



City of Longview

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

Agenda

Planning Commission

Wednesday, July 10, 2019

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.

1. ROLL CALL

2. MINUTES

19-000241 MINUTES OF THE JUNE 5, 2019 PLANNING COMMISSION MEETING

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

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

5. PUBLIC HEARINGS

19-000239 SUMMARY STATEMENT:

PC 2019-2- Proposed amendments to the zoning code to allow electronic message center signs in residential zones for churches, schools and public safety facilities.

RECOMMENDED ACTION:

Motion to recommend the proposed zoning code amendments to the City Council for adoption with the following additional regulation:

1. Hours of operation: The EMC sign shall be completely turned off between the hours of 9:00 pm and 7:00 am, seven days a week, except EMC signs for academic uses must be turned off between the hours of 9:00 p.m. and 6:00 a.m.

The Community Development Director has concluded enforcement of illumination limits (brightness) contained in the proposed ordinance will require special devices and or training and recommends including limits on the hours of operation for a simple, enforceable, standard to protect adjacent uses from impacts of the EMC signs.

6. OTHER BUSINESS

7. NON-PUBLIC HEARING ITEMS

19-000240

SUMMARY STATEMENT:

A developer is requesting a change be made to the draft comprehensive plan update of the future land use map for three properties. Staff has received a request to change the land use classification for 3.45 acres at 5721 Ocean Beach Hwy from High Density Residential to Low Density Residential so that a manufactured home park may be developed on the property. Manufactured Home Parks are only permitted in the R-1 zone and are regulated similarly to a single family subdivision.

The City Council is scheduled to take action on the Comprehensive Plan update in August 2019, providing time for the Planning Commission to consider this last request before the Future Land Use Map is published.

RECOMMENDED ACTION:

The Ocean Beach Hwy corridor land uses are classified based on a 'nodal' model of intense land uses clustered at intersections and lower intensity land uses behind. This request would remove some high density residential land from the corridor but can be supported given the proposed use will achieve a higher density than is possible in the R-1 zone and given other changes approved along the corridor to change from a low or medium density residential to high density residential classification.

8. **PLANNER'S REPORT**9. **ADJOURNMENT**



City of Longview

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Minutes

Agenda

Planning Commission

Wednesday, June 5, 2019

7:00 PM

City Hall

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1. **ROLL CALL**

Chairman Collins called the regular Planning Commission to order at 7 p.m.

Present: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren

Absent:

Staff Present:

Jeff Cameron, Public Works Director; John Brickey, Community Development Director; Ken Hash, City Engineer; Sean Kelly, Assistant City Attorney; Adam Trimble, Planner; Lisa Vertrees Administrative Assistant

2. **MINUTES**

19-000192 Minutes of the May 1, 2019 Regular Planning Commission Meeting

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to approve the minutes of the May 1, 2019 regular Planning Commission meeting. The motion passed unanimously.

*Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren
Nays: None*

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time

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

There being no public hearing the reading of the Declaration of Ex Parte Communication was waived.

5. PUBLIC HEARINGS

None at this time.

6. NON-PUBLIC HEARING ITEMS**19-000193 DRAFT ZONING CODE AMENDMENTS FOR ELECTRONIC MESSAGE CENTER SIGNS IN RESIDENTIAL ZONES.****SUMMARY STATEMENT:**

City Council has given direction to bring a recommendation for code changes to permit electronic message center signs in residential zones for churches, schools and public safety uses.

RECOMMENDED ACTION:

Review draft code language and provide direction to staff on proposed regulations allowing electronic message center signs. Set a public hearing to consider a recommendation to the City Council for proposed amendments to the zoning code.

Mr. Timble reviewed the proposed draft amendments and provided a visual presentation. After discussion, staff will make the changes requested by the Planning Commission.

A motion was made by Member Ramona Leber, seconded by Member Bill Josh, to update the draft zoning code amendments for electronic message center signs in residential zones, with edits, and to set a public hearing on the matter at the July 10, 2019 special meeting of the Planning Commission. The motion passed unanimously.

*Ayes: All
Nays: None*

**19-000194 UPDATE TO THE 2006 COMPREHENSIVE PLAN - FINAL DRAFT REVIEW
SUMMARY STATEMENT:**

The Planning Commission has worked to provide an update to the 2006 comprehensive plan and now has a final draft to consider for a recommendation of adoption by the City Council. This update is not considered a major change or departure from the current comprehensive plan but includes current data and revised goals and policies reflecting changes and progress made since 2006. The update also includes several changes to the Future Land Use Map for specific properties and areas.

RECOMMENDED ACTION:

Motion to recommend the City Council adopt the proposed update to the 2006 Comprehensive Plan and changes to the Future Land Use Map.

Mr. Trimble reviewed the latest changes to the 2006 Comprehensive Plan update draft.

A motion was made by Member Ramona Leber, seconded by Member Ray Van Tongeren, to recommend City Council adopt the proposed update to the 2006 Comprehensive Plan and changes to the Future Land Use Map as corrected by staff. The motion passed unanimously.

*Ayes: All
Nays: None*

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

- * Mr. Cameron introduced the new City Engineer, Ken Hash.*
- * Public Works has received three grants: \$1 million to the Beech St. Extension project, \$1.9 million to LID, grant dollars toward the Dike trail and pedestrian crossing facilities, and a hybrid pedestrian crossing beacon at Washington Way and 28th.*
- * Update on the Nichols overlay and ADA upgrades.*
- * A subdivision plan has been submitted for Overlook .*
- * Mt. Solo estates may start work this summer.*
- * 9th Ave. apartments are in the planning stages.*
- * We held a shorelines hearing for the proposed covered basketball hoop at Lake Sacajawea.*

9. ADJOURNMENT

The next special meeting of the Planning Commission is scheduled for July 10, 2019 at 7 p.m.

With no further business to discuss, the meeting adjourned at 8:25 p.m.

Lisa Vertrees, Administrative Assistant



TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

HEARING

DATE: July 10, 2019

SUBJECT: **CASE NUMBER PC 2019-2: Zoning Code Amendments to allow electronic message center signs for religious establishments, public or private schools and public safety facilities in residential zoning districts.**

TYPE OF

DECISION: Legislative

BACKGROUND

Currently, electronic signs are prohibited in residential zones. At the March 28, 2019 City Council meeting, the city council voted to direct the Planning Commission to draft amendments to the zoning code allowing and regulating electronic message center signs for churches in residential zones. This was at the request of representatives from the St. Rose Catholic Church which has an existing illuminated (manual) changeable copy sign facing the Washington Way/Nichols Blvd intersection. At the May regular meeting, the Planning Commission reviewed regulations from other Washington cities for electronic message center signs and heard from representatives of St. Rose church and a sign contractor on the subject. The Planning Commission considered draft sign code regulations at the June meeting, made some changes, and then unanimously voted to hold a public hearing on the draft at the July 10, 2019 special planning commission meeting.

The purpose of the proposed zoning code amendments is to allow electronic message center signs, defined by the Planning Commission as *a changeable copy sign that uses a matrix of electronic illumination elements, digital or analog, to display or project copy which can be modified by electronic processes*. The intention is to accommodate improved technology for changeable copy signs which have become more affordable, and common in communities. Limits on the number, type, size, height, location, illumination, and display rate are needed to avoid significant adverse impacts to neighborhoods. The amendments to the Supplemental Residential Zoning Standards, LMC §19.22 would be applicable to the City's residential districts.

PROPOSAL

Under the proposal, amendments and additional provisions are made to Supplemental Residential Zoning Standards LMC §19.22.040. And a definition is added to LMC § 16.13.040, New chapter added to Uniform Sign Code. The draft amendments are attached as Exhibit A.

S.E.P.A. Determination

An Environmental Checklist for the proposed zoning code revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on June 26, 2019. [E 2019-5 SEPA checklist] The comment period for the SEPA checklist ended on July 10, 2019. SEPA documents are attached as Exhibit B.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on June 26, 2019 and July 9, 2019.

Citizen Correspondence

As of this writing, the City has received no written comments.

Comprehensive Plan Goal and Policies

Goals, Objectives and Policies

The 2006 Comprehensive Plan does not contain any specific goals, objectives and/or policies for signage in residential zones; there is only mention of wayfinding signage and desire for commercial zone sign regulations and landscaping requirements. The draft 2019 Comprehensive Plan provides the following under the Land Use element's Urban Design section:

Goal LU-C Ensure that development is of high-quality design; is serviced by a safe and convenient pedestrian, bicycle, and vehicular circulation system; has adequate parking, landscaping, and screening; and that signs are in scale and complement a district's character.

Objective LU-C.7 Develop comprehensive citywide sign regulations that provide for business visibility and impact while enhancing the city's visual character.

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.

The 2006 and draft 2019 Comprehensive Plan both contain multiple goals, objectives and policies relating to land use compatibility including the following from the 2006 Comprehensive Plan:

Goal LU-A To encourage orderly, efficient, and beneficial development within Longview while maintaining a balance of business and residential uses within the City.

Policy LU-A.1.4 Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses, where appropriate, to create a quality community which has a full range of public facilities and services. These uses should be sited, designed, and scaled to enhance and be compatible with the surrounding natural and built environment

Goal LU-B - To ensure that the location and design of new development is appropriate in type, density, and location considering existing land use patterns, capacity of public facilities, natural characteristics of the land, and the vision of the community.

Policy LU-D.3.1 Identify single-family dwellings as the principle use in the City's established low-density residential districts. Allow for secondary uses that are compatible with a single-family character.

Goal HO-B Promote housing and neighborhoods that support thriving communities.

STAFF DISCUSSION

Direction from the City council included allowing electronic message center (EMC) signs for churches as a special property use permit. This would involve a public hearing and decision by the Appeal Board of Adjustment for each new or replaced EMC sign. The Planning Commission considered this approach and opted to permit EMC signs where they meet proposed regulations a-k in Exhibit A, finding that the special property use process can involve custom requirements applied by the Appeal Board of Adjustment with the potential for uneven application of restrictions or allowances for EMC signs in different locations. The proposed code amendments are intended to allow for EMC signs where a church, school or public safety facility site is capable of meeting the minimum requirements to protect neighboring homes from adverse impacts.

The Planning Commission also determined that schools and public safety facilities should be included in the uses allowed to have EMC signs, finding that these uses will have a similar benefit of using the digital changeable copy sign technology as religious establishments and are frequently located in residential zones throughout the city. In all residential zones, religious establishments, schools public or private and public safety facilities are only permitted as a Special Property Use, requiring approval by the Appeal Board of Adjustment.

- "School" means an institution of learning for minors, whether public or private, offering regular course of instruction required by the Washington Education Code. This definition includes kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education.
- "Public safety facility" means a facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

STAFF FINDINGS

Staff has examined the merits of the proposal to amend the Longview Zoning Code and makes the following findings:

1. School grounds, public safety facilities and religious establishments are often located in residential neighborhoods.
2. Changing technology and availability of digital changeable copy signs, referred to as Electronic Message Center signs, warrant an update of zoning regulations to allow the technological advancements to be utilized by community institutions for informational and advertising purposes.
3. Regulations as proposed in Exhibit A are necessary to protect the quality, character and value of residential properties and neighborhoods from adverse impacts associated with digital changeable copy (EMC) signs, including but not limited to, prohibition of video display and limitations on hours of operation.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to adopt the subject zoning code amendments.

EXHIBITS

- A. Proposed Zoning Code amendments
- B. SEPA Documents

Report Date: July 3, 2019

Exhibit A

Proposed amendments to the zoning code to allow electronic message center signs in the residential zones for certain non-residential uses.

- Language proposed to be added is underlined. Language proposed to be removed has ~~strikethrough~~.

Longview Sign Code:

<https://www.codepublishing.com/WA/Longview/#!/Longview19/Longview1922.html#19.22.040>

19.22.040 Signs in residential zones.

In addition to the standards set forth in Chapter [16.13](#) LMC, the following regulations also govern the use of signs in the R-1, R-2, R-3, R-4 and TNR zones:

- (1) Except as provided in Chapter [16.13](#) LMC, all signs shall relate to business or activities conducted on the premises on which the signs are situated.
- (2) Signs that pertain to a home occupation activity shall adhere to the standards set forth in LMC [19.22.030](#).
- (3) All signs approved under this section shall be nonflashing and, if illuminated by artificial light, such lighting shall be oriented to prevent light trespass onto adjacent residences and properties and shall be oriented towards the ground. ~~Electronic readerboards are not permitted.~~ Electronic message center (EMC) signs as defined in Chapter 16.13 LMC may be permitted for religious establishments, public or private schools and public safety facilities where they meet the following requirements:
 - (a) Number of EMC signs: 1 per use.
 - (b) Types of EMC signs allowed: fascia, monument or pole signs.
 - (c) Maximum size: 30 square feet not including foundation, base or frame.
 - (d) Maximum height:
 - (i) Monument sign: 8 feet measured from grade;
 - (ii) Fascia signs: 10 feet, and shall not extend above the parapet or eave line;
 - (iii) Pole signs: shall not exceed 16 feet above grade.
 - (e) Location:
 - (i) The EMC sign shall not be located closer than 10 feet to any lot line, nor closer than 70 feet to any residential building; and
 - (ii) Locations which or create confusion relative to interpretation of traffic signals or traffic signs shall not be permitted; and
 - (iii) Pole signs are not permitted within 30 feet of the edge of pavement of the facing street.
 - (f) Illumination Limits:

- (i) Signs with an electronic message shall incorporate photocell/light sensors, with automatic dimming technology that appropriately adjusts to ambient light conditions; and
- (ii) Electronic message center signs which create a source of glare shall be adjusted or removed as directed by the Building Official. No electronic message center sign may be illuminated to a degree of brightness that is greater than necessary for adequate visibility. In no case may the brightness exceed eight thousand nits (8,000) or equivalent candelas during daylight hours; and
- (iii) Signs with an electronic message center which meet all of the above standards may also provide internal illumination to the remainder of the sign.
- (g) Hold Time. The display shall be limited to text and static images only and shall not appear to flash, portray blinking or chasing lights, or otherwise create continuously changing images. However, scrolling of text (horizontal or vertical) is permitted. The rate of change for sign copy from one message to another shall be no more frequent than every eight seconds and the actual copy change shall be accomplished in four seconds or less. Once changed, the copy shall remain static until the next change.
- (h) Permits. Electronic message center sign permit applications must include a copy of the manufacturer's operating manual, which includes the manufacturer's recommended standards for brightness, scrolling or traveling speed, and other display operations. Electronic message center sign permit applications must also include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.
- (i) Maintenance: Any permitted electronic sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner shall be repaired or disconnected within five days by the owner or operator of the sign.

(4) Street, park, recreational, trail, public utility, and similar signs that are erected by the city of Longview are hereby exempted from the regulations of this section.

(5) Churches and schools may have up to two signs unlimited in size attached to the principal building for identification purposes. Churches, schools, parks and public playgrounds, existing or hereafter erected or created, may also have signs separate from any building or structure on the premises used for any such purpose so long as the signs do not exceed a total of 30 square feet in area and so long as no portion thereof, including any foundation, base or frame, is closer than 10 feet to any lot line at street intersections; provided, however, signs for school campuses shall be permitted which contain a total of not to exceed 80 square feet in area, not including foundation, base or frame, and not closer than 10 feet to any lot line.

(6) Duplex, triplex, fourplex, or townhouse developments may include one unit identification sign per unit; provided, that the sign is not more than five square feet in total area. In addition, one freestanding development and/or entrance sign may be erected; provided, that it does not exceed 10 square feet in total sign area and its associated structure, nor exceeding a height of six feet. Such signs shall be for the purpose of identification only.

(7) Multifamily Signs. For multifamily residential uses of five or more units within one principal structure, not more than one sign, attached to the principal building, not exceeding 20 square feet in area

including all embellishments, shall be permitted. In addition, one freestanding sign, not exceeding 10 square feet in total sign area and its associated structure, nor exceeding a height of six feet, shall be permitted for multifamily apartment projects containing five or more units. No portion of the sign, including any foundation, base or frame, shall extend over any portion of the right-of-way. In addition, a maximum of two directional or informational signs not exceeding five square feet in area per sign may be erected; one of the two permitted directional or informational signs may be freestanding, not to exceed a height of 42 inches.

(8) Nonresidential Land Uses. Nonresidential land uses, except those listed above, in the R-3 and R-4 shall adhere to the following sign standards:

(a) Attached Signs. Nonresidential land uses as permitted in the residential zones may be permitted one sign attached to the principal building not to exceed 30 square feet in total sign area, including all embellishments. Nonresidential land uses located on corner lots may be permitted one sign attached to each elevation that faces a public right-of-way, not to exceed 20 square feet in area per sign, including all embellishments, to a maximum of two attached signs; and

(b) Detached Signs. Nonresidential land uses as permitted in the residential zones may be permitted one freestanding sign separate from signage attached to any building or structure on the premises so long as the sign and its associated structure does not exceed a total of 30 square feet in total sign area and so long as no portion thereof, including any foundation, base or frame, extends over any portion of the right-of-way, nor exceeds a height of eight feet. Nonresidential land uses located on corner lots may be permitted one freestanding sign facing each public right-of-way, up to a maximum of two freestanding signs, so long as each sign and its associated structure does not exceed a total of 20 square feet in total sign area, and so long as no portion thereof, including any foundation, base or frame, extends over any portion of the right-of-way, nor exceeds a height of eight feet. (Ord. 3122 § 15, 2010).

16.13.040 New chapter added to Uniform Sign Code.

Section 1506. Additional Definitions.

(13) Changeable copy sign.

“Changeable copy sign” means a sign designed to allow for the message it displays to be periodically changed through manual, mechanical, or electrical means. A changeable copy sign does not include time and temperature signs.

(##) Electronic Message Center

“Electronic Message Center” means a changeable copy sign that uses a matrix of electronic illumination elements, digital or analog, to display or project copy which can be modified by electronic processes.



June 26, 2019

To: Washington State E.C.Y., Environmental Review Section
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Willapa Hills Audubon Society, Permit Reviews
Bill Marcum, Kelso-Longview Chamber of Commerce
Jennifer Wills, Longview Parks & Recreation Director
Deborah Johnson, Captain, Longview Police Department
Dave LaFave, Chief, Cowlitz 2 Fire and Rescue
Jim Kambertz, Chief, Longview Fire Department
The Daily News

From: John Brickey, Director of Community Development/Building Official

Subject: SEPA Environmental Checklist Review - Application #E 2018-15

Project: Adam Trimble, Interim Planning Manager with the City of Longview has submitted a SEPA checklist for a non-project action to amend the City's zoning ordinance regarding signage regulations for specific uses in the City's residential zoning districts. The regulations would allow electronic message center signs (electronic signs with changeable copy or digital displays) for churches, schools public or private, and public safety facilities with restrictions. The proposal is a non-project action affecting residential zoning districts R-1, R-2, R-3, R-4 and TNR within the city limits of Longview, WA. The proposal is attached.

The applicant has submitted an Environmental Checklist for review under WAC 197-11, the SEPA Rules.

The non-project action applies city-wide.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. Wednesday, July 10, 2019.**

If you have any questions or need additional information, please contact Adam Trimble, Interim Planning Manager at (360) 442-5092 or me at (360) 442-5080.

Thank you.

Attachments: Proposed zoning code amendments

Cc: Applicant: City of Longview
File



**DETERMINATION OF NON-SIGNIFICANCE
SEPA RULES - WAC 197-11-970**

Description of Proposal: E 2019-5 The City of Longview proposes amend the City's zoning ordinance regarding signage regulations for specific uses in the City's residential zoning districts. The regulations would allow electronic message center signs (electronic signs with changeable copy or digital displays) for churches, schools public or private, and public safety facilities with restrictions. The proposal is a non-project action affecting residential zoning districts R-1, R-2, R-3, R-4 and TNR within the city limits of Longview, WA. The proposal is attached.

Proponents: Adam Trimble, Interim Planning Manager
City of Longview
P.O. Box 128
Longview, WA 98632
Phone: 360-442-5092

Location of Proposal, Including Street Address, if any: This is a non-project action and applies city-wide.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



The comment period for this DNS ends at 6:00 on Wednesday, July 10, 2019.

Responsible Official: John Brickey
Position/Title: Director/Building Official
Department: Community Development
Address: PO Box 128, Longview, WA 98632
Contact Person: Adam Trimble, Interim Planning Manager
Phone: (360) 442-5092
Date: June 26, 2019 Signature: John H. Brickey

**City of Longview
Community Development**

**SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014**

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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A. background [\[help\]](#)

1. Name of proposed project, if applicable: *Zoning code amendments allowing electronic message center signs in residential zones for churches, schools, and public safety facilities and public parks. (E 2019-5)*

2. Name of applicant: *City of Longview*

3. Address and phone number of applicant and contact person:

Adam Trimble, Interim Planning Manager

PO Box 128/1525 Broadway Street

Longview, WA 98632

(360) 442-5092

4. Date checklist prepared: *June 20, 2019*

5. Agency requesting checklist: *City of Longview*

6. Proposed timing or schedule (including phasing, if applicable): *Planning Commission public hearing in July 10, 2019, City Council review and approval in July or August 2019.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *None*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *None*

10. List any government approvals or permits that will be needed for your proposal, if known. *Longview City Council adopting an ordinance*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this **page. (Lead agencies may modify this form to include additional specific information on project description.)** *This is a non-project action to amend the City's zoning ordinance regarding signage regulations for specific uses in the City's residential zoning districts. The proposal would allow electronic message center signs (electronic signs with changeable copy or digital displays) under some conditions and restrictions, for churches, schools public or private, and public safety facilities. The specific proposal is attached.*

..

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *The proposal applies to the City's residential zoning districts R-1, R-2, R-3, R-4 and TNR. A zoning map is available at this link:*
<https://www.mylongview.com/423/Longview-Online-Maps>

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ *Not applicable, this is a non-project action.*
- b. What is the steepest slope on the site (approximate percent slope)?
Not applicable, the proposal is a non-project action
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *Not applicable*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *Not applicable*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. *Not applicable*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Not applicable*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Not applicable*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *Not applicable*

2. Air

..

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *Not applicable, the proposal is a nonproject action.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *Not applicable*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *Not applicable*

3. Water

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *Not applicable, the proposal is a nonproject action*
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *Not applicable*
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *Not applicable*
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *Not applicable*
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *Not applicable*
 - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *Not applicable*
- b. Ground Water:
 - 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *Not applicable, the proposal is a nonproject action*
 - 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *Not applicable*

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c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *Not applicable*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. *Not applicable*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *Not applicable*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *None*

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: *Not applicable, the proposal is a nonproject action*

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? *Not applicable*

c. List threatened and endangered species known to be on or near the site. *Not applicable*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Not applicable*

e. List all noxious weeds and invasive species known to be on or near the site. *Not applicable*

5. **Animals**

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- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: *Not applicable*

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. *Not applicable, the proposal is a nonproject action*

- c. Is the site part of a migration route? If so, explain. *Not applicable*

- d. Proposed measures to preserve or enhance wildlife, if any: *None*

- e. List any invasive animal species known to be on or near the site. *Not applicable*

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Not applicable, the proposal is a nonproject action*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *Not applicable*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *Not applicable*

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *Not applicable, the proposal is a nonproject action*

1) Describe any known or possible contamination at the site from present or past uses. *Not applicable*

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *Not applicable*

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *Not applicable*

4) Describe special emergency services that might be required. *None*

5) Proposed measures to reduce or control environmental health hazards, if any: *Not*

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applicable

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Not applicable, the proposal is a nonproject action*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Not applicable*

3) Proposed measures to reduce or control noise impacts, if any: *Not applicable*

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *Not applicable, the proposal is a nonproject action*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *Not applicable*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *Not applicable*

c. Describe any structures on the site. *Not applicable*

d. Will any structures be demolished? If so, what? *No*

e. What is the current zoning classification of the site? *The proposal applies to the City's residential districts, especially the R-3 and R-4 zoning districts.*

f. What is the current comprehensive plan designation of the site? *The proposal applies to the City's residential classifications.*

g. If applicable, what is the current shoreline master program designation of the site? *Not applicable*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Not applicable*

i. Approximately how many people would reside or work in the completed project? *Not applicable*

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- j. Approximately how many people would the completed project displace? *Not applicable*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *None*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *None*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *Not applicable, the proposal is a nonproject action*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *Not applicable*
- c. Proposed measures to reduce or control housing impacts, if any: *None*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *Not applicable, the proposal is a nonproject action*
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *The Planning Commission has recommended setbacks for electronic message center signs.*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *The proposal is a nonproject action but may result in new signage capable of producing glare. Proposed limits on brightness, requirements for dimming and restriction on frequency of copy changes are intended to limit or reduce this*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *Not applicable*
- c. What existing off-site sources of light or glare may affect your proposal? *Not applicable*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Not applicable*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Not applicable, the proposal is a nonproject action*

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- b. Would the proposed project displace any existing recreational uses? If so, describe. *Not applicable*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *Not applicable*

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. *Not applicable, the proposal is a nonproject action*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *Not applicable*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *Not applicable*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *The City of Longview is a Certified Local Government. Any churches, schools or public safety facilities located on the local historic register will need design review and approval for any proposed signage changes.*

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *Not applicable, the proposal is a nonproject action*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *Not applicable*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Not applicable*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *Not applicable*

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- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *Not applicable*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *Not applicable*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *Not applicable*
- h. Proposed measures to reduce or control transportation impacts, if any: *None*

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *Not applicable, the proposal is a nonproject action*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *None*

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____ *Not applicable, the proposal is a nonproject action*
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *Not applicable*

C. Signature [\[HELP\]](#)

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete:

Signature: _____

Name of signee: *Adam Trimble*

Position and Agency/Organization: *Interim Planning Manager, City of Longview*

Date Submitted: *June 20, 2019*

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D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? *N/A*

Proposed measures to avoid or reduce such increases are: *None*

2. How would the proposal be likely to affect plants, animals, fish, or marine life? *The proposal is not likely to affect the above.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are: *None*

3. How would the proposal be likely to deplete energy or natural resources? *New EMC signs will likely replace existing incandescent lit signs with LED lighting technology which consumes less energy.*

Proposed measures to protect or conserve energy and natural resources are: *None*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? *The proposal is not likely to affect any of the above.*

Proposed measures to protect such resources or to avoid or reduce impacts are: *None*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

In the residential districts, churches, schools- public or private, and public safety facilities are permitted as special property uses, requiring a public hearing process to determine suitability for the location. Signage associated with churches, schools and public safety facilities is regulated by the zoning code, which currently prohibits electronic signs but does allow illuminated manual changeable copy signs. The proposal would allow electronic message centers which are digital changeable copy signs, some of which can display video. New or existing eligible land uses could install an electronic message center sign, within the

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allowances of the zoning regulations, which displays new copy to read every 8 seconds as a result of this proposal.

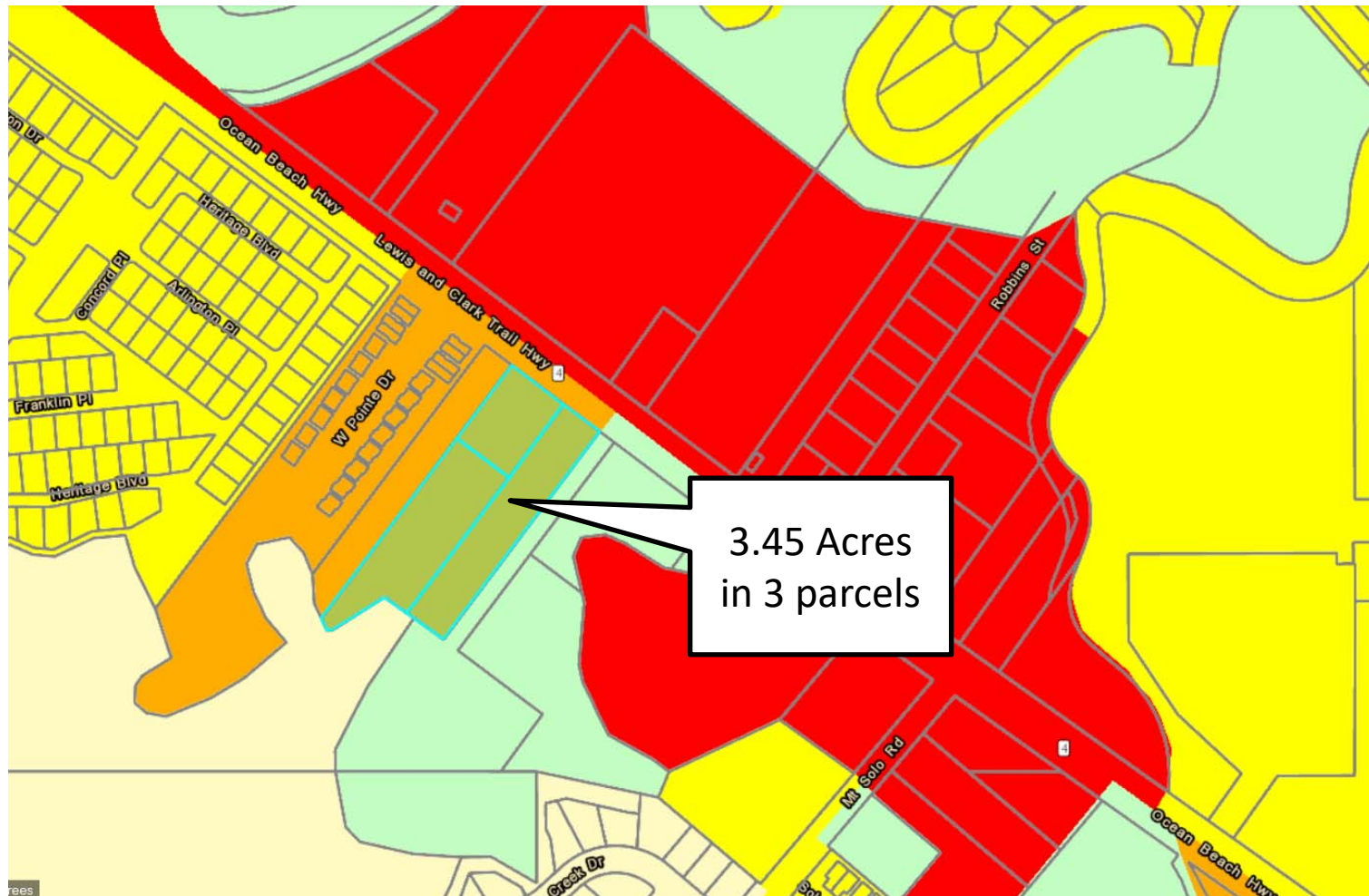
Proposed measures to avoid or reduce shoreline and land use impacts are: *The Longview Planning Commission has recommended several regulations for electronic message center signs to limit impacts. The proposed regulations are attached.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities? *The proposal is not likely to increase demands on the above.*

Proposed measures to reduce or respond to such demand(s) are: *None.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. *None known*

5721 Ocean Beach Hwy from High Density to Low Density Residential [R1, Residential]



5721 Ocean Beach Hwy from High Density to Low Density Residential [R1, Residential]

