



City of Longview

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

Agenda

Planning Commission

Wednesday, February 5, 2020

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

20-00080 Minutes of the January 1, 2020 Workshop meeting

20-00082 Minutes of the December 4, 2019 Planning Commission Meeting

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

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

5. PUBLIC HEARINGS

20-00081 PC 2019-5: Amend the zoning code to permit micro-breweries/wineries in the General Commercial zone (currently allowed as a Special Property Use), and add distilling to the definition of breweries/wineries, and add craft distilleries to the definition of microbreweries/micro wineries and permit distilling and craft distilleries in industrial and commercial zones where breweries/wineries and microbreweries/micro wineries are allowed. Make a change to the definition for a brewpub to include wine making and distilling.

Recommended Action: Motion to adopt the findings and recommendation of the staff report and recommend the City Council amend the zoning code as proposed.

- 20-00083 PC 2020-1 Application to amend the zoning code Table 19.58.020-1 to permit brewpubs only in conjunction with a full-service sit-down restaurant, in the Light Industrial Zones.

Recommended Action: Motion to adopt the findings and recommendation of the staff report and recommend the City Council approve the proposed zoning code amendment.

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



City of Longview

1525 Broadway
Longview, WA 98632
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Minutes

Agenda

Planning Commission

Wednesday, January 8, 2020

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**

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

Present: Member Craig Collins, Member Trey Davis, Member Ramona Leber

Absent:

Staff Present:

John Brickey, Community and Economic Development Director; Adam Trimble, Planner; Ken Hash, City Engineer; Lisa Vertrees, Administrative Assistant

Mr. Trimble introduced new Planning Commission member Kalei LaFave.

2. **WORKSHOP ITEMS**

19-000524 MICRO BREWERIES/MICRO WINERIES/DISTILLING

- Review application for a zone text amendment to permit "Brewpub only in conjunction with a full-serve sit-down restaurant" in the Light Industrial A & B zones.
- Review draft language to allow distilling/distilleries in the commercial and industrial zones.
- Review existing zones where micro- breweries, wineries and brewpubs are permitted, not permitted or only allowed as a special property use.

Mr. Trimble reviewed previously adopted code for breweries/wineries/microbrewpubs and microwineries/brewpub.

Presentation on screen.

Planning Commission members directed staff to include microwineries, distilleries with a restaurant, tavern, bar, nightclub in the definition for brewpubs. Staff will present a new definition at a future meeting.

Planning Commission recommended microbreweries and microwineries be permitted outright in the GC zone. Also, they recommended permitting distilleries and craft distilleries in the GC zone, adding the distilling license requirements to existing definitions and keeping the distinction between distilleries and craft distilleries.

A public hearing will be scheduled in February.

19-000525 COMPLETE STREETS- Staff will provide a report on a new complete streets ordinance and the implications for developments and the zoning code going forward.

"The purpose of this chapter is to ensure that planning for all users is included during planning, design, construction, maintenance, and replacement of all city transportation projects and plans. The city recognizes that complete streets will increase the health and safety of residents, improve economic vitality, and improve connectivity for all modes of transportation within the city.

Complete streets focuses not on just changing individual streets, but on empowering the decision-making process so that all users are routinely considered during the scoping, planning, designing, building, and operation of all transportation network facilities. Implementation of complete streets will increase transportation system access for all users. (Ord. 3413 § 2, 2019).

Mr. Hash reviewed the Complete Streets concept.

3. PLANNER'S REPORT

** We have received an application for a binding site plan for an industrial park. This requires administrative approval only.*

** Cell towers have been a current topic.*

4. **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for February 5, 2020.

With no further business to discuss, the meeting adjourned at 8:38 p.m.

Lisa Vertrees, Recorder



City of Longview

1525 Broadway
Longview, WA 98632
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Minutes

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**

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

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

Absent:

Staff Present:

Steve Shuman, Assistant City Attorney; Community & Economic Development Director John Brickey; Ken Hash, City Engineer; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

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

A motion was made by Member Ray Van Tongeren, seconded by Member Bill Josh, to Approve the minutes of the November 6, 2019 regular Planning Commission meeting, with edits noted to include Member Ramona Leber and Member Bill Josh as excused. The motion carried by the following vote:

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

Nays: None

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

Mr. Trimble read the Declaration of Ex-parte Communications and Appearance of Fairness declaration into the record.

5. PUBLIC HEARINGS

19-000489 PC 2019-4 Application for a Zone Text Amendment to 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.

Mr. Trimble reviewed the staff report and noted the proposed changes. He also reviewed a new section LMC 19.44.120 that is a non-project action.

Written comments were received and added to the record.

Chairman Collins opened the public hearing.

The following citizens spoke:

David Fine - Longview, WA

Todd Wade - Longview, WA: provided comments regarding height allowances for hotels. Requested hotels be permitted to have a 60 height in the same manner as proposed for mixed-use multifamily commercial/residential developments.

Tim Wines - Longview, WA: Mr. Wines echoed the comment made by Mr. Wade regarding heights for hotels.

Clark Carol - Longview, WA

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

A motion was made by Member Ray Van Tongeren, seconded by Member Christine Schott, to amend the proposal to allow hotels to achieve a 60' maximum height in the same manner as mixed-use multifamily commercial/residential developments microbreweries, microwineries and craft distilleries and recommend the City Council adopt as amended. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott,

Nays: None

Abstain: Member Ray Van Tongeren

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.

Mr. Trimble reviewed the staff report. Two letters were received on the matter and added to the record.

Chairman Collins opened the public hearing.

Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Member Bill Josh, to recommend to City Council approve the subject Zone changes for 6 areas and specific properties to make the zoning designations consistent with the changes adopted in the October 2019 Comprehensive Plan Update. The motion carried by the following vote: Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Christine Schott, Nays: None

Abstain: Member Ray Van Tongeren

6. NON-PUBLIC HEARING ITEMS

None at this time.

7. OTHER BUSINESS

Staff plans continued work on the distilleries/breweries in Commercial zones topic. Member Ray Van Tongeren announced his intention to resign from the Planning Commission following the meeting. The group thanked him for his service to the City.

8. PLANNER'S REPORT

Mr. Hash reported for Public Works:

- * Transit Center is wrapping up*
- * A wayfinding signs contract will be coming mid- to end of January*
- * Received a \$3.1 million grant to rebuild 46th Avenue from Ocean Beach Hwy to Olympia*
- * 30th Ave from Washington Way to Ocean Beach Hwy will be an ADA accessible route.*

Mr. Trimble reported for Community Development:

- * Shoreline ordinance update request from Ecology*
- * Final plat for Mt. Solo Estates is being reviewed*
- * Binding site plan for property along Beech St.*
- * Cell tower proposals*

9. ADJOURNMENT

the next regular Planning Commission meeting is scheduled for January 8, 2020.

With no further business to discuss, the meeting adjourned at 8:40 p.m.

Lisa Vertrees, Recorder



TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

HEARING

DATE: February 5, 2020

SUBJECT: Amend the zoning code to permit micro-breweries/wineries in the General Commercial zone (currently allowed as a Special Property Use), and add distilling to the definition of breweries/wineries, and add craft distilleries to the definition of microbreweries/micro wineries and permit distilling and craft distilleries in industrial and commercial zones where breweries/wineries and microbreweries/micro wineries are allowed. Make a change to the definition for a brewpub to include wine making and distilling.

CASE #: PC 2019-5

TYPE OF

DECISION: Legislative

BACKGROUND

In 2019 City staff reported to the Planning Commission that interest has been shown in establishing small distilleries in City limits but the zoning code is currently silent on distilling as a land use. The effort to include breweries and wineries in the 2015 Commercial code update specifically left distilling out of the changes made due to a lack of any interest shown in distilling alcohol for sale at the time. Now the Planning Commission has agreed with a staff request to initiate an amendment to include distilling as a land use, and at the same time amend where and how micro-breweries and micro-wineries are permitted and to include wine making and distilling in the definition of a brewpub. The recommended changes will make micro-breweries, micro-wineries and craft distilleries a permitted use in the General Commercial district (currently allowed only as a Special Property Use).

PROPOSAL

The proposal, if adopted, will amend the definitions under LMC 19.09 and use tables in LMC 19.44 Commercial Zones and LMC Chapter 19.58 Industrial Zoning Districts.
Note: text that is underlined is proposed to be added. Text with a line thru it is proposed to be eliminated.

Definitions:**19.09.082 Brewery/winery/distillery.**

“Brewery” or “winery” or distillery means an establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, or wine, or spirits, and which may include accessory uses such as a tasting room and retail sales of promotional products. This classification allows a brewery/winery/distillery to sell beer/wine/distillery at retail and/or act as wholesaler for beer/wine/spirits of its own production for off-site consumption with appropriate state licenses. The tasting room and retail area can be no larger than 750 square feet combined. One-day promotional events may be held on site up to four times per year. These events shall be permitted through Chapter 7.40 LMC. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district. (Ord. 3202 § 10, 2012).

19.09.083 Brewpub.

“Brewpub” means a restaurant, tavern, bar or nightclub that manufactures up to 1,500 barrels of fermented malt beverages, 300 cases of wine or 100 gallons of spirits per year on premises for either consumption on-premises or by hand-capped or sealed containers in quantities up to one-half barrel or 15.5 gallons beer, or up to one fifth of a US liquid gallon wine or spirits sold directly to the consumer. Wholesaling shall be permitted only as otherwise permitted in the zoning district. All aspects of production, service and sales of alcohol beverages must have the appropriate Washington State permits. A brewpub is not allowed in conjunction with a restaurant that has a drive-up facility. (Ord. 3202 § 10, 2012).

19.09.447 Microbrewery/microwinery/craft distillery.

“Microbrewery” or “microwinery” or “craft distillery” means the same as “brewery/winery/distillery” except for the following: a microbrewery shall have a capacity of not more than 15,000 barrels a year and a microwinery no more than 3,000 cases of wine per year and craft distillery no more than 1,500 gallons per year. Per RCW 66.24.244(3), a microbrewery may also sell beer produced by another microbrewery or a domestic brewery for on- and off-premises consumption from its premises as long as the other breweries’ brands do not exceed 25 percent of the microbrewery’s on-tap offering of its own brands. (Ord. 3202 § 10, 2012).

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

Use						
Miscellaneous	D-C	CBD	RC ¹	NC ²	GC	O/C
Pet grooming	P	P	P	P	P	P
Boat marinas						P
Microbrewery/microwinery/craft distillery		SPU			SPU <u>P</u>	
Religious assembly and institutions, community centers	P ⁷	P			P	P
Public safety facility		P	SPU		SPU	P

“Table 19.58.020-1. Permitted uses in industrial zones” is amended as follows:

Use			
	LI-A & B	HI	C/I
Brewery/winery/distillery	P	P	
Microbrewery/winery/craft distillery	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant			P

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 January 22, 2020. [E 2020-3 SEPA checklist] The comment period for the SEPA checklist ends February 5, 2020. 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 January 26, 2019 and February 2, 2020.

Citizen Correspondence

As of this writing, the City has received one written comment which stated support for the proposed changes. 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:

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.

Objective ED-A.5 Periodically review and update City zoning regulations for Downtown, Regional, Commercial, and Neighborhood Commercial districts. Consider implementation of flexible land management techniques such as form-based zoning. Commercial locations, development standards, and permitted uses should reflect the intended intensity of the business districts and ensure each district contributes to City goals for an attractive, flexible, and economically vibrant commercial base.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The proposal will affect how Microbrewery/winery/craft distillery is permitted in the Community Commercial classification. Amendments to the definitions will affect existing permitted uses in other classifications/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.

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 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.

STAFF DISCUSSION

City staff is recommending the changes proposed be adopted to increase opportunity for new businesses to be able to open in Longview. As consumers demand more locally produced goods and ‘craft’ alcohol continues to gain popularity, the zoning code will be amended to accommodate the businesses that support the demand. The changes proposed would allow additional production oriented businesses whether wholesalers or direct sales or both, along with greater flexibility for attractive and unique brewpub businesses that integrate beer, wine or spirit production with their restaurant offerings. The change to allow micro-breweries/microwineries as a permitted use in the General Commercial zone instead of as a Special Property Use is supported by the example of two existing microbreweries and one microwinery in Longview, opened since the 2015 code update. From what was an unfamiliar and new land use 5 years ago, there is now recognition that the use simply does not produce impacts to a neighborhood that are not already addressed but the General Provisions of the Commercial zones, which prohibit nuisances. Parking and fire and life/safety concerns are likewise already addressed for these land uses by

other codes. Removal of the special property use requirement is removal of a barrier for what are likely to be locally owned and operated businesses to open.

STAFF FINDINGS

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

1. Distilling alcohol is determined to be similar to the existing permitted uses of breweries/wineries, microbreweries and microwineries, and should be permitted as such in Longview, with limits on annual production, and in accordance with any requirements of the State Liquor and Cannabis Board.
2. Permitting microbreweries, micro wineries and craft distilleries in the General Commercial zone will not produce impacts to a neighborhood which cannot already be addressed by the General Provisions of the Commercial zones, which prohibit nuisances.
3. Provision of parking and fire and life/safety needs for microbreweries, microwineries and craft distilleries are adequately addressed by existing city ordinances and health requirements.
4. With proposed limits on production to ensure a small scale 'craft' operation, winemaking and distilling can be included in the definition of brewpub and permitted as currently allowed in Longview without conflicting with the intent of the zones where brewpubs are permitted.

STAFF RECOMMENDATION

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

EXHIBITS

- A. Proposed zoning code amendments
- B. SEPA Documents
- C. Comments/Correspondence

Report Date: January 30, 2020

Proposed code amendments. Underlined text is to be added, strikethrough to be removed.

19.09.082 Brewery/winery/distillery.

“Brewery” or “winery” or distillery means an establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, or wine, or spirits, and which may include accessory uses such as a tasting room and retail sales of promotional products. This classification allows a brewery/winery/distillery to sell beer/wine/distillery at retail and/or act as wholesaler for beer/wine/spirits of its own production for off-site consumption with appropriate state licenses. The tasting room and retail area can be no larger than 750 square feet combined. One-day promotional events may be held on site up to four times per year. These events shall be permitted through Chapter 7.40 LMC. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district. (Ord. 3202 § 10, 2012).

19.09.083 Brewpub.

“Brewpub” means a restaurant, tavern, bar or nightclub that manufactures up to 1,500 barrels of fermented malt beverages, 300 cases of wine or 100 gallons of spirits per year on premises for either consumption on-premises or by hand-capped or sealed containers in quantities up to one-half barrel or 15.5 gallons beer, or up to one fifth of a US liquid gallon wine or spirits sold directly to the consumer. Wholesaling shall be permitted only as otherwise permitted in the zoning district. All aspects of production, service and sales of alcohol beverages must have the appropriate Washington State permits. A brewpub is not allowed in conjunction with a restaurant that has a drive-up facility. (Ord. 3202 § 10, 2012).

19.09.447 Microbrewery/microwinery/craft distillery.

“Microbrewery” or “microwinery” or “craft distillery” means the same as “brewery/winery/distillery” except for the following: a microbrewery shall have a capacity of not more than 15,000 barrels a year and a microwinery no more than 3,000 cases of wine per year and craft distillery no more than 1,500 gallons per year. Per RCW 66.24.244(3), a microbrewery may also sell beer produced by another microbrewery or a domestic brewery for on- and off-premises consumption from its premises as long as the other breweries’ brands do not exceed 25 percent of the microbrewery’s on-tap offering of its own brands. (Ord. 3202 § 10, 2012).

19.44.020 Uses.

Table 19.44.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that particular zone.

Table 19.44.020-1. Permitted uses in commercial zones.

Use						
Miscellaneous	D-C	CBD	RC ¹	NC ²	GC	O/C
Pet grooming	P	P	P	P	P	P
Boat marinas						P
Microbrewery/microwinery/ <u>craft distillery</u>		SPU			<u>SPU P</u>	
Religious assembly and institutions, community centers	P ⁷	P			P	P
Public safety facility		P	SPU		SPU	P

11. Brewpubs are permitted outright only in conjunction with LMC 19.44.050(4), sit-down restaurants with a minimum enclosed floor area of 5,000 square feet.

19.58.020 Uses.

Table 19.58.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that zone.

Table 19.58.020-1. Permitted uses in industrial zones.

Use			
	LI-A & B	HI	C/I
Brewery/winery/ <u>distillery</u>	P	P	
Microbrewery/winery/ <u>craft distillery</u>	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant			P
Indoor shooting range subject to LMC 19.58.110	P	P	P
Bowling centers with a minimum of 32 indoor lanes ⁶			P
Public safety facility	P	P	P



January 22, 2020

To: Washington State E.C.Y., Environmental Review Section
Cowlitz County Health Department
Ted Sprague, Cowlitz County EDC
Jon Dunaway, Longview Fire Marshal
Mike Murray, Commercial Building Inspector
The Daily News

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

Subject: SEPA Environmental Checklist Review - Application #E 2020-3

Project: A non-project action by the City of Longview to amend the zoning code to permit microbreweries/wineries in the General Commercial zone (currently allowed as a Special Property Use), and add distilling to the definition of breweries/wineries, and add craft distillery to the definition of microbrewery/microwinery and permit distilling and craft distilleries in industrial and commercial zones where breweries/wineries and microbreweries/micro wineries are allowed. Make a change to the definition for a brewpub to include wine making and distilling.

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

The non-project action will affect the zones: ***Light Industrial LI-A, B, Heavy Industrial, HI, General Commercial, GC, Downtown Commerce, DC, and Office/Commercial, O/C.*** The Comprehensive Plan classification is ***various***. The commercial and industrial zones are located throughout Longview City limits.

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. February 5, 2020.**

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 for zone text amendment.

Cc: Applicant: City of Longview
File



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

Description of Proposal: E 2020-3 – A non-project action by the City of Longview to amend the zoning code to permit microbreweries/wineries in the General Commercial zone (currently allowed as a Special Property Use), and add distilling to the definition of breweries/wineries, and add craft distillery to the definition of microbrewery/microwinery and permit distilling and craft distilleries in industrial and commercial zones where breweries/wineries and microbreweries/micro wineries are allowed. Make a change to the definition for a brewpub to include wine making and distilling. The proposal will affect land use for properties zoned Mixed-use Commercial/Industrial, C/I, Light Industrial, LI-A or B, Heavy Industrial, HI, General Commercial, GC, Downtown Commerce, DC, and Office/Commercial, O/C.

Proponents: Longview Planning Commission
Adam Trimble, Interim Planning Manager
PO Box 128
Longview, WA 98632
360-442-5092

Location of Proposal, Including Street Address, if any: This is a non-project action that affects properties in commercial and industrial zones in Longview city limits.

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 February 5, 2020.

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: January 22, 2020

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: *PC 2019-5 zone text amendments for distilling. (E 2020-3)*
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: *January 22, 2020*
5. Agency requesting checklist: *City of Longview*
6. Proposed timing or schedule (including phasing, if applicable): *Planning Commission public hearing February 5, 2020, City Council decision February 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. *None*
10. List any government approvals or permits that will be needed for your proposal, if known.
Longview City Council adopting an ordinance
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) *A non-project action by the City of Longview to amend the zoning code to permit microbreweries/wineries in the General Commercial zone (currently allowed as a Special Property Use), and add distilling to the definition of breweries/wineries, and add craft distillery to the definition of microbrewery/microwinery and permit distilling and craft distilleries in industrial and commercial zones where breweries/wineries and microbreweries/micro wineries are*

allowed. Make a change to the definition for a brewpub to include wine making and distilling. The specific proposal is attached.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *The non-project action will affect the zones: Light Industrial LI-A, B, Heavy Industrial, HI, General Commercial, GC, Downtown Commerce, DC, and Office/Commercial, O/C.*

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

1. Earth

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

2. Air

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

3. Water

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

c. Water runoff (including stormwater):

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

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

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

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

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

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

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

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

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

5. **Animals**

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

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

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

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

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

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

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

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

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Not applicable, the proposal is a nonproject action*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *Not applicable*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *Not applicable*

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *Not applicable, the proposal is a nonproject action*
- 1) Describe any known or possible contamination at the site from present or past uses. *Not applicable*
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *Not applicable*
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *Not applicable*
 - 4) Describe special emergency services that might be required. *None*
 - 5) Proposed measures to reduce or control environmental health hazards, if any: *Not applicable*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Not applicable, the proposal is a nonproject action*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Not applicable*
- 3) Proposed measures to reduce or control noise impacts, if any: *Not applicable*

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *Not applicable, the proposal is a nonproject action*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *Not applicable*
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *Not applicable*
- c. Describe any structures on the site. *Not applicable*
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *The non-project action will affect the zones: Light Industrial LI-A, B, Heavy Industrial, HI, General Commercial, GC, Downtown Commerce, DC, and Office/Commercial, O/C.*
- f. What is the current comprehensive plan designation of the site? The proposal applies to the City's industrial and commercial classifications.
- g. If applicable, what is the current shoreline master program designation of the site? *Not applicable*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Not applicable*
- i. Approximately how many people would reside or work in the completed project? *Not applicable*
- j. Approximately how many people would the completed project displace? *Not applicable*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *None*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *None*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None*

9. Housing

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

10. Aesthetics

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

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *N/A*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *Not applicable*
- c. What existing off-site sources of light or glare may affect your proposal? *Not applicable*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Not applicable*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Not applicable, the proposal is a nonproject action*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *Not applicable*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *Not applicable*

13. Historic and cultural preservation

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

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *Not applicable, the proposal is a nonproject action*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *Not applicable*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Not applicable*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *Not applicable*
- 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: *January 22, 2020*

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

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

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

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

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

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

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

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

3. How would the proposal be likely to deplete energy or natural resources? *Allowing distilling and changing the regulations for microbreweries/wineries is not expected to result in many new businesses in Longview but will allow those business that exist or may exist to locate in more locations. Distilling and brewing operations typically use natural gas to boil quantites of water.*

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

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

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

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

The proposal is intended to permit brewing, distilling and winemaking in a greater variety of zones given that they can take many forms including wholesale only, retail only, or a combination, along with tasting rooms, restautrants and bars. Given the equipment needed to produce beer wine and spirits, including these uses in the industrial zones is appropriate. Many smaller produces also desire a retail presense and direct sales to customers making commercial zones an appropriate location for these uses.

Proposed measures to avoid or reduce shoreline and land use impacts are: *The Longview Planning Commisison has recommended continuing to distinguish between small producers and large produces and will permit larger producers in the heavy industrial zones while smaller producers can be permitted in commercial and light industrial zones. Brewpubs will continue to be allowed only in conjunction with a sit-down restaurant, bar or tavern.*

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

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

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

Proposed code amendments. Underlined text is to be added, strikethrough to be removed.

19.09.082 Brewery/winery/distillery.

“Brewery” or “winery” or distillery means an establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, or wine, or spirits, and which may include accessory uses such as a tasting room and retail sales of promotional products. This classification allows a brewery/winery/distillery to sell beer/wine/distillery at retail and/or act as wholesaler for beer/wine/spirits of its own production for off-site consumption with appropriate state licenses. The tasting room and retail area can be no larger than 750 square feet combined. One-day promotional events may be held on site up to four times per year. These events shall be permitted through Chapter 7.40 LMC. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district. (Ord. 3202 § 10, 2012).

19.09.083 Brewpub.

“Brewpub” means a restaurant, tavern, bar or nightclub that manufactures up to 1,500 barrels of fermented malt beverages, 300 cases of wine or 100 gallons of spirits per year on premises for either consumption on-premises or by hand-capped or sealed containers in quantities up to one-half barrel or 15.5 gallons beer, or up to one fifth of a US liquid gallon wine or spirits sold directly to the consumer. Wholesaling shall be permitted only as otherwise permitted in the zoning district. All aspects of production, service and sales of alcohol beverages must have the appropriate Washington State permits. A brewpub is not allowed in conjunction with a restaurant that has a drive-up facility. (Ord. 3202 § 10, 2012).

19.09.447 Microbrewery/microwinery/craft distillery.

“Microbrewery” or “microwinery” or “craft distillery” means the same as “brewery/winery/distillery” except for the following: a microbrewery shall have a capacity of not more than 15,000 barrels a year and a microwinery no more than 3,000 cases of wine per year and craft distillery no more than 1,500 gallons per year. Per RCW 66.24.244(3), a microbrewery may also sell beer produced by another microbrewery or a domestic brewery for on- and off-premises consumption from its premises as long as the other breweries’ brands do not exceed 25 percent of the microbrewery’s on-tap offering of its own brands. (Ord. 3202 § 10, 2012).

19.44.020 Uses.

Table 19.44.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that particular zone.

Table 19.44.020-1. Permitted uses in commercial zones.

Use						
Miscellaneous	D-C	CBD	RC ¹	NC ²	GC	O/C
Pet grooming	P	P	P	P	P	P
Boat marinas						P
Microbrewery/microwinery/ <u>craft distillery</u>		SPU			<u>SPU P</u>	
Religious assembly and institutions, community centers	P ⁷	P			P	P
Public safety facility		P	SPU		SPU	P

11. Brewpubs are permitted outright only in conjunction with LMC 19.44.050(4), sit-down restaurants with a minimum enclosed floor area of 5,000 square feet.

19.58.020 Uses.

Table 19.58.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that zone.

Table 19.58.020-1. Permitted uses in industrial zones.

Use			
	LI-A & B	HI	C/I
Brewery/winery/ <u>distillery</u>	P	P	
Microbrewery/winery/ <u>craft distillery</u>	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant			P
Indoor shooting range subject to LMC 19.58.110	P	P	P
Bowling centers with a minimum of 32 indoor lanes ⁶			P
Public safety facility	P	P	P

Adam Trimble

From: Dave Fine <dave@finetastic.com>
Sent: Sunday, January 26, 2020 7:16 AM
To: Adam Trimble
Subject: E 2020-3/ PC 2019 -5 Micro brewing zoning

Hi Adam,

I wanted to express my support for this change to Longview zoning codes.

Thanks,

David Fine
Longview



TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

HEARING

DATE: February 5, 2020

SUBJECT: Amend the zoning code Table 19.58.020-1 to permit brewpubs only in conjunction with a full-service sit-down restaurant, in the Light Industrial Zones.

CASE #: PC 2020-1

TYPE OF

DECISION: Legislative

BACKGROUND

Brett Bates, of Bates Plumbing and White River Development has submitted an application for a zone text amendment to allow the use “Brewpub only in conjunction with a full-serve sit-down restaurant” in the Light Industrial A and B zones [Exhibit A]. Currently Brewpubs are allowed in the Mixed-use Commercial Industrial zone and all the Commercial zones except Neighborhood Commercial. A definition for this use is below:

19.09.083 Brewpub.

“Brewpub” means a restaurant, tavern, bar or nightclub that manufactures up to 1,500 barrels of fermented malt beverages per year on premises for either consumption on-premises or by hand-capped or sealed containers in quantities up to one-half barrel or 15.5 gallons sold directly to the consumer. Wholesaling shall be permitted only as otherwise permitted in the zoning district. All aspects of production, service and sales of alcohol beverages must have the appropriate Washington State permits. A brewpub is not allowed in conjunction with a restaurant that has a drive-up facility. (Ord. 3202 § 10, 2012).

The applicant notes that brewpubs are both a restaurant and a production facility which can include tall equipment, use of forklifts, generation of steam, storage of raw ingredients and cold storage and other elements more suited to industrial warehouse buildings and

industrial settings. In the light industrial zones, microbreweries and microwineries are currently permitted and may have a small tasting room but not a restaurant. Restaurants are not permitted in the light or heavy industrial zones although a few exist as non-conforming uses (grandfathered) from prior zoning regulations.

PROPOSAL

The proposal, if adopted, will amend LMC Chapter 19.58 Industrial Zoning Districts.

Note: text that is underlined is proposed to be added. Text with a line thru it is proposed to be eliminated.

“Table 19.58.020-1. Permitted uses in industrial zones” is amended as follows:

Use			
	LI-A & B	HI	C/I
Brewery/winery/ <u>distillery</u>	P	P	
Microbrewery/winery/ <u>craft distillery</u>	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant	<u>P</u>		P

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 January 21, 2020. [E 2020-3 SEPA checklist] The comment period for the SEPA checklist ends February 4, 2020. SEPA documents are attached as Exhibit B.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on January 26, 2019 and February 2, 2020.

Citizen Correspondence

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

Comprehensive Plan Goal and Policies

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

- Goal LU-F Support existing businesses and provide an energetic business environment for new industrial and commercial activity providing a range of service, office, commercial, and mixed uses.
- Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate, and encourage infill development on vacant or underdeveloped land.
- Policy LU-A.1.4 Assure compatibility of new development’s siting, design, and scale with the surrounding natural and built environment.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The proposal will affect areas in Light Industrial classifications.

COMPREHENSIVE PLAN INTENT STATEMENT

The comprehensive plan intent statements for the Light Industrial classification is below:

Light Industrial

The overall intent of the light industrial designation is to provide for low-intensity manufacturing, assembly, industrial services, distribution, storage, and similar uses that are conducted with minimal adverse impact on the environment and the general community. Light industrial uses tend to involve assembling and manufacturing of products from previously prepared material. Uses allowed in this district are generally contained within buildings. Compatible uses that directly serve the needs of other uses in the district or nearby districts are also allowed. The light industrial classification recognizes areas for such uses as those listed below:

- light manufacturing and fabrication;
- warehousing and storage;
- wholesale distribution;
- product processing and packaging;
- construction and contracting operations;
- heavy equipment and truck sales, service, and repair;
- feed and seed stores;
- building material wholesale and retail sales;
- laboratory and research operations;
- veterinary offices and clinics requiring outside animal runs; and
- offices and institutions serving industrial workers.

ZONING CODE – PURPOSE STATEMENT

LMC 19.58.010 ‘Industrial Districts’ provides a “purpose” section for the light industrial districts. It reads:

The overall intent of the LI district is to provide for low intensity manufacturing, assembly, industrial services, distribution, storage, and similar uses that are conducted with minimal adverse impact on the environment and the general community. Uses allowed in this district are generally contained within buildings. Compatible uses that directly serve the needs of other uses in the district or nearby districts are also allowed.

STAFF DISCUSSION

City staff is recommending the change proposed be adopted to increase opportunity for new businesses to be able to open in Longview. As consumers demand more locally

produced goods and ‘craft’ alcohol continues to gain popularity, the zoning code will be amended to accommodate the businesses that support the demand. The change proposed would allow additional production oriented businesses along with greater flexibility for attractive and unique brewpub businesses that integrate sales of their product with restaurant offerings. It is also a narrowly tailored request to permit a restaurant only in conjunction with a brewing operation. Restaurants are not permitted in light and heavy industrial areas to preserve industrial areas for industrial uses and ensure compatibility of land uses and their corresponding vehicle trips. This request is not likely to result in a number of brewpubs that would undermine the purpose and function of the light industrial zones.

STAFF FINDINGS

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

1. Brewpubs are compatible with light industrial uses as they include equipment, operations and storage elements commonly found in industrial areas and industrial buildings.
2. Brewpubs are narrowly defined production and food service uses and will not be incompatible with existing industrial uses.

STAFF RECOMMENDATION

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

EXHIBITS

- A. Application for Zone Text Amendment
- B. SEPA Documents

Report Date: January 30, 2020



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: City of Longview DEC 23 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: Brett Bates Phone: 360 957 4789 Mailing Address: 185 Brodie Ln Fax: N/A (Street or PO Box) City: Longview Email: Brett@batesmech.com State: WA @ Zip: 98632	
Section(s) for which amendment(s) is/are proposed: Table 19.58.020-1 Brew Pub only in conjunction with a full rest service sit down restaurant	
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: 12/18/2019

Signature of Property Owner:

Date:

Signature of Applicant:



(If different than property owner)

Date: 12/18/2019

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:

Document: Zoning Ordinance Text Amendment Application

Section: Table 19.58.020-1 Brew Pub only in conjunction with a full service sit down restaurant

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

I feel Table 19.58.020-1 section Brew Pub only in conjunction with a full service sit down restaurant should be permitted in a LI-A zone. The reasons I feel this way are as follows

-Breweries require high ceiling elevations for tanks, mash tons, grain silos etc. These high ceiling requirements are most commonly found in LI-A zoning and rarely in Commercial zoning areas.

-The C/I zoning areas available in Longview that fit this type of business are far and few between and limiting opportunity for new businesses of this type to locate to Longview.

-Brewpubs are 50% manufacturing which fits more of a LI-A type Zoning with uses of forklifts and deliveries from large trucks and also large vehicles necessary for distribution.

- Brew Pub only in conjunction with a full service sit down restaurant is a very narrow permitted use and very specific identification and does not open a door to a plethora of uses under that section and will not undermine the permitted uses in the LI-A Zone

-Through SEPA docs we have found as relates to permitting Brew Pub only in conjunction with a full service sit down restaurant little impact on traffic and zero on community, health, traffic, environment, hazardous, parks, neighboring businesses. On the contrary businesses opportunity and employment opportunity with citizens and growth within City. Permitting Brew Pubs in the LI/A-B is unlikely to impact traffic, health or safety.

- Brew Pub only in conjunction with a full service sit down restaurant is already permitted in a C/I zoning which is closely relative to the LI-A zoning areas which I feel should also have this as a permitted use.

-LI-A zoning is already permitted for light manufacturing, warehousing including cold storage, wholesale distribution, wholesale trade of non durable goods, industrial and commercial machinery, parcel delivery, feed and seed storage, offices, manufacturing and fabrication with significant operations in an unenclosed area, Brewery and microbrewery. All coupled together is every facet of a Brew Pub only in conjunction with a full service sit down restaurant and I feel should be permitted within a LI-A zoning.

City of Longview
Community Development

DEC 23 2019

SEPA ENVIRONMENTAL CHECKLIST

Community Development

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.

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.

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

1. Name of proposed project, if applicable: [\[help\]](#)

2. Name of applicant: [\[help\]](#)

Brett Bates (White River LLC)

3. Address and phone number of applicant and contact person: [\[help\]](#)

185 Brodie Ln Longview WA (360) 957 4789 Brett Bates

4. Date checklist prepared: [\[help\]](#)

12/11/2019

5. Agency requesting checklist: [\[help\]](#)

City of Longview

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

N/A

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

N/A

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Zoning Ordinance 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.) [\[help\]](#)

Change in Zoning Ordinance involving Table 19.58.020-1

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. [\[help\]](#)

City of Longview WA Light Industrial area

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

1. Earth

a. General description of the site [\[help\]](#)

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

N/A

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

N/A

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

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

N/A

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. [\[help\]](#)

monoxide from boiler vent Water Vapor from Steam Kettle / Carbon

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

~~Not necessary~~ Proper Venting Through roof into atmosphere

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. [\[help\]](#)

No

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

N/A

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

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

N/A

- 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. [\[help\]](#)

No

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. [\[help\]](#)

No

- 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. [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

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

No

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

N/A

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ ~~N/A~~ 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? [\[help\]](#)

N/A

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

N/A

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

N/A

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: [\[help\]](#)

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

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

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

N/A

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

N/A

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

N/A

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

N/A

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. [\[help\]](#)

Electric/Natural Gas/Water for standard use and
Manufacturing

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)

N/A

- 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: [\[help\]](#)

N/A

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. [\[help\]](#)

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

None

- 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.

None

- 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. Sodium Hydroxide, acetic acid "Sanitizer" Cleaners and Sanitizers

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

None

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

Secondary Containment, eyewash station, MSDS documents and training emergency shower

b. Noise

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

None

- 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. [\[help\]](#)

None

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

N/A

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. [\[help\]](#)

Detail Shop, automotive repair, waste control. Effect on neighbors: additional traffic impact

- 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? [\[help\]](#)

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:

No

c. Describe any structures on the site. [\[help\]](#)

24,500 Sqft Steel Building

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

L/I

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

10

j. Approximately how many people would the completed project displace? [\[help\]](#)

0

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

N/A

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

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

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? [\[help\]](#)

N/A

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

N/A

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) N/A
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) N/A
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#) N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
7th Ave Soccer fields
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
No impact

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. [\[help\]](#)
N/A
- 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. [\[help\]](#)
N/A
- 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. [\[help\]](#)
N/A
- 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. N/A

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. [\[help\]](#)
3rd Ave Longview WA
50' radius Entry/Exit

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? [\[help\]](#)

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

52

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

No

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

No

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? [\[help\]](#)

Traffic Study Completed

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.

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Traffic Study Completed

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. [\[help\]](#)

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

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

Electricity, Natural Gas, Water, Sewer, Telephone

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. [\[help\]](#)

Electricity, Natural Gas, Water, Sewer, Telephone

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 Brett Bates

Position and Agency/Organization Owner, White River Development LLC

Date Submitted: 12/1/2019

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?

Zero

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Would Not

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

None

Proposed measures to protect or conserve energy and natural resources are:

N/A

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?

None

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

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?

N/A

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

N/A

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

Located In high traffic area currently

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

N/A

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

None



January 21, 2020

To: Washington State E.C.Y., Environmental Review Section
Jeff Barsness, Development Services Engineer, WSDOT
Lindsey Cullums, Land Use Planner, WSDOT SW Region
Cowlitz County Health Department
Ted Sprague, Cowlitz County EDC
Jon Dunaway, 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 2020-2

Project: **Brett Bates with White River LLC has submitted a SEPA checklist for a non-project action to amend the zoning code to permit brewpubs in the Light Industrial Zones. This is a non-project action that affects properties in the Light Industrial A and B zones in Longview, WA.**

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

The **LI-A, and B zones are located throughout Longview.** LI-A is primarily found along 3rd Ave, (State Route 411) and the Light Industrial B zone is primarily found along Industrial Way (State Route 432). Uses in the Light Industrial zones include warehouses, manufacturing, outdoor storage, offices serving industry, a waste transfer station, a concrete mixing facility, and similar.

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. February 4, 2020.**

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 for zone text amendment.

Cc: Applicant: White River LLC
File



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

Description of Proposal: E 2020-2– A non-project action to amend the zoning code to permit brewpubs in the Light Industrial Zones. The proposal will affect land use for properties zoned Light Industrial, LI-A and LI-B.

Proponents: Brett Bates
White River LLC
185 Brodie Ln
Longview, WA 98632
Phone: 360-957-4789

Location of Proposal, Including Street Address, if any: This is a non-project action that affects properties in commercial and industrial zones in Longview city limits.

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 February 4, 2020.

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: January 21, 2020

Signature: John H. Brickey

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

1. Name of proposed project, if applicable: [\[help\]](#)

2. Name of applicant: [\[help\]](#)

Brett Bates (White River LLC)

3. Address and phone number of applicant and contact person: [\[help\]](#)

185 Brodie Ln Longview WA (360) 957 4789 Brett Bates

4. Date checklist prepared: [\[help\]](#)

12/11/2019

5. Agency requesting checklist: [\[help\]](#)

City of Longview

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

N/A

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

N/A

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Zoning Ordinance 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.) [\[help\]](#)

Change in Zoning Ordinance involving Table 19.58.020-1

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. [\[help\]](#)

City of Longview WA Light Industrial area

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

The proposal will affect uses permitted on properties in the Light Industrial A & B zones. AT

1. Earth

a. General description of the site [\[help\]](#)

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

N/A

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

N/A

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

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

N/A

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. [\[help\]](#)

monoxide from boiler vent Water Vapor from Steam Kettle / Carbon

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

~~Not necessary~~ Proper Venting Through roof into atmosphere

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. [\[help\]](#)

No

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

N/A

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

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

N/A

- 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. [\[help\]](#)

No

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. [\[help\]](#)

No

- 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. [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

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

No

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

N/A

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ ~~N/A~~ 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? [\[help\]](#)

N/A

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

N/A

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

N/A

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: [\[help\]](#)

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

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

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

N/A

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

N/A

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

N/A

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

N/A

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. [\[help\]](#)

Electric/Natural Gas/Water for standard use and
Manufacturing

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)

N/A

- 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: [\[help\]](#)

N/A

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. [\[help\]](#)

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

None

- 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.

None

- 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. Sodium Hydroxide, acetic acid "Sanitizer" Cleaners and Sanitizers

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

None

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

Secondary Containment, eyewash station, MSDS documents and training emergency shower

b. Noise

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

None

- 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. [\[help\]](#)

None

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

N/A

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. [\[help\]](#)

Detail Shop, automotive repair, waste control. Effect on neighbors: additional traffic impact

- 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? [\[help\]](#)

No

This is a non-project action. AT

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:

No

c. Describe any structures on the site. [\[help\]](#)

24,500 Sqft Steel Building

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

L/I

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

10

j. Approximately how many people would the completed project displace? [\[help\]](#)

0

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

N/A

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

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

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? [\[help\]](#)

N/A

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

N/A

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) N/A
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) N/A
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#) N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

7th Ave Soccer fields

This is a non-project action. AT

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No impact

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. [\[help\]](#)

N/A

- 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. [\[help\]](#)

N/A

- 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. [\[help\]](#)

N/A

- 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.

N/A

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. [\[help\]](#)

3rd Ave Longview WA
50' radius Entry/Exit

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? [\[help\]](#)

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

52

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

No

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

No

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? [\[help\]](#)

Traffic Study Completed

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.

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Traffic Study Completed

This is a non-project action. 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. [\[help\]](#)

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

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

Electricity, Natural Gas, Water, Sewer, Telephone

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. [\[help\]](#)

Electricity, Natural Gas, Water, Sewer, Telephone

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 Brett Bates

Position and Agency/Organization Owner, White River Development LLC

Date Submitted: 12/1/2019

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?

Zero

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Would Not

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

None

Proposed measures to protect or conserve energy and natural resources are:

N/A

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?

None

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

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?

Microbreweries/wineries with tasting rooms are permitted in the zone currently. The proposal would allow a very narrow use: brewpubs with a full sit down restaurant. AT

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

N/A

The proposal is narrow and limited in anticipated effect. AT

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

Located In high traffic area currently

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

N/A

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

None



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: City of Longview DEC 23 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: Brett Bates Phone: 360 957 4789 Mailing Address: 185 Brodie Ln Fax: N/A (Street or PO Box) City: Longview Email: Brett@batesmech.com State: WA @ Zip: 98632	
Section(s) for which amendment(s) is/are proposed: Table 19.58.020-1 Brew Pub only in conjunction with a full rest service sit down restaurant	
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: 12/18/2019

Signature of Property Owner:

Date:

Signature of Applicant:



(If different than property owner)

Date: 12/18/2019

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:

Document: Zoning Ordinance Text Amendment Application

Section: Table 19.58.020-1 Brew Pub only in conjunction with a full service sit down restaurant

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

I feel Table 19.58.020-1 section Brew Pub only in conjunction with a full service sit down restaurant should be permitted in a LI-A zone. The reasons I feel this way are as follows

-Breweries require high ceiling elevations for tanks, mash tons, grain silos etc. These high ceiling requirements are most commonly found in LI-A zoning and rarely in Commercial zoning areas.

-The C/I zoning areas available in Longview that fit this type of business are far and few between and limiting opportunity for new businesses of this type to locate to Longview.

-Brewpubs are 50% manufacturing which fits more of a LI-A type Zoning with uses of forklifts and deliveries from large trucks and also large vehicles necessary for distribution.

- Brew Pub only in conjunction with a full service sit down restaurant is a very narrow permitted use and very specific identification and does not open a door to a plethora of uses under that section and will not undermine the permitted uses in the LI-A Zone

-Through SEPA docs we have found as relates to permitting Brew Pub only in conjunction with a full service sit down restaurant little impact on traffic and zero on community, health, traffic, environment, hazardous, parks, neighboring businesses. On the contrary businesses opportunity and employment opportunity with citizens and growth within City. Permitting Brew Pubs in the LI/A-B is unlikely to impact traffic, health or safety.

- Brew Pub only in conjunction with a full service sit down restaurant is already permitted in a C/I zoning which is closely relative to the LI-A zoning areas which I feel should also have this as a permitted use.

-LI-A zoning is already permitted for light manufacturing, warehousing including cold storage, wholesale distribution, wholesale trade of non durable goods, industrial and commercial machinery, parcel delivery, feed and seed storage, offices, manufacturing and fabrication with significant operations in an unenclosed area, Brewery and microbrewery. All coupled together is every facet of a Brew Pub only in conjunction with a full service sit down restaurant and I feel should be permitted within a LI-A zoning.