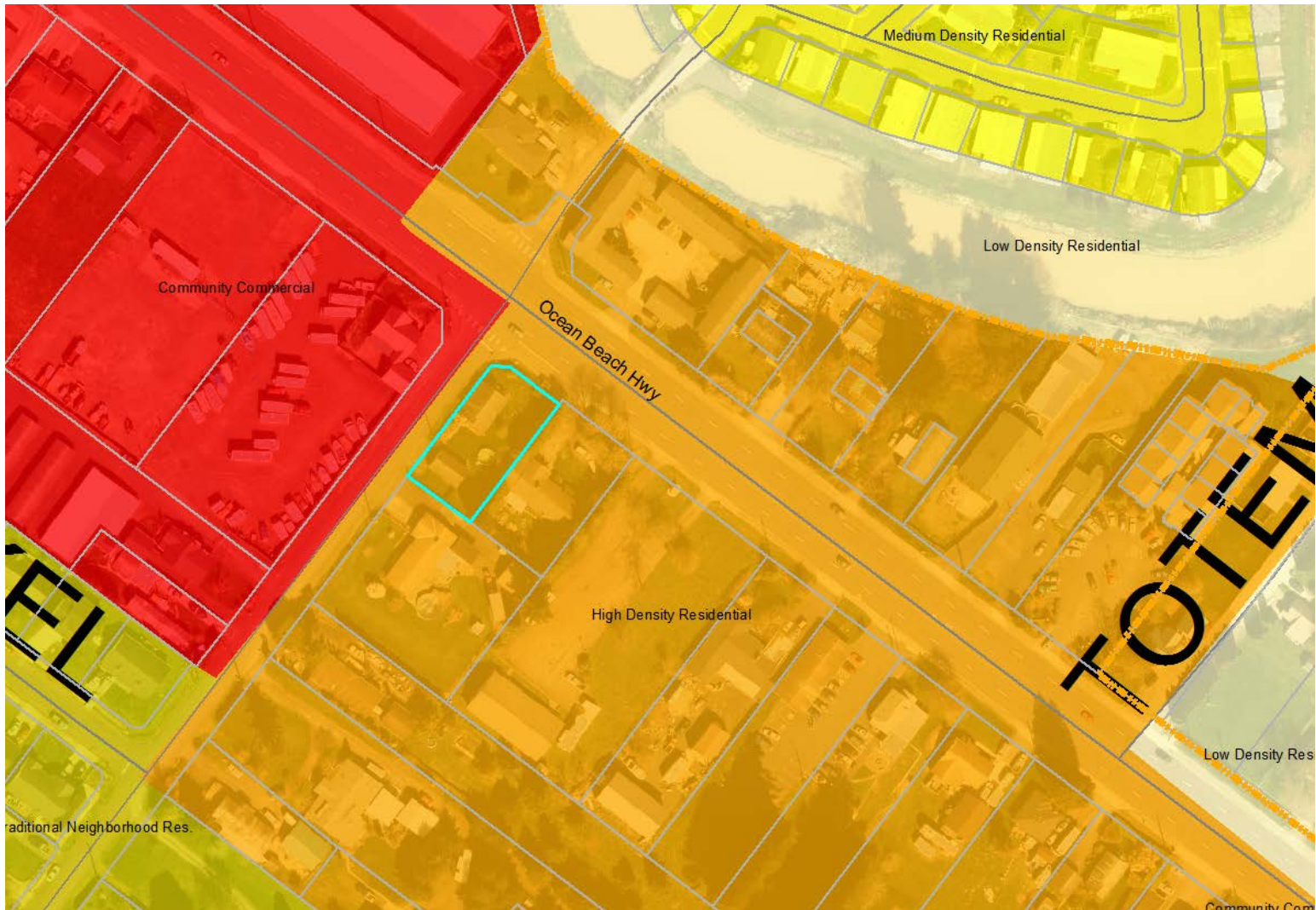
57214 Mt. Solo Rd to High Density Residential [R-3 Residential]



4357 Ocean Beach Hwy to Community Commercial [General Commercial]



4357 Ocean Beach Hwy to Community Commercial [General Commercial]



5238 Ocean Beach Hwy to Low Density Residential [R1, Residential]



5238 Ocean Beach Hwy to Low Density Residential [R1, Residential]

