



City of Longview

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

Agenda

Planning Commission

Wednesday, December 4,
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. APPROVAL OF MINUTES

19-000491 Minutes of the November 6, 2019 regular meeting.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

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

5. PUBLIC HEARINGS

19-000489 PC 2019-4 Application for a Zone Text Amendment to allow mixed-use multifamily residential/commercial developments up to 60 feet in height, subject to proposed development standards, and remove the front setback requirement, in the General Commercial zone.

Recommended Action: Hold a Public Hearing on the proposal. Motion to adopt the findings and recommendations of the staff report and recommend the City Council amend the City of Longview zoning code chapter 19.44 with the changes approved by the Planning Commission.

19-000490 PC 2019-6 Zone changes for 6 areas and specific properties in the City of Longview to make zoning designations consistent with changes adopted in the October 2019 Comprehensive Plan Update.

Recommended Action: Hold a public hearing on the proposals. Motion to adopt the findings and recommendation of the staff report and change the zoning for the 6 areas to be consistent with the October 2019 Comprehensive Plan Future Land Use Map.

6. NON-PUBLIC HEARING ITEMS
7. OTHER BUSINESS
8. PLANNER'S REPORT
9. ADJOURNMENT



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Minutes

Agenda

Planning Commission

Wednesday, November 6, 2019

7:00 PM

City Hall

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1. **ROLL CALL**

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

Present: Member Craig Collins, Member Trey Davis, Member Shawn Marvin, Member Ray Van Tongeren, Member Christine Schott

Absent:

Staff Present: Sean Kelly, Attorney; John Brickey, Community Development Director/Building Official; Ken Hash, City Engineer; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. **MINUTES**

19-000434 MINUTES OF THE OCTOBER 2, 2019 PLANNING COMMISSION WORKSHOP

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to Approve the minutes of the October 2, 2019 regular Planning Commission meeting. The motion carried by the following vote:

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

3. **PUBLIC HEARINGS**

None at this time

4. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

The reading of the Declaration of Ex-parte Communications was waived.

6. NON-PUBLIC HEARING ITEMS**19-000429 Distilleries in Commercial and Industrial zones:**

Staff has asked the Planning Commission to initiate a code change to allow distilling of alcohol as a permitted use similar to micro-breweries and micro-wineries. At this time staff is expecting an application for a zone text amendment that will request to expand where brewpubs are permitted. Staff is proposing to delay making the changes for distilling as the definition of 'brewpub' may be affected by the distilling text amendment and the proposed text amendment.

The item tabled for consideration at a future meeting.

19-000430 PC 2019-4 Zone text amendment to allow mixed-use multifamily residential developments in the General Commercial district (GC zone) and amend maximum height, uses permitted and setback requirements. Add new section with standards for mixed- use multifamily developments.**RECOMMENDED ACTION:**

Provide direction to staff on final code text amendment language. Motion to set a public hearing for December 4, 2019 to consider the proposed text amendments to the Commercial Zoning Districts LMC chapter 19.44

Mr. Trimble reviewed the staff report and gave an on-screen presentation.

Discussion focused on requirements for commercial vs residential use ratios in a mixed-use development, setbacks, building height and setbacks, site and building design standards.

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to set a public hearing for the next regular Planning Commission meeting December 4, 2019 to consider the proposed text amendments to the Commercial zoning districts LMC Chapter 19.44. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Shawn Marvin, Member Christine Schott, Member Ray Van Tongeren

Nays: None

7. PLANNER'S REPORT*Public Works:*

- * 50 sidewalk repairs are in progress
- * Washington Way/15th signal update is planned for Spring.
- * Transit Center opening in January

Community Development:

- * Pre-applications have been received for multi-family, industrial and subdivision projects
- * The State wants us to look at our shoreline ordinance. DOE wants everyone on the same schedule, compatibility, etc.
- * Funds received for affordable housing purposes.
- * Permit is ready to issue for a 30-unit apartment building on 9th Ave.

8. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for December 4, 2019 at 7 p.m.

With no further business to discuss the meeting adjourned at 8:30 p.m.

Lisa Vertrees, R



TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

HEARING

DATE: December 4, 2019

SUBJECT: A zoning text amendment to LMC 19.44, General Commercial District (GC) to allow mixed-use multifamily residential/commercial developments up to 60 feet in height, proposed development standards, and remove the front setback requirement, in the GC zone.

CASE #: PC 2019-4

TYPE OF

DECISION: Legislative

BACKGROUND

The City received an application from Del Rey Properties Inc., represented by Scott C Anders, Attorney, Jordin Ramis PC, to amend the Commercial Zoning Districts chapter specifically, the General Commercial zone (GC) to allow developments with residential units on the ground floor (currently they are only allowed above the ground floor). The application also asks to increase the maximum building height from 48 to 60 feet, while requiring 20% of a site to have commercial uses. The application is attached as Exhibit A. With agreement from the applicant, staff and the Planning Commission revised the original proposed text amendment to require that 'at least half (50%) of all ground floor building facades facing the street with the highest street classification shall be used for office or commercial uses not associated with the residential uses on the site' and added additional requirements for building height when adjacent to residential zones, and minimum standards for site and building design.

PROPOSAL

The proposal, if adopted, will amend the use and dimensional tables and add a new sub section to LMC 19.44 Commercial Zones. *Note: text that is underlined is proposed to be added. Text with a line thru it is proposed to be eliminated.*

"Table 19.44.020-1. Permitted uses in commercial zones" is amended as follows:

Residential	D-C	CBD	RC1	NC2	GC	O/C
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Residential dwellings above the first story of commercial buildings	P	P		P	P	P
<u>Mixed-use multifamily residential/commercial developments per LMC 19.44.120</u>					P	
Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses	SPU				SPU	SPU
Existing residences without any increase in density			P			
Transitional housing facility	SPU8					SPU
Emergency shelters for homeless persons and families per LMC 19.44.110					SPU	SPU
Residential care facilities per Chapter 19.17 LMC	P	P	P	P	P	P

“Table 19.44.070-1. Dimensional standards by zone” is amended as follows:

Table 19.44.070-1. Dimensional standards by zone.						
Standards						
	D-C	CBD	RC	NC2	GC	O/C
Minimum lot size (square feet)	NR	5,000	One Acre ¹	5,000	6,000	5,000
Minimum lot frontage/width (feet)	NR	40	40	40	50	40
Minimum front setback (feet)	NR		10	30	<u>25-NR</u>	20
Maximum front setback (feet)	10	NR	NR	NR	NR	NR
Rear yard setback (feet)	NR		101	20	10	10
Side yard setback (feet)	NR		101	10	NR	10
Side yard (street) setback – corner lot, street flanking (feet)	NR		101	15	10	15
Maximum building height (feet)	60	60	48, with no building over 3 stories	35	48, with no building over 3 stories ³	112
Maximum impervious area of lot	NR	90%	90%	80%	85%	85%

1. See LMC [19.44.080](#) for additional dimensional standards and exemptions.

2. See LMC [19.44.090](#) for additional dimensional standards.

3. See LMC [19.44.110](#) for height standards for mixed-use multifamily residential/commercial developments

A new subsection 19.44.120 is proposed:

19.44.120 mixed-use multifamily residential/commercial developments

The following design standards shall apply to all new mixed-use residential/commercial multifamily developments in the General Commercial District:

- (1) At least half (50%) of all ground floor building facades facing the street with the highest street classification shall be used for office or commercial uses not associated with the residential uses on the site. (For example, leasing offices, gyms, mail rooms or laundry facilities for residents would not count toward the 50% commercial or office use requirement).
- (2) Where the development is abutting a residentially zoned property, the maximum building height shall be the same as that of the residential zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by 2 feet for every additional 1 foot that a structure is set back from the property line to a maximum height of 60 feet. (For example, where the GC district abuts a residential district with a maximum height of 35', the maximum building height would be 35 feet for the first 35 feet from the property line. The height may then be increased by 2 feet for every additional 1 foot the structure or portion of the structure is removed from the property line to a maximum of 60 feet.)
- (3) Site Design.
 - (a) Orient the building to the street or an internal courtyard that has direct physical access to the street.
 - (i) The main entry shall face the street or internal courtyard.
 - (ii) Provide weather protection over building entries: five feet deep minimum for shared entries and thirty inches deep minimum for private entries.
 - (iii) Provide transparent windows facing the street (at least ten percent of the facade).
 - (iv) Provide a paved walkway between the building entry and the street.
 - (b) Place parking to the side or rear of the building (no more than fifty percent of street/block frontage to be parking or vehicular access).
 - (c) Provide landscaping (shrubs and trees) to screen foundation walls, soften the view of the building, and provide a transition between the street and building.
 - (d) Provide at least one or more of the following features:
 - (i) Private balconies;
 - (ii) Shared internal courtyards and/or rear yard space, with easy access to the space from adjacent units and site amenities to encourage use (i.e., seating areas, BBQ grill, community gardening area, planters with sitting ledges);
 - (iii) Shared lobby or front porch area; and/or
 - (iv) Shared rooftop deck or community room.
 - (e) Locate and design service elements, utility meters, and mechanical equipment to minimize negative visual, noise, odor, and physical impacts to the street

environment, adjacent (on- and off-site) residents or other uses, and pedestrian areas.

(4) Building Design.

(a) Facade Articulation. Include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every thirty feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be employed at intervals no greater than the unit interval or thirty feet (whichever is less).

- (i) Use of windows and/or entries;
- (ii) Change in roofline (i.e., use of gables);
- (iii) Change in building material, siding style, and/or window fenestration pattern;
- (iv) Providing vertical building modulation of at least twelve inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the facade by at least eighteen inches. Juliet balconies or other balconies that appear to be tacked on to the facade will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards;
- (v) Vertical elements such as a trellis with plants, green wall, art element;
- (vi) Other design techniques that effectively break up the massing at no more than thirty-foot intervals.
- (vii) Window Design. Buildings shall employ techniques to recess or project individual windows on the facade at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color.

(5) The community development director reserves the right to approve an alternative design that does not meet the above standards when unique site conditions make strict adherence to the standards of this section impractical; provided, that in doing so, the community development director may levy additional conditions as mitigation.

The full proposed amendments are attached as Exhibit B.

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 November 22, 2019. [E 2019-8 SEPA checklist] The comment period for the SEPA checklist ends December 6, 2019. SEPA documents are attached as Exhibit C.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on November 26, 2019 and December 3, 2019.

Citizen Correspondence

As of this writing, the City has received one written comment which urges requiring bicycle parking and bicycle amenities in any proposed mixed-use residential multifamily/commercial developments. The comment is attached as Exhibit D.

Comprehensive Plan Goal and Policies

The comprehensive plan contains a multiple goals, objectives and policies relating to land use compatibility including the following:

Goal LU-A Establish an enduring vision of land development that encourages an orderly, efficient, and beneficial balance between business, residential, and other land uses.

Policy LU-A.1.2 Maintain a supply of land available for commercial or industrial uses important for Longview's economic vitality consistent with the economic development chapter.

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

Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate, and encourage infill development on vacant or underdeveloped land.

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.

Policy HO-A.1.4 Promote efficient use of land and infrastructure by encouraging infill development in neighborhoods and redevelopment activities.

Objective ED-A.7 Work to improve codes to encourage and support the development of a variety of housing types throughout the City.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

Land in the Community Commercial classification, which equates to the General Commercial zone, is located along the busy arterial streets and high traffic intersections of Longview, such as Tenant Way, 15th Ave, Oregon Way, and Ocean Beach Highway-west of Nichols Blvd. Except along Tenant Way, the General Commercial zones generally abut residential zones.

COMPREHENSIVE PLAN INTENT STATEMENT

The comprehensive plan intent statements for the Community Commercial and Mixed Use classification are given below:

Community Commercial

The Community Commercial classification recognizes activity centers that serve the day-to-day needs of the community as well as the surrounding neighborhoods

and residential areas but that are less intense than regional commercial areas. When near or adjacent to residential areas, development in the Community Commercial areas are typically anchored by a grocery store, with supporting establishments including, but not limited to variety, drug, and apparel stores; and personal service establishments such as beauty shops and restaurants. In nonresidential areas, Community Commercial tends to be small businesses that serve the surrounding businesses, their employees, and visitors. Community Commercial development should be at scales and intensities that make them generally compatible with surrounding neighborhoods. Facilities should be designed to permit pedestrian, bicycle, and transit access, as well as automobile traffic.

Mixed Use

This classification is intended for areas that will promote an urban-style development with a mix of uses that commonly include commercial, office, and residential, with a strong emphasis on pedestrian connections. Strip commercial and residential development should not be allowed; instead, development should be focused into nodes or clusters. Mixed Use development may include permitted activities mixed within the same building or within separate buildings on the same site or on nearby sites. This classification should provide flexible development standards, which will ensure design compatibility between the site and the development, as well as between the development and the surrounding area.

ZONING CODE – PURPOSE STATEMENT

LMC 19.44.010 provides a “purpose” section for the commercial districts. It reads:

19.44.010 Purpose.

This chapter accommodates a range of commercial land uses in the community in five commercial districts and one mixed use district. All of these districts are intended to provide for land use compatibility while providing a high-quality environment for customers, businesses and employees.

The central business (CBD) district is the commercial area which is, shall be maintained, promoted as, and redeveloped as a major retail, service, financial, professional, and cultural center if not also the regional retail trade center for the Longview-Kelso urban area and vicinity. This area shall be developed and redeveloped with a dense, highly intensive land use pattern focusing on high-quality, urban style of development and architecture.

The downtown commerce (D-C) district is a part of the overall central business district identified in the comprehensive plan. The D-C district has the same purpose as the CBD zoning district but is designed to reflect its unique historical heritage. Pedestrian, bicycle, and transit access is emphasized to ensure that this area is walkable. Active storefronts are vital to maintaining a walkable ambiance for the downtown area.

The regional commercial (RC) district is characterized by development that typically contains a mixture of high intensity uses including regional shopping, offices, professional services, entertainment facilities, and hotels.

The overall intent of the office/commercial (O/C) district is to accommodate commercial and personal service establishments of a citywide or regional nature.

The general commercial (GC) district is intended to provide activity centers that serve the day to day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas.

The neighborhood commercial (NC) district purpose is to accommodate relatively small, compact areas located throughout the city that provide goods and services for the immediate neighborhood... [abbreviated by staff]

STAFF DISCUSSION

City staff is recommending that the zone text amendment application as revised by the Planning Commission be adopted for several reasons. Existing zoning allows residential units above the first floor of commercial to preserve commercial areas for commercial uses. The applicant proposes that to encourage new development on sites which can support some commercial but not 100% commercial on the ground floor, ground floor residential units should be allowed as a mixed-use development. The revised proposed code amendments strike this balance by requiring 50% of the ground floor facing the street, or higher traffic street, to be commercial uses that are not associated with the residential uses.

The Comprehensive Plan Community Commercial classification emphasizes that “development should be at scales and intensities that make them generally compatible with surrounding neighborhoods” and the proposal is to allow mixed use buildings up to 60 feet in height but requires buildings to be setback from any adjacent residential zones a distance that varies depending on the height allowed in the adjacent residential zone. The Comprehensive Plan guidance on Mixed Use developments states: “provide flexible development standards, which will ensure design compatibility between the site and the development, as well as between the development and the surrounding area.” and the proposal introduces minimum standards for the site and buildings with built-in flexibility for developers.

The proposal will increase to the height limit for buildings in the GC zone. Currently limited to 48 feet with no stories over 3, the applicant requested a 60 foot maximum height which is consistent with the Downtown Commerce zone and Central Business District. Increasing the height will ensure a development can provide sufficient units to justify investment and or re-development. The Planning Commission agreed with the height increase but staff is suggesting only allowing the increased height for mixed-use residential/commercial developments. The Planning Commission also found that the existing front setback requirement in the GC zone of 25 feet should be removed as it is very inconsistent for buildings throughout the zone and would not likely result in any

appreciable benefit to a corridor. The 25 foot front setback is not deep enough for car parking and circulating in front of a building either, resulting in 25 feet of landscaping or forcing buildings to be set even further back to provide parking in front, a result that is not desired. Removal of the standard is consistent with providing more flexibility in site design and encouraging parking to be located to the side or rear of buildings.

STAFF FINDINGS

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

1. Mixed-use multifamily residential/commercial developments are similar to residential uses currently permitted in the General Commercial zone and with proposed minimum standards, will be compatible with surroundings.
2. The requirement for 50% of ground floor street-facing facades to be commercial or office uses not associated with the residential uses in the development will preserve commercial land for commercial uses along high traffic streets, consistent with the intent of the GC zone.
3. The proposal provides flexible development standards, which will ensure design compatibility between the development and the surrounding area.
4. Removal of the 25' front yard setback in the GC zone is consistent with providing more flexibility in site design and encouraging parking to be located to the side or rear of buildings.

STAFF RECOMMENDATION

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

EXHIBITS

- A. Application for a Zone Text Amendment by Del Rey Properties Inc.
- B. Proposed zoning code amendments to LMC 19.44
- C. SEPA Documents
- D. Comments/Correspondence

Report Date: November 27, 2019



Zoning Ordinance Text Amendment Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086 Fax 360.442.5953

Petition to Amend the Text of the Longview Zoning Ordinance

LMC 19.81

Case Number: _____

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

AUG 29 2019

Community Development

Application is hereby made to the Longview Planning Commission for a Zoning Ordinance Text Amendment pursuant to Section 19.81.010 of the Longview Municipal Code.

The following required information must be furnished and filing fee paid before this application will be accepted by the City of Longview for a public hearing before the Longview Planning Commission.

Applicant: Jordan Ramis PC; Scott Anders, Attorney _____ Phone: 360 567-3904 _____

Mailing Address: 1499 SE Tech Center Pl, Ste 380 _____ Fax: _____
(Street or PO Box)

Email: scott.anders@jordanramis.com

City: Vancouver _____ State: WA _____ Zip: 98683 _____

Section(s) for which amendment(s) is/are proposed: Table 19.44.020-1 and Table 19.44.070-1 _____

State exactly how you feel the section(s) should read, incorporating your amendment(s):

See attached _____

(Attach additional sheets, if necessary)

State your reason(s) for requesting the zoning ordinance text amendment(s):

See attached

NOTES TO APPLICANT/OWNER:

1. If the City Council, Planning Commission or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments:

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Signature of Applicant: Scott L. Andersen Date: 8/28/19
(If different than property owner)

FOR STAFF USE

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee: Per LMC 17.02.070

Total Fees: _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Property Owner: _____

Date: 8/28/19

Signature of Property Owner: _____

Date: _____

Signature of Applicant: John L. Jordan

(If different than property owner)

Date: 8/28/19

FOR STAFF USE

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee: Per LMC 17.02.070

Total Fees: _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

Notes to Applicants:

This application is to amend the text of the Longview Zoning Ordinance [Title 19 of the Longview Municipal Code]. This form must be completely filled out and submitted along with any necessary supporting information.

Upon receipt of the completed form, supporting information and filing fee, the Community Development Department staff will determine the completeness of the application. This review will be completed as soon as possible, typically within fifteen (15) working days from the submittal of the application. If the application is determined to be complete, the City will begin environmental review under the SEPA Rules [WAC 197-11] and then bring the application forward to the Planning Commission to be set for a public hearing on a future Planning Commission agenda.

If sufficient information has not been submitted to adequately process your application, you will receive a notice of incomplete application letter with instructions on how to complete the application. Upon receipt of that additional information or a revised application, the fifteen (15) working day review period for completeness will begin again.

The Longview Planning Commission sets its own public hearing agenda. Once your application is considered complete, Community Development Department staff will bring it to the Planning Commission at their next regularly scheduled meeting and request that they set it for a public hearing on a future agenda. Typically, the Planning Commission will set the item for a public hearing on their next regular meeting agenda. The Planning Commission meets once each month, on the first Wednesday of each month.

Approximately seven (7) calendar days prior to the Planning Commission meeting, the Community Development Department will provide a report to the applicant, the Planning Commission, and others involved with the project. This report will be based on the information contained within your application, comments from other agencies or departments, and an analysis of your application by Community Development Department staff. The report will usually contain a recommendation for approval, conditional approval, or denial.

The recommendation made by the Planning Commission will be forwarded to the City Council. The City Council will review and take action on your application within ninety (90) days of the Planning Commission hearing. Community Development Department staff will inform you when your application will be scheduled for Council review and action at the conclusion of the Planning Commission hearing. The Council will review your application a minimum of two (2) times. The first review is to consider accepting the recommendation forwarded by the Planning Commission. If this recommendation is accepted, they will direct the City Attorney to prepare an ordinance. This ordinance will be brought forward at the next Council meeting for review and action. Unless passed with an emergency clause, ordinances become effective 30 days after adoption by Council.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate data. Failure to provide adequate information could significantly delay the processing of your application.

Applicants and/or their representatives must attend all public hearings scheduled on this application.

If you have any questions, please contact the Community Development Department at (360) 442-5086. We will be happy to assist you in any way we can.

TEXT AMENDMENT TO LMC 19.44 FOR THE GENERAL COMMERCIAL DISTRICT

This application for a text amendment is presented pursuant to LMC 19.81.040, which authorizes a property owner to submit a proposed amendment to the zoning code. The amendment proposes an amendment to the general commercial district that is consistent with the purpose of that district, because the amendment will bring new activity and density to the district.

As noted in the zoning code, the “general commercial (GC) district is intended to provide activity centers that serve the day to day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas.” LMC 19.44.010

Currently, the district requires residential dwellings to be located above the first floor of commercial buildings. LMC Table 19.44.020-1. The concept is to ensure ground floor spaces are available for retail storefronts, which is an important attribute of an active streetscape in downtown areas. However, the largest general commercial district lies between Tennant Way and Douglas St, well away from the downtown core. There is currently very little storefront development in this district, because there is not sufficient demand for retail storefronts to stimulate their development. The code allowance for apartments or condominiums above retail shops has not been sufficient to incentivize the residential over commercial building type.

As the city grows, there is increased demand for residential development near downtown, and at the same time, the continuing increase in on line shopping reduces the demand for small scale retail spaces. Communities across the country are repurposing land that was planned and zoned for commercial and retail uses that is essentially surplus. The Comprehensive Plan anticipates this type of evolution in land use:

Longview continues to evolve—new areas develop and old areas need to be maintained or rehabilitated. Routine review of the Land Use Element enables Longview to monitor both the progress of meeting the Comprehensive Plan’s objectives and evaluating the relevance of objectives to any emerging issues and needs in the community.

To accommodate the trends of increased demand for housing in the central area of the city, and the reduced demand for commercial property, this text amendment

proposes a height increase sufficient for four story buildings (or are we aiming for five?), and to allow residential uses on a portion of the ground floor.

More specifically, the application proposes to amend the zoning code text for LMC 19.44, in particular the table of permitted uses and the maximum height standard. (Tables 19.44.020-1 and 19.44.070). The table of permitted uses currently allows “Residential dwellings above the first story of commercial buildings” in the general commercial district (and other districts). A new land use is proposed for the general commercial district only, to allow: “Residential dwellings, where commercial use occupies at least 20 percent of the site area.”

Table 19.44.070-1 specifies that the maximum building height in the general commercial district is 48 feet, with no building over three stories. The amendment proposes increasing the height to 55 feet, with no building over 4 stories.

For the Del Ray site, the amendment ensures that commercial uses would occupy the Tennant Way frontage, because commercial uses will be located on the most visible frontage. The other street frontages lack retail storefronts on both sides, so retail uses are not viable there. The net result would be to preserve the commercial character of Tennant Way, and encourage its use for pedestrians by substantially increasing the residential density on the site.

As noted in the Comprehensive Plan:

Longview’s planned layout and zoning developed in the 1930s provided for a separation of land uses in most areas of the City—residential neighborhoods separated from business areas—except Downtown, which contains traditional mixed uses characterized by retail on the ground floor and residential or office uses above. The resulting fine-grained development pattern is still visible today, particularly in the core of the City, where wide boulevards emanate spoke-like from the Civic Center out to the stable historic neighborhoods with interconnected streets in a grid pattern. Recent development exhibits a more auto-oriented development, less pedestrian friendly pattern along the major commercial and industrial corridors in the city, such as Ocean Beach Highway, Washington Way, and Tennant Way.

The proposed amendment would encourage extension of the mixed use development pattern outward from Downtown. The increased residential

density will activate Tennant Way and provide more activity for the businesses in the commercial core of the city.

PC 2019-4 Zone text amendment to allow multifamily residential in the GC zone and amend maximum height, uses permitted. *Note: text that is underlined is proposed to be added. Text with a ~~line thru~~ it is proposed to be eliminated.*

Table 19.44.020-1. Permitted uses in commercial zones

Residential	D-C	CBD	RC1	NC2	GC	O/C
Residential dwellings above the first story of commercial buildings	P	P		P	P	P
Mixed-use multifamily residential/commercial developments per LMC 19.44.120					<u>P</u>	
Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses	SPU				SPU	SPU
Existing residences without any increase in density			P			
Transitional housing facility	SPU8					SPU
Emergency shelters for homeless persons and families per LMC 19.44.110					SPU	SPU
Residential care facilities per Chapter 19.17 LMC	P	P	P	P	P	P

19.44.070 Dimensional standards.

Table 19.44.070-1 provides the density and dimensional standards for each zone. No building, structure or use shall hereafter be erected, constructed or established on a lot that does not meet the requirements for lots as contained in this chapter and for the district in which said lot is located, except for nonconforming lots of record as defined in Chapter [19.09](#) LMC. NR means no restriction.

Table 19.44.070-1. Dimensional standards by zone.

Standards						
	D-C	CBD	RC	NC2	GC	O/C
Minimum lot size (square feet)	NR	5,000	One Acre ¹	5,000	6,000	5,000
Minimum lot frontage/width (feet)	NR	40	40	40	50	40
Minimum front setback (feet)	NR		10	30	<u>25-NR</u>	20
Maximum front setback (feet)	10	NR	NR	NR	NR	NR
Rear yard setback (feet)	NR		101	20	10	10
Side yard setback (feet)	NR		101	10	NR	10
Side yard (street) setback – corner lot, street flanking (feet)	NR		101	15	10	15

Table 19.44.070-1. Dimensional standards by zone.						
Standards						
Maximum building height (feet)	60	60	48, with no building over 3 stories	35	48, with no building over 3 stories ³	112
Maximum impervious area of lot	NR	90%	90%	80%	85%	85%

1. See LMC [19.44.080](#) for additional dimensional standards and exemptions.

2. See LMC [19.44.090](#) for additional dimensional standards.

3. See LMC 19.44.110 for height standards for mixed-use multifamily residential/commercial developments

19.44.120 mixed-use multifamily residential/commercial developments

The following design standards shall apply to all new mixed-use residential/commercial multifamily developments in the General Commercial District:

- (1) **At least half (50%) of all ground floor building facades facing the street with the highest street classification shall be used for office or commercial uses not associated with the residential uses on the site. (For example, leasing offices, gyms, mail rooms or laundry facilities for residents would not count toward the 50% commercial or office use requirement).**
- (2) **Where the development is abutting a residentially zoned property, the maximum building height shall be the same as that of the residential zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by 2 feet for every additional 1 foot that a structure is set back from the property line to a maximum height of 60 feet. (For example, where the GC district abuts a residential district with a maximum height of 35', the maximum building height would be 35 feet for the first 35 feet from the property line. The height may then be increased by 2 feet for every additional 1 foot the structure or portion of the structure is removed from the property line to a maximum of 60 feetds.)**
- (3) **Site Design.**
 - (a) **Orient the building to the street or an internal courtyard that has direct physical access to the street.**
 - (i) **The main entry shall face the street or internal courtyard.**
 - (ii) **Provide weather protection over building entries: five feet deep minimum for shared entries and thirty inches deep minimum for private entries.**
 - (iii) **Provide transparent windows facing the street (at least ten percent of the facade).**
 - (iv) **Provide a paved walkway between the building entry and the street.**

- (b) Place parking to the side or rear of the building (no more than fifty percent of street/block frontage to be parking or vehicular access).
- (c) Provide landscaping (shrubs and trees) to screen foundation walls, soften the view of the building, and provide a transition between the street and building.
- (d) Provide at least one or more of the following features:
 - (i) Private balconies;
 - (ii) Shared internal courtyards and/or rear yard space, with easy access to the space from adjacent units and site amenities to encourage use (i.e., seating areas, BBQ grill, community gardening area, planters with sitting ledges);
 - (iii) Shared lobby or front porch area; and/or
 - (iv) Shared rooftop deck or community room.
- (e) Locate and design service elements, utility meters, and mechanical equipment to minimize negative visual, noise, odor, and physical impacts to the street environment, adjacent (on- and off-site) residents or other uses, and pedestrian areas.

(4) Building Design.

- (a) Facade Articulation. Include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every thirty feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be employed at intervals no greater than the unit interval or thirty feet (whichever is less).
 - (i) Use of windows and/or entries;
 - (ii) Change in roofline (i.e., use of gables);
 - (iii) Change in building material, siding style, and/or window fenestration pattern;
 - (iv) Providing vertical building modulation of at least twelve inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the facade by at least eighteen inches. Juliet balconies or other balconies that appear to be tacked on to the facade will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards;
 - (v) Vertical elements such as a trellis with plants, green wall, art element;
 - (vi) Other design techniques that effectively break up the massing at no more than thirty-foot intervals.
 - (vii) Window Design. Buildings shall employ techniques to recess or project individual windows on the facade at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color.

- (5) The community development director reserves the right to approve an alternative design that does not meet the above standards when unique site conditions make strict adherence to the standards of this section impractical; provided, that in doing so, the community development director may levy additional conditions as mitigation.



November 22, 2019

To: Washington State E.C.Y., Environmental Review Section
Jeff Barsness, Development Services Engineer, WSDOT
Review Team, Dept. of Commerce
Dave LaFave Fire Chief Cowlitz 2 Fire & Rescue
Longview School District
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
CenturyLink
Ryan Hennessey, Comcast
Amy Asher, River Cities Transit Manager
Jon Dunaway, Longview Fire Marshal
Mike Murray, Commercial Building Inspector
Captain HuhtaPineda, Longview Police Department
Lower Columbia Association of Realtors
The Daily News

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

Subject: SEPA Environmental Checklist Review - Application #E 2019-8

Project: Scott S. Anders, Attorney with Jordan Ramis PC on behalf of Del Ray Properties, Inc. has submitted a SEPA checklist for a zoning text amendment to LMC 19.44, General Commercial District (GC) to allow mixed-use multifamily residential/commercial developments up to 60 feet in height, subject to proposed development standards, and remove the front setback requirement, in the GC zone. This is a non-project action that affects properties in the General Commercial zone in Longview city limits.

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

The proposal affects the zone **General Commercial, GC**. The Comprehensive Plan classification is **Community Commercial**. The proposal will affect zoning regulations for properties in the General Commercial zone which are dispersed throughout Longview city limits. GC zones are primarily located along high traffic streets and intersections in Longview and often abut properties in residential zones, light industrial zones or different commercial zones.

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. December 6, 2019**.

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

Thank you.

Attachments: Proposed code amendments, application.

Cc: Applicant: Del Ray Properties, Inc, represented by Jordan Ramis PC, Scott Anders Attorney.
File



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

Description of Proposal: E 2019-8– Zoning text amendment to LMC 19.44, General Commercial District (GC) to allow mixed-use multifamily residential/commercial developments up to 60 feet in height, subject to proposed development standards, and remove the front setback requirement, in the GC zone. The proposal will allow ground floor residential uses when requirements for a percentage of commercial uses along the street frontage is met. The non-project action affects the General Commercial, GC.

Proponents: Del Ray Properties Inc., represented by Jordan Ramis PC
Scott S. Anders, Attorney
1499 SE Tech Center Place, Suite 380
Vancouver, WA 98683
Phone: 360-567-3904

Location of Proposal, Including Street Address, if any: This is a non-project action that affects properties in the General Commercial zone in Longview city limits in Cowlitz County.

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 December 6, 2019.

Responsible Official: John Brickey
Position/Title: Director/Building Official
Department: Community Development
Address: PO Box 128, Longview, WA 98632
Contact Person: Adam Trimble, Planner
Phone: (360) 442-5092

Date: November 22, 2019

Signature: John H. Brickey

**City of Longview
Community Development**

SEPA ENVIRONMENTAL CHECKLIST

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:

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:

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.

Community Development

AUG 29 2019

City of Longview

A. background

1. Name of proposed project, if applicable:

Zoning Text Amendment, to LMC 19.44, General Commercial District (GC) to allow for additional building height and residential dwellings.

2. Name of applicant:

Del Ray Properties, Inc.

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

Jordan Ramis PC
Scott S. Anders, Attorney
1499 SE Tech Center Place, Suite 380
Vancouver, WA 98683
(360) 567-3904

4. Date checklist prepared:

August 28, 2019

5. Agency requesting checklist:

Longview Community Development Department, Planning Division

6. Proposed timing or schedule (including phasing, if applicable):

Submit to Planning Commission August, 2019.
Planning Commission Hearing: September or October, 2019.
City Council to review: October or November, 2019.
To City Attorney for Drafting Amendment after City Council October or November, 2019 meeting.
City Council for Approval: November or December, 2019 meeting.
Zoning Text Amendment in effect approximately January 1, 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Zone Text Amendment will apply to the entire general commercial district. If the amendment is approved, this redevelopment of this site will occur in the near to mid-future consistent with the amended zoning code.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The site was fully developed for residential use decades ago, and there are no environmental resources on the site.

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.

The Longview City Council must approve the text amendment.

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.)

The text amendment is for the general commercial zoning district, which is located in nine separate areas of the city. It would allow more residential uses, which are currently restricted to upper floors only. Commercial use will still be required on the ground level for 20% of the area of the site.

See attached code amendments: the Planning Commission and applicant agreed to revise the proposal per the 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.

There are nine general commercial zones in the city, located mostly on the edges of the downtown. A zoning map is attached, and the general commercial zones are shown in red with the acronym GC.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one) Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

2 percent

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.

The soil types are unknown. This is urban, commercial land, and there will be no change to agricultural land of long term significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None.

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.

The terrain is level and fill is not required. Excavation and grading will be limited to the minimum requirements for building foundations.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Because the terrain is flat, there is minimal risk of erosion. This is a non-project action, and erosion control will be managed at the project level.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The zoning code maximum is 85% impervious area, and no change to that standard is proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None for this non-project action.

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.

None for this non-project action. As these urban areas redevelop, emissions from construction equipment will occur. The proposed amendment only allows an increase in residential uses, so additional emissions are not anticipated.

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water**

a. Surface Water:

- 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.

None

- 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.

None

- 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.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

None

- 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.

None

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.

None, because the general commercial district zones are served by city water.

- 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.

None, because the general commercial district zones are served by city sewer.

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.

Stormwater generated by roff and parking lots will be managed consistent with city regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

None, because the general commercial district zones are served by city sewer.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

None.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. Plants

a. Check the types of vegetation found on the site:

- ☒X deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒X shrubs
☒X 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?

Ground vegetation may be removed upon redevelopment.

- c. List threatened and endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The maximum impervious area is 85% for each site, which ensures a minimum amount of vegetation on each redevelopment site.

- e. List all noxious weeds and invasive species known to be on or near the site.

Unknown

5. Animals

- 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:

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

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

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

None

- b. List any threatened and endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

Longview is along the Pacific flyway migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

None, because the general commercial zones are urban areas that are not suitable for wildlife.

- e. List any invasive animal species known to be on or near the site.

None

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.

The precise mix of energy sources is unknown, but will be typical for residential use.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None.

- 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:

None

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.

None because this amendment only involves residential uses.

- 1) Describe any known or possible contamination at the site from present or past uses.

Unknown

- 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.

Unknown

- 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.

Unknown

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

Much of the GC zoned land is adjacent to high-traffic streets and State Routes. AT

- 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.

Upon redevelopment, construction noise will occur during normal business hours. In the long-term, residential uses do not generate adverse noise impacts.

- 3) Proposed measures to reduce or control noise impacts, if any:

None.

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.

The current use of the Del Ray property is a mobile home park. Adjacent properties include another mobile home park, general commercial businesses, and an office building. If the amendment is approved, these properties could be redeveloped with additional residential uses.

- 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?

The property is not used for farm or forest activities.

- 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:

The general commercial district zones are all in the city limits and will not be affected by farm or forest activities.

- c. Describe any structures on the site.

The Del Ray site has approximately 75 mobile homes.

- d. Will any structures be demolished? If so, what?

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

Upon redevelopment, the mobile homes will be replaced with commercial and residential buildings.

e. What is the current zoning classification of the site?

General Commercial (GC).

f. What is the current comprehensive plan designation of the site?

Commercial

Community
Commercial. AT

g. If applicable, what is the current shoreline master program designation of the site?

None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None

i. Approximately how many people would reside or work in the completed project?

Approximately 25 people would work in the commercial space, and approximately 150-200 people would reside in the dwellings.

j. Approximately how many people would the completed project displace?

The project will be developed in stages, and the existing tenants will be invited to move into the apartments.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The existing tenants will be invited to move into the apartments.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The text amendment ensures zoning compliance.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no nearby agricultural or forest lands.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

Approximately 85 middle income and perhaps more modest income apartments would be provided upon complete redevelopment.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Approximately 75 mobile home spaces will be eliminated, which are generally occupied by lower income residents.

- c. Proposed measures to reduce or control housing impacts, if any:

The proposal will allow additional housing to be developed on the Del Ray property and elsewhere in the general commercial zoning district. An increased supply of housing overall will lower housing impacts in the city.

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?

The text amendment would allow buildings up to 55 feet tall. There is not yet an architectural design with identified exterior building materials.

- b. What views in the immediate vicinity would be altered or obstructed?

None, because the Del Ray property is not with a scenic view corridor.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Normal night lighting and signage for commercial and residential use will be produced.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

None

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

None

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

The proposal will allow for 60 maximum height but establishes design and setback requirements to mitigate aesthetic impacts. AT

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Numerous city parks, and the Cowlitz and Columbia Rivers.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

None

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

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.

None

- 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.

None

- 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.

None for this non-project action.

- 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.

None for this non-project action.

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.

The Del Ray site is bounded by Tennant Way on the south, 12th Avenue on the west, Douglas St on the north, and 11th Avenue on the east. The access upon redevelopment has not yet been determined.

- 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?

The Longview Transit Center is at 1050 11th Ave, about 3 blocks north of this site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The parking has not yet been planned.

- 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).

The surrounding streets are fully developed to city standards, so additional improvements are not necessary.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

There is no water, rail or air transportation nearby for passenger use.

- 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?

The traffic study will be prepared when a redevelopment proposal is submitted. Roughly speaking, 85 apartments (ITE Land Use Code 221) will generate 462 average weekday trips. The estimated 10,000 sf of retail (ITE Land Use Code 814) would generate 630 average weekday trips.

- 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.

The proposal will not interfere with the movement of forest product trucks because the Port of Longview is served by SR 432, which is outside the general commercial zones.

- h. Proposed measures to reduce or control transportation impacts, if any:

A traffic study will be performed prior to redevelopment, and there will be no direct vehicle access to Tennant Way, which will reduce access impacts.

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

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.

The additional opportunity for residential uses may increase the city population, with a primary impact on schools. The increase in population at this particular site will increase activity at the nearby transit station.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Any redevelopment that may follow the proposed text amendment will need to pay the standard system development charges for impacts to public infrastructure.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other _____

- 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.

Utility plans have now yet been drafted for this non-project action.

C. Signature

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 SCOTT J. ANDERS
Position and Agency/Organization ATTORNEY, JORDAN RAMIS, P.C.
Date Submitted: 8/29/19

D. supplemental sheet for nonproject actions

(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?

Residential land uses generally are not environmentally hazardous. The apartments will be served with city sewer. Apartments do not emit air pollution. Toxic substances will not be used on the site. Noise will be limited to ordinary residential activities. Maintenance of the landscaped areas may generate noise from lawnmowers, leaf blowers, and related equipment.

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 Del Ray property and most other properties in the general commercial district are already developed; some with 100% impervious surfaces. The proposed text amendment will not affect plants, or animals, and there are no aquatic areas nearby.

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?

Residential land uses are not likely to deplete energy or natural resources.

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 Del Ray property and most other properties in the general commercial district are already developed; some with 100% impervious surfaces. The proposed text amendment will not affect city parks, wilderness areas, endangered species habitat, historic or cultural sites, wetlands, floodplains and prime farmlands.

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?

This proposal does not affect shoreline management plan activities.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The GC zone currently allows residences above the first floor. This proposal will allow residences on the ground floor in a mixed-use scenario with a minimum amount of commercial uses on high traffic street facing ground floor facades. The GC zone is in proximity to some light industrial areas where incompatibilities could occur. Setbacks in the light industrial areas specific to adjacent residential uses help mitigate these potential impacts. AT

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

If the Del Ray site is fully redeveloped, this would increase the population living on the site. A traffic study will be prepared to document traffic impacts. Civil engineering plans for water and sewer utilities will be drafted at the same time.

Proposed measures to reduce or respond to such demand(s) are:

Longview has experienced less than 1% annual growth for decades and is not trending toward growth that would overwhelm transportation infrastructure with or without this proposal. AT

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The text amendment only allows additional housing in the general commercial district. Housing does not conflict with environmental laws.



Zoning Ordinance Text Amendment Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086 Fax 360.442.5953

Petition to Amend the Text of the Longview Zoning Ordinance

LMC 19.81

Case Number: PC 2019-4

Related Case Number: E 2019-8

THIS SECTION FOR OFFICE USE ONLY:

AUG 29 2019

Community Development

Application is hereby made to the Longview Planning Commission for a Zoning Ordinance Text Amendment pursuant to Section 19.81.010 of the Longview Municipal Code.

The following required information must be furnished and filing fee paid before this application will be accepted by the City of Longview for a public hearing before the Longview Planning Commission.

Applicant: Jordan Ramis PC; Scott Anders, Attorney _____ Phone: 360 567-3904 _____

Mailing Address: 1499 SE Tech Center Pl, Ste 380 _____ Fax: _____
(Street or PO Box)

Email: scott.anders@jordanramis.com

City: Vancouver _____ State: WA _____ Zip: 98683 _____

Section(s) for which amendment(s) is/are proposed: Table 19.44.020-1 and Table 19.44.070-1 _____

State exactly how you feel the section(s) should read, incorporating your amendment(s):

See attached _____

(Attach additional sheets, if necessary)

From: [Dave Fine](#)
To: [Adam Trimble](#)
Cc: [Ken Hash](#)
Subject: Upcoming public hearing
Date: Tuesday, November 26, 2019 9:40:23 AM

Hi Adam,

I would like to provide some input PC Notice of Hearing

PC 2019-4 & E 2019-8

Under Complete Streets ordinance, including bicycle parking on a multi-family/commercial property should be included with motor vehicle parking. I know we do not have a specific design recommendation but that should not stop us to have a recommendation for the amount of parking spaces and type that should be available for tenants/guests/customers. I hope this can find its way to the final design of this property.

Obviously, sidewalks are part of this request but I expect that has been considered and included.

PC 2019-6 & E 2019-11

As said above, non-motorized transport needs to be included in this project.

Thanks and let me know if you have any questions. Have a nice TG.

Dave

STAFF REPORT AND RECOMMENDATION TO THE LONGVIEW PLANNING COMMISSION

PRESENTED BY: Adam Trimble, Interim Planning Manager

PROJECT NAME: Zoning Changes for 2019 Comprehensive Plan Update

CASE NO.: PC 2019-6

MEETING DATE: December 4, 2019

PROPOSAL: Recommend zoning changes (various) for 6 areas and specific properties in the City of Longview to make zoning designations consistent with changes adopted in the October 2019 Comprehensive Plan Update.

LOCATION: The specific addresses or locations are 3808 Pennsylvania St, 11 properties on the northern edge of Mt. Solo, 20 Fibre Way, 5721 Mt. Solo Rd, 4357 Ocean Beach Highway, 5238 Ocean Beach Highway, 5721 Ocean Beach Highway and 13 properties on the west side of 36th Avenue, south of Ocean Beach Hwy.

PARCEL NUMBERS: Listed below.

APPLICANTS: City of Longview

CONTACT: Adam Trimble, 360-442-5092

PROPERTY OWNERS: Numerous property owners, listed below.

COMPREHENSIVE PLAN DESIGNATION: Various.

ZONING DESIGNATION: See Exhibit A.

SEPA

DETERMINATION: An Environmental Checklist for the proposed zoning designation was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on November 22, 2019. [E 2019-11 SEPA checklist] The comment period for the SEPA checklist ends on December 6, 2019. Exhibit B.

I. BACKGROUND AND PROPOSAL

The City of Longview Planning Commission engaged in a periodic update of the Comprehensive Plan and completed the update in August 2019 with adoption by the City Council in October 2019. The update included changes to the Future Land Use map classifications of 6 specific properties or areas in the City limits either at the behest of the property owners or as a result of a determination by the Planning Commission for an 'emphasis area' of the update process. They are:

- **3808 Pennsylvania St, parcel # 1051803, Longview Presbyterian Church:** change the classification from R-2 Residential, to R-3 Residential (medium density residential to high density residential).
- **Area south of the south ends of 42nd thru 48th Avenues (northern edge of Mt. Solo)** owned by TWF Farm LLC. parcel #'s 108010100, 108020100, 108030100, 108040100, 108000100, 108050100, 108070100, 107990100, 108060100, 108080100, and a portion of 108090100. Traditional Neighborhood Residential, TNR to R-3 Residential District (low density residential to high density residential).
- **20 Fibre Way;** Pacific Fibre Wood Products Inc. property, parcel# 03153056: Most of the Pacific Fibre property is classified as Heavy Industrial, HI. A strip of land along the western portion of the log pond has a classification of Light Industrial, LI-B. This strip of land contains their main office building. Pacific Fibre Products would like all of their land to be classified as Heavy Industrial, HI which will provide consistent setback and use regulations.
- **5721 Mt. Solo Rd** owned by Anthony White. Change from R-2, Residential (medium density) to R-3, Residential (high density) to allow greater development options. Property is approximately 1.9 acres located directly behind the Baker's Corner Store.
- **5721 Ocean Beach Highway** owned by Perry/Cheryl Gilmour. Change three parcels from R-3, Residential, (high density residential) to R-1, Residential (low density residential), to facilitate development of a specific use permitted only in the R-1 zone.
- **13 properties on the West side of 36th Avenue** South of Ocean Beach Hwy; Regional Commercial District, RC, to General Commercial District, GC, about 14 acres:

PARCNO	ADDRESS	OWNER
03031	2053 36TH AVE	WADE TODD ETAL
03032	2037 36TH AVE	SHARP STEVEN R
03033		MANSEY JAMES P
	3607 OCEAN BEACH	
0301701	HWY	HUHTA FAMILY TRUST
	3615 OCEAN BEACH	
03018	HWY	HIGHLANDER DEVELOPMENT LLC
	3621 OCEAN BEACH	
03019	HWY	HIGHLANDER DEVELOPMENT LLC

03036	2107	36TH AVE	PHILIP R GURRAD DISCLAIMER TRUST ETAL
03037	2103	36TH AVE	DICK NORMAN C/VALDEANE L
03016	2177	36TH AVE	DALZIEL JANICE A BYLSMA
	3609	OCEAN BEACH	
03017	HWY		HUHTA TIMOTHY A/JOANNE E
03034			MANSER JAMES P
03035	2111	36TH AVE	HIGHLANDER DEVELOPMENT LLC
0301601	2121	36TH AVE	DALZIEL JANICE A
030330100	2035	36TH AVE	GRANDJEAN JEAN PAUL
0303401	2031	36TH AVE	AKECHETA EAGLE MICHELE

Water and Sewer: City of Longview serves all the areas.

Building: All future building activity would be required to comply with the International Building Code or the Code in effect at the time of building permit application.

Fire: The City of Longview provides fire flow to these areas. At the time of further development, an evaluation may be needed to ensure each project has adequate fire flow.

Stormwater: Any future development contemplated for the areas may need to obtain an NPDES permits to discharge stormwater runoff. Storm water will need to be collected, treated and discharged in compliance with the City's Stormwater Ordinance.

Transportation: The proposal is not likely to increase demands on the transportation infrastructure. In some instances the changes proposed will offset if the properties are developed- some high density land is changing to low density and vice versa. In other areas, vacant land could develop at a higher or different intensity than previously allowed, in which case SEPA will be conducted to determine if the development creates impacts requiring mitigation. A traffic study may be required when the areas are ready for further development.

Comprehensive Plan: The proposed changes to the zoning designations for six areas are consistent with the Future Land Use Map classifications in the newly adopted 2019 Comprehensive Plan. Extensive public outreach was conducted to reach the decision to make the changes made in the update to the Comprehensive Plan. Residents were provided opportunity to comment on proposals prior to recommendations and decisions being made.

Environmental Constraints: Some floodplain is associated with the Consolidated Diking Improvement District No. 1 ditches which are found throughout Longview. All development must comply with the Longview Critical Areas ordinance.

Zoning District: The changes are all within the same type of zoning, i.e. low density to high density residential, decreasing the potential for incompatible land uses to occur. In some instances the changes proposed will offset if the properties are developed- some high density land is changing to low density and vice versa.

Existing Land Uses: The 6 areas proposed for zone changes contain single family homes, a church, an industrial operations building and parking or are vacant. Much of the total of the six areas to be rezoned is undeveloped land.

Citizen Correspondence: As of this writing, no citizen correspondence has been received.

II. STAFF DISCUSSION

The purpose of the public hearing is to make a recommendation to the City Council on zoning designations that will be consistent with the recently adopted 2019 Comprehensive Plan. The Comprehensive Plan update process included multiple public meetings and two public hearings where these properties were discussed. As mentioned above, the five site specific changes were requested by the property owners. The 13 properties on the West side of 38th Ave (south of Ocean Beach Highway) were re-classified Community Commercial as part of the Comprehensive Plan update which made the neighborhood an emphasis area where the viability of the existing Regional Commercial zoning was denied and a change made. Owners had opportunity to comment on this change at a workshop meeting and separate public hearing in June 2019.

Per State law, the zoning for these areas cannot be inconsistent with the comprehensive plan. Thus, the staff recommends zoning designations for six areas based upon the comprehensive plan classifications as given in the 2019 Comprehensive Plan Future Land Use Map.

III. STAFF FINDINGS

1. The proposal is in accordance with the adopted city of Longview comprehensive plan, any relevant sub-area plans, and the purpose section of the proposed zoning district.
2. The proposal bears a substantial relationship to the public health, safety, morals, or general welfare, and will not impact protection and preservation of historical and cultural places and areas.
3. The properties and affected areas are presently provided with adequate public facilities, services, and transportation networks to support the zoning designations, or such facilities, services and transportation networks can be adequately provided in an efficient and timely manner.
4. The proposal will not have a substantial adverse impact upon neighboring lands. The changes are all within the same type of zoning, i.e. low density to high density residential.
5. The Comprehensive Plan update process provided indication that conditions in the areas for which the zoning amendments are requested have changed or are changing to such a degree that it is in the public interest to encourage a change in land use for the areas.

IV. STAFF RECOMMENDATION

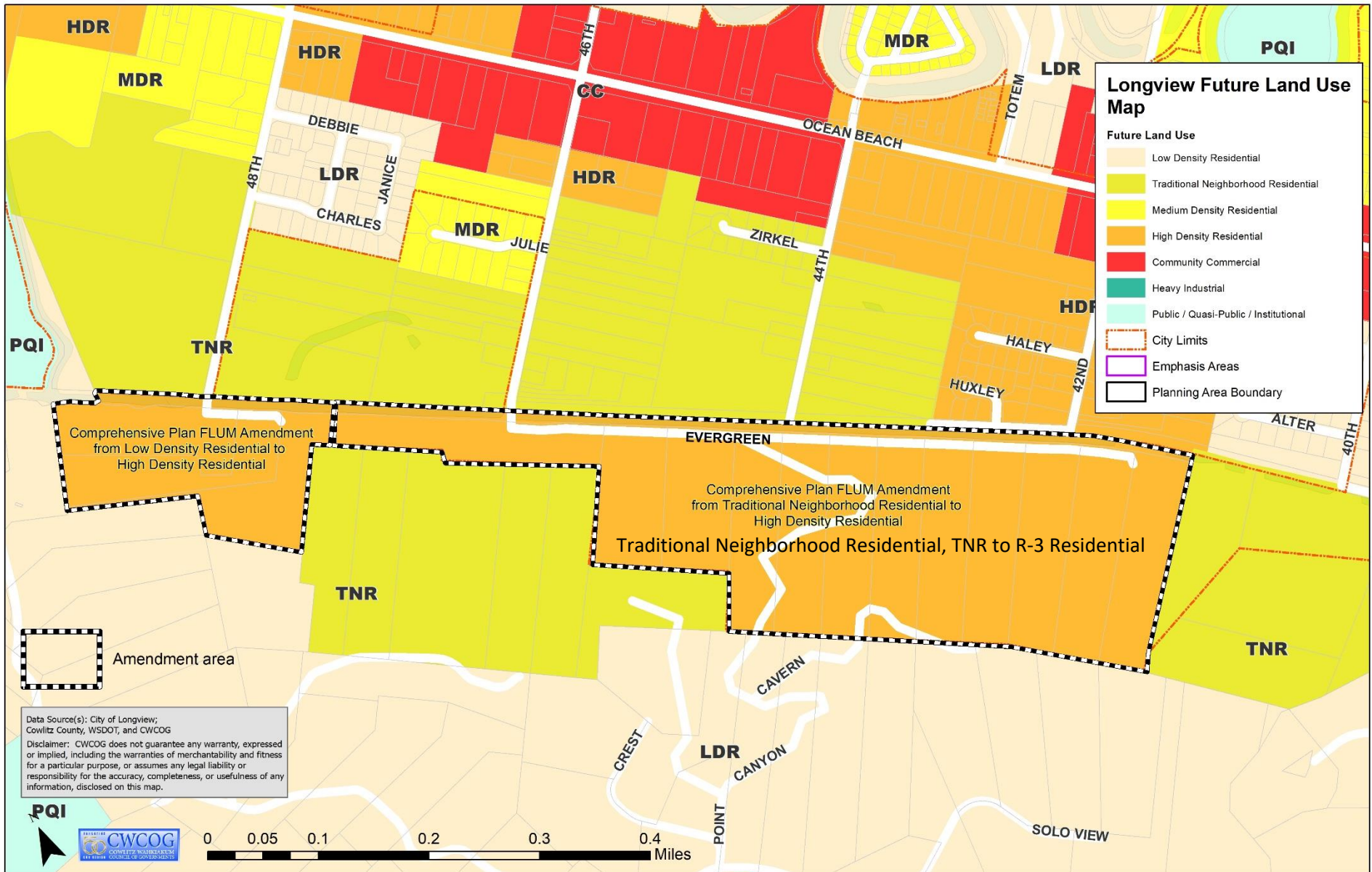
City staff recommends that the City Planning Commission forward a recommendation to zone the six areas as per the attached map labeled Exhibit A.

V. EXHIBITS

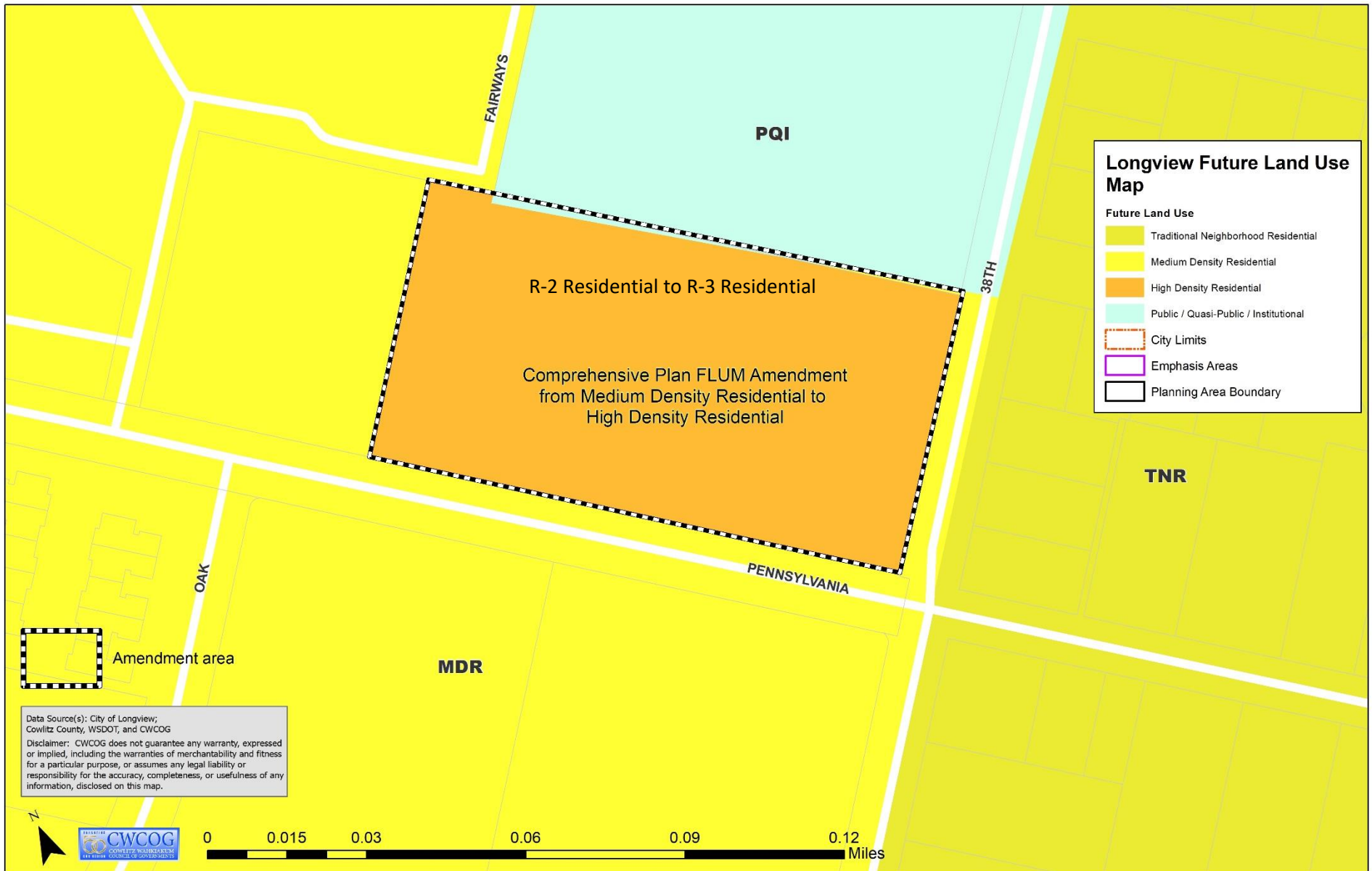
- A. 6 Maps showing recommended zoning districts
- B. State Environmental Policy Act documents

Staff Report Date: November 27, 2019

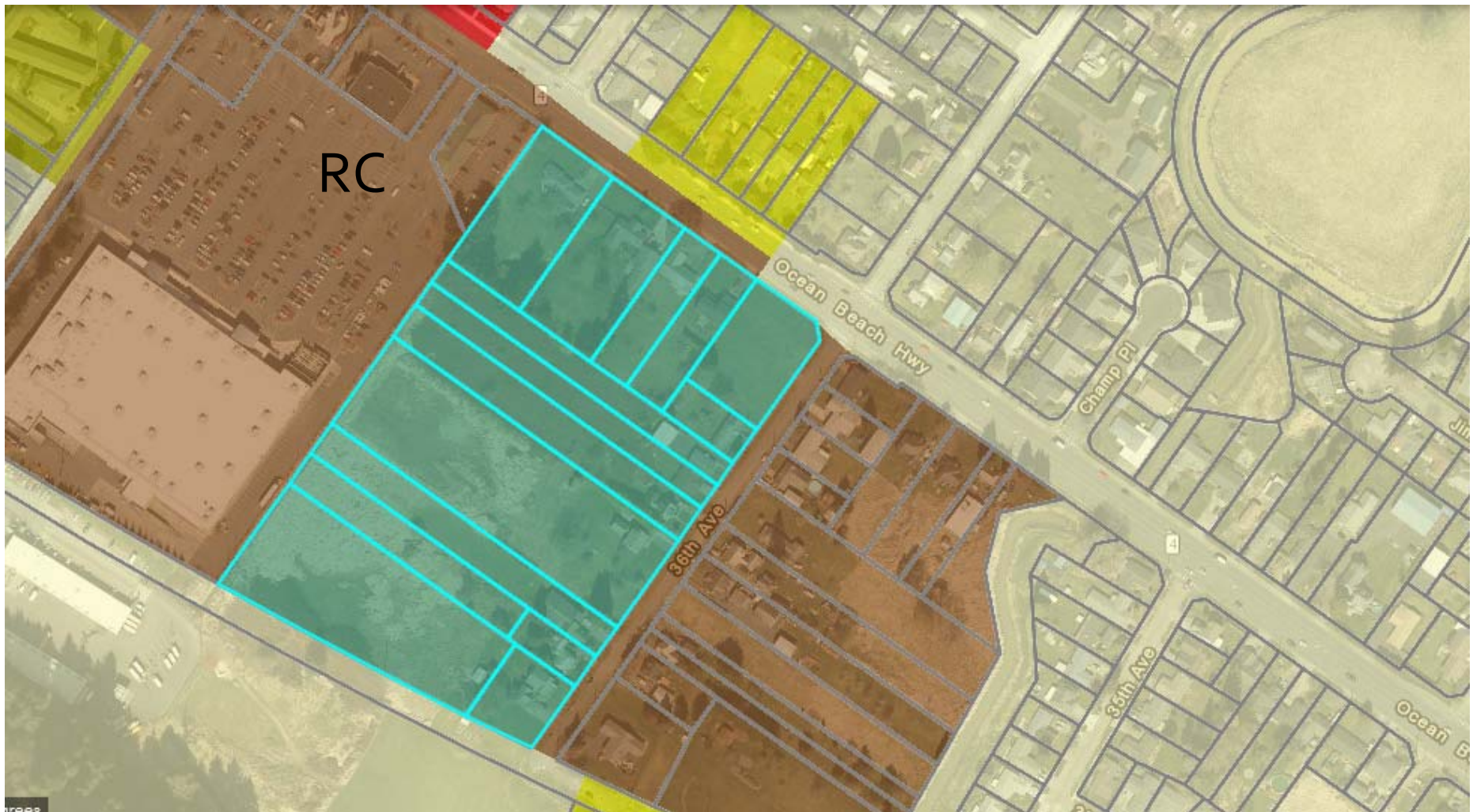
Area south of the south ends of 42nd thru 48th Avenues, North of Mt. Solo Area



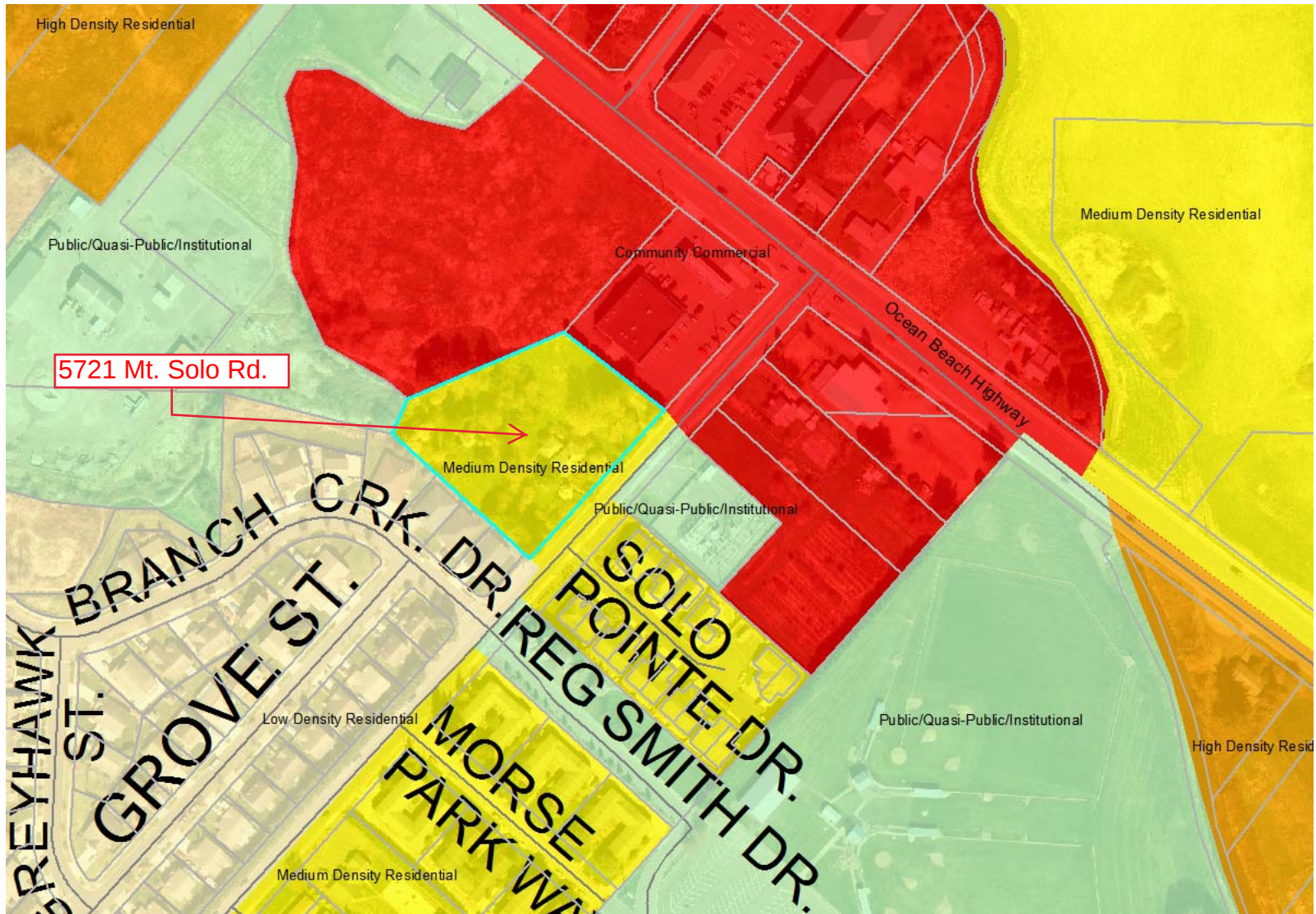
3808 Pennsylvania St, parcel # 1051803



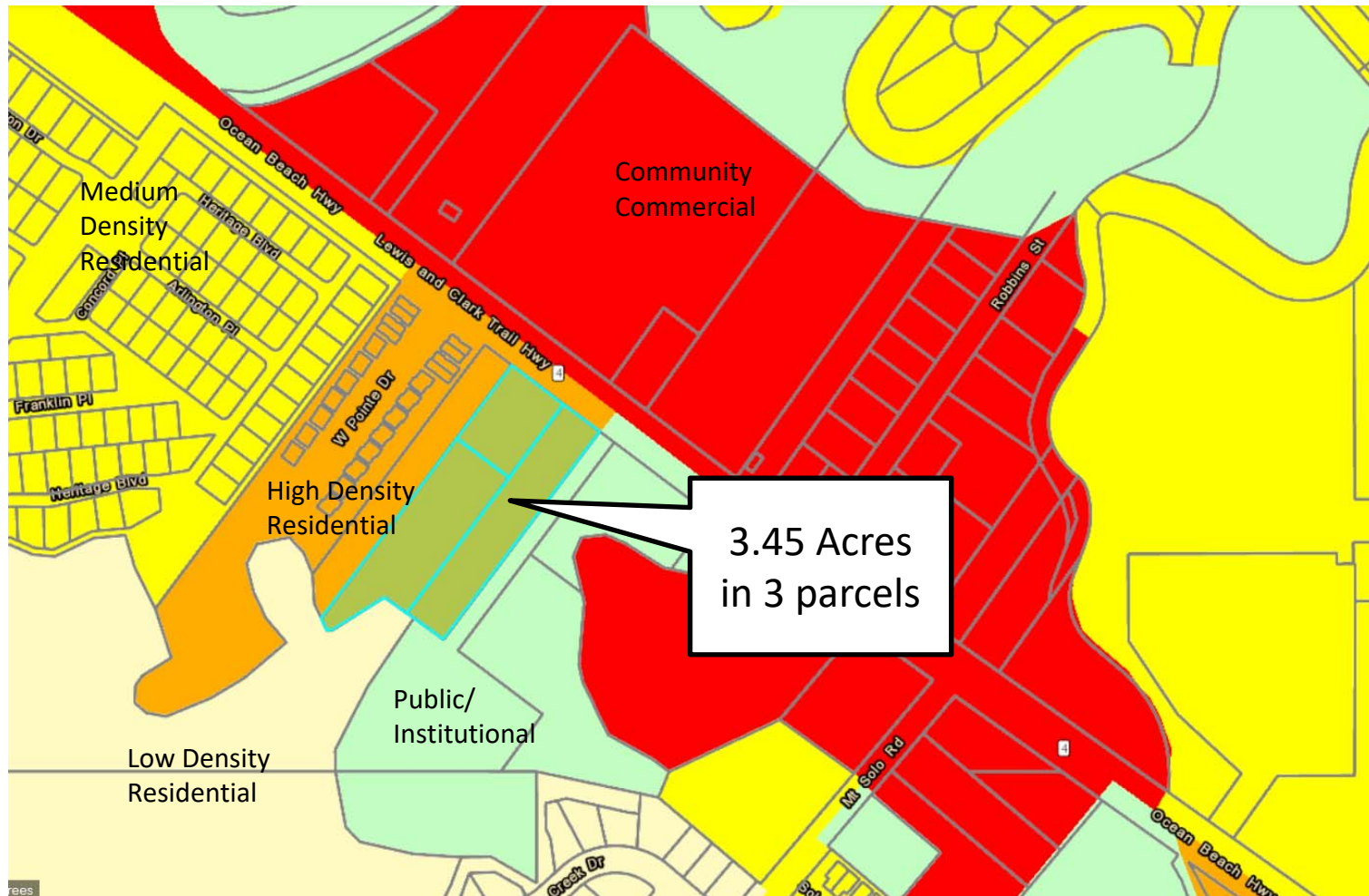
36th Ave (West side of street) Proposed Map Changes: Regional Commercial, RC, to General Commercial, GC



5721 Mt. Solo Rd R-2 Residential (Medium Density to High Density Residential) to R-3 Residential



5721 Ocean Beach Hwy from R-4 Residential, to R-1 Residential
(High Density to Low Density Residential)



20 Fiber Way, Pacific Fiber Wood Products property: Light Industrial B to Heavy Industrial, HI





November 22, 2019

To: Washington State E.C.Y., Environmental Review Section
Review Team, Department of Commerce
WSDOT, SW Region
Washington Department of Fish and Wildlife
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
CenturyLink
Ryan Hennessey, Comcast
Jim Kambeitz, Longview Fire Marshal
Mike Murray, Commercial Building Inspector
The Daily News

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

Subject: **SEPA Environmental Checklist Review - Application #E 2019-11**

Project: **Adam Trimble, Interim Planning Manager with City of Longview Community Development has submitted a SEPA checklist for to change the zoning designations for six different areas in Longview city limits to make them consistent with changes made in the October 2019 Comprehensive Plan update. This is a non-project action to change zoning for six different areas in, Longview, WA.**

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

The sites are in **various zones**. The Comprehensive Plan classification **varies**. Adjacent uses include: residential, commercial and industrial uses.

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. December 6, 2019**.

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

Thank you.

Attachments: Sites of proposed zone changes.

Cc: Applicant: City of Longview Community Development
File



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

Description of Proposal: E 2019-11– Change the zoning designations for six different areas in Longview city limits to make them consistent with changes made in the October 2019 Comprehensive Plan update. The non-project action affects six different areas:

- **3808 Pennsylvania St, parcel # 1051803, Longview Presbyterian Church:** change the classification from R-2 Residential, to R-3 Residential (medium density residential to high density residential).
- **Area south of the south ends of 42nd thru 48th Avenues (northern edge of Mt. Solo).** parcel #'s **108010100, 108020100, 108030100, 108040100, 108000100, 108050100, 108070100, 107990100, 108060100, 108080100, and a portion of 108090100.** Traditional Neighborhood Residential, TNR to R-3 Residential District (low density residential to high density residential).
- **20 Fibre Way;** Pacific Fibre Wood Products property, parcel# 03153056: Most of the Pacific Fibre property is classified as Heavy Industrial, HI. A strip of land along the western portion of the log pond has a classification of Light Industrial, LI-B. This strip of land contains their main office building. Pacific Fibre Products would like all of their land to be classified as Heavy Industrial, HI which will provide consistent setback and use regulations.
- **5721 Mt. Solo Rd:** Change from R-2, Residential (medium density) to R-3, Residential (high density) to allow greater development options. Property is approximately 1.9 acres located directly behind the Baker's Corner Store.
- **5721 Ocean Beach Highway:** Change three parcels from R-3, Residential, (high density residential) to R-1, Residential (low density residential), to facilitate development of a specific use permitted only in the R-1 zone.
- **13 properties on the West side of 36th Avenue** South of Ocean Beach Hwy; Regional Commercial District, RC, to General Commercial District, GC, about 14 acres.

Address:	Parcel #
2053 36TH AVE	03031
2037 36TH AVE	03032
	03033
3607 OCEAN BEACH HWY	0301701
3615 OCEAN BEACH HWY	03018
3621 OCEAN BEACH HWY	03019
2107 36TH AVE	03036
2103 36TH AVE	03037
2177 36TH AVE	03016
3609 OCEAN BEACH HWY	03017
	03034
2111 36TH AVE	03035
2121 36TH AVE	0301601
2035 36TH AVE	030330100

Proponents: Adam Trimble, Interim Planning Manager
City of Longview Community Development
PO Box 128
Longview, WA 98632
Phone: 360-442-5092

Location of Proposal, Including Street Address, if any: This is a non-project action to change zoning for six different areas in Longview city limits (Parcel Number(s): various).

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 December 6, 2019.

Responsible Official: John Brickey

Position/Title: Director/Building Official

Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Planner

Phone: (360) 442-5092

Date: November 22, 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.

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

1. Name of proposed project, if applicable: *Zoning map amendments for October 2019 Comprehensive Plan Update*
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: *November 6, 2019*
5. Agency requesting checklist: *City of Longview*
6. Proposed timing or schedule (including phasing, if applicable): *Planning Commission public hearing December 4, 2019, City Council review and approval in January 2020.*
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. *This is a non-project action. The owners of several properties covered in this application have discussed projects that will be possible if the zoning is changed, however no applications or proposals have been made or are pending approval.*
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 change zoning designation for specific properties and areas in Longview to be consistent with the City's Comprehensive Plan Future Land Use Map. The specific properties and changes to be made are listed below.*
 - **3808 Pennsylvania St, parcel # 1051803, Longview Presbyterian Church:** change the classification from R-2 Residential, to R-3 Residential (medium density residential to high density residential).
 - **Area south of the south ends of 42nd thru 48th Avenues (northern edge of Mt. Solo). PARCEL #'s 108010100, 108020100, 108030100, 108040100, 108000100, 108050100, 108070100, 107990100, 108060100, 108080100, and a portion of 108090100.**

Traditional Neighborhood Residential, TNR to R-3 Residential District (low density residential to high density residential).

- **20 Fibre Way;** Pacific Fibre Wood Products property, parcel# 03153056:
Most of the Pacific Fibre property is classified as Heavy Industrial, HI. A strip of land along the western portion of the log pond has a classification of Light Industrial, LI-B. This strip of land contains their main office building. Pacific Fibre Products would like all of their land to be classified as Heavy Industrial, HI which will provide consistent setback and use regulations.
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2103 36TH AVE	03037
2177 36TH AVE	03016
3609 OCEAN BEACH HWY	03017
	03034
2111 36TH AVE	03035
2121 36TH AVE	0301601
2035 36TH AVE	030330100
2031 36TH AVE	0303401

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. *This SEPA checklist is intended to cover the rezoning of the areas or specific properties in Longview City limits listed above. All properties are in Longview city limits.*

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. However, most of the areas are flat.*
- 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. *Primarily Caples silty clay loam with some Snohomish silty clay loam on the flat areas.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No*
- 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. *The area contains portions of Consolidated Diking Improvement District No. 1 maintained drainage ditches: Water from these ditches eventually is pumped to the Columbia River.*
- 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. *The areas are protected from flooding by Consolidated Diking Improvement District No. 1 (CDID#1) system of levees and drainage ditches. However, the ditches themselves are depicted in the Flood Insurance Rate Maps as being within Zone A, a "special flood hazard areas subject to inundation by the 1% annual chance flood."*
- 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*

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. *None known.*

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

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: rabbits and rodents

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

b. List any threatened and endangered species known to be on or near the site. *None known.*

c. Is the site part of a migration route? If so, explain. *Pacific Flyway*

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 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. *The affected areas are already urban in character; property uses include: numerous multi-family apartment buildings, single-family homes, churches, vacant land, several mini-storage and/or RV/Boat storage businesses, a Walmart and other businesses. There are also several single-family subdivisions with urban sized lots. Other areas are industrial areas. Adjacent land uses should not be significantly affected by the change in zoning designations as the changes are all either increasing or diminishing the intensity of the existing zoning for the properties i.e. density for residential or activity- variety for commercial or industrial.*
- 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? *No.*
 - 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. *Much of the areas affected in this proposal are vacant or have a large amount of vacant and underutilized land.*
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *Please see above under description of use or attached.*
- f. What is the current comprehensive plan designation of the site? *Please see above or attached.*
- g. If applicable, what is the current shoreline master program designation of the site? *None of the zone change area are within shorelines jurisdiction.*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Some floodplain associated with the CDID#1 ditches and the land north of Mt. Solo likely has critical areas or critical area buffers associated with it.*
- i. Approximately how many people would reside or work in the completed project? *Not applicable*
- 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: *The proposal is to change zoning designations to be consistent with the City's Comprehensive Plan Land Use Classifications.*

- 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: *None*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Not applicable, the proposal is a nonproject action*
- 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? *N/A*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *No*
- 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. *None*

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. *Ocean Beach Highway (SR 4) transverses the city from east to west. SR 432/Industrial Way is near the Pacific Fiber Wood Products property.*
- 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? *Yes, there are several transit stops near the areas proposed for zone changes.*
- 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*
- 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*

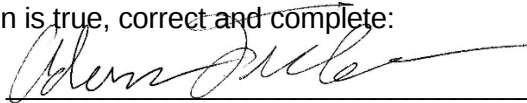
16. Utilities

- 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: *November 12, 2019*

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? *The*

proposal is not likely to significantly increase discharges. The proposal is to change City zoning designations for 6 different areas/sites or approximately 100 total acres in the City. The changes are all within the same type of zoning, i.e. low density to high density residential.

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. See answer to question one.*

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? *The proposal is not expected to significantly deplete energy or natural resources.*

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 zone change areas contain limited quantities of the above except there is some floodplain areas associated with the CDID#1 drainage ditches and possibly some low quality wetlands on portions of vacant lands. Any development in any of the areas included in this proposal will be subject to the City's Critical Areas Ordinance.*

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?

The proposed changes to the zoning designations for six areas are consistent with the Future Land Use Map classifications in the newly adopted 2019 Comprehensive Plan. Extensive public outreach was conducted to reach the decision to make the changes made in the update to the Comprehensive Plan. Residents were provided opportunity to comment on proposals prior to recommendations and decisions being made. The changes are all within the same type of zoning, i.e. low density to high density residential, decreasing the potential for incompatible land uses to occur.

Proposed measures to avoid or reduce shoreline and land use impacts are: *Existing development regulations will provide for a minimum standard of development in each location.*

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. In some instances the changes proposed will offset if the properties are developed- some high density land is changing to low density and vice versa. In other areas, vacant land could develop at a higher or different intensity than previously allowed, in which case SEPA will be conducted to determine if the development creates impacts requiring mitigation.*

Proposed measures to reduce or respond to such demand(s) are: *Any future development resulting from the new zoning designation will need to be consistent with the City's Comprehensive Plan, development regulations and undergo project-specific SEPA evaluation.*

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*