



City of Longview

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

City Council

*Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Chet Makinster
Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel*

Thursday, February 27, 2020

7:00 PM

2nd Floor, 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. CALL TO ORDER

2. INVOCATION*/FLAG SALUTE

20-000125 INVOCATION BY MEGAN FILER, BETHANY LUTHERAN CHURCH

3. ROLL CALL

4. APPROVAL OF MINUTES

20-000119 FEBRUARY 13, 2020 WORKSHOP MINUTES
FEBRUARY 13, 2020 REGULAR MEETING MINUTES

5. CHANGES TO THE AGENDA

6. PRESENTATIONS & AWARDS

20-000122 PROCLAMATION: TEEN DATING VIOLENCE AWARENESS MONTH - FEBRUARY 2020

RECIPIENT: MELISA LINDEN, DOMESTIC VIOLENCE COMMUNITY ADVOCATE

7. CONSTITUENTS' COMMENTS (Thirty Minutes)

8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS

9. PUBLIC HEARINGS**10. BOARD & COMMISSION RECOMMENDATIONS**

20-000118 PLANNING COMMISSION RECOMMENDATION TO AMEND THE ZONING CODE TO ALLOW 'DISTILLING ALCOHOL' AS A PERMITTED USE IN CERTAIN COMMERCIAL ZONES AND THE INDUSTRIAL ZONES AND MAKE MICROBREWERIES/MICROWINERIES PERMITTED OUTRIGHT IN THE GENERAL COMMERCIAL ZONE. THE PROPOSAL ALSO WOULD ADD 'CRAFT DISTILLING' AS A PERMITTED USE FOR BREWPUBS, WHICH MUST INCLUDE A RESTAURANT, NIGHT CLUB OR BAR IN CONJUNCTION WITH SMALL SCALE PRODUCTION OF BEER, WINE OR SPIRITS.

RECOMMENDED ACTION:

MOTION TO DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE TO AMEND THE ZONING CODE AS RECOMMENDED BY THE PLANNING COMMISSION.

11. ORDINANCES & RESOLUTIONS**12. MAYOR'S REPORT****13. COUNCILMEMBERS' REPORTS**

20-000121 APPOINTMENTS TO BOARDS AND COMMISSIONS

RECOMMENDED ACTION:

APPROVE THE RECOMMENDED APPOINTMENTS TO THE BOARDS AND COMMISSIONS

14. CONSENT CALENDAR

20-000123 APPROVAL OF CLAIMS

2ND HALF FEBRUARY ACCOUNTS PAYABLE, 1ST HALF FEBRUARY PAYROLL

20-000120 BID REVIEW – MINT FARM REGIONAL WATER TREATMENT PLANT AIR RELEASE VALVE IMPROVEMENTS

RECOMMENDED ACTION:

MOTION TO ACCEPT THE LOW BID AND AWARD A CONTRACT TO ADVANCED ELECTRICAL TECHNOLOGIES IN THE AMOUNT OF \$36,128.00

20-000117 ORDINANCE 3422: AMENDING THE ZONING OF CERTAIN PROPERTY IN THE CITY OF LONGVIEW TO MAKE ZONING DESIGNATIONS CONSISTENT WITH CHANGES ADOPTED IN THE OCTOBER 2019 COMPREHENSIVE PLAN UPDATE

RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE 3422.

- 15. CITY MANAGER'S REPORT**
- 16. MISCELLANEOUS**
- 17. ADJOURNMENT**

*** Any invocation that may be offered at the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.**

NEXT REGULAR COUNCIL MEETINGS:
THURSDAY, MARCH 12, 2020 - 7:00 P.M.
THURSDAY, MARCH 26, 2020 - 7:00 P.M.

NEXT SPECIAL COUNCIL MEETINGS:
FRIDAY, MARCH 6, 2020 - 6:00 P.M. PRE-RETREAT DINNER
SATURDAY, MARCH 7, 2020 - 8:30 A.M. COUNCIL RETREAT



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Minutes

City Council

Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Chet Makinster
Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel

Thursday, February 13, 2020

6:00 PM

2nd Floor, City Hall

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a special meeting in the Longview City Hall Training Room, 1525 Broadway, Longview, on Thursday, February 13th at 6:00 p.m. The topics of discussion follow. Final disposition shall be taken on no other matter.

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. CALL TO ORDER

Mayor Wallis called the meeting to order at 6:00 p.m.

Present: Councilmember Wallin, Councilmember Moon, Councilmember Schott, Councilmember Kendall, Mayor Wallis, Councilmember Makinster, Councilmember Strobel

Absent: None

Staff Present: City Manager Kurt Sacha, City Attorney Jim McNamara, Deputy City Clerk Kassi Mackie, Human Resources Director Chris Smith, Police Chief Jim Duscha, Police Captain Robert Huhta, Police Captain Deborah Pineda, Police Administrative Manager Mary Chennault

2. WORKSHOP

20-000102 COPS HIRING GRANT

Police Chief Jim Duscha, Police Captain Robert Huhta, Police Captain Deborah Pineda and Police Administrative Manager Mary Chennault presented. No final action was taken.

3. ADJOURNMENT

The special meeting ended at 6:52 p.m.

*Kassi Mackie
Deputy City Clerk*

Approved: _____
Mayor

**NEXT REGULAR COUNCIL MEETINGS:
THURSDAY, FEBRUARY 27, 2020 - 7:00 P.M.
THURSDAY, MARCH 12, 2020 - 7:00 P.M.**

**NEXT COUNCIL WORKSHOPS:
THURSDAY, FEBRUARY 20, 2020 - 6:00 P.M. CITIZENS SUMMIT
SATURDAY, MARCH 7, 2020 - 8:30 A.M. COUNCIL RETREAT**



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Minutes

City Council

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7:00 PM

2nd Floor, City Hall

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1. **CALL TO ORDER**

Mayor Wallis called the meeting to order at 7:00 p.m.

2. **INVOCATION*/FLAG SALUTE**

20-000100 INVOCATION BY PAUL BRICKNELL - COWLITZ CHAPLAINCY & RIVERTOWN CHURCH

3. **ROLL CALL**

Present: Councilmember Ruth Kendall, Councilmember Chet Makinster, Councilmember Steve Moon, Councilmember Christine Schott, Councilmember Hillary Strobel, Councilmember Mike Wallin, Mayor MaryAlice Wallis

Absent: None

Staff Present:

City Manager Kurt Sacha, City Attorney Jim McNamara, Deputy City Clerk Kassi Mackie, Public Works Director Ken Hash, Community and Economic Development Director John Brickey, Parks and Recreation Director Jen Willis, Human Resources Director Chris Smith and Police Chief Jim Duscha

4. **APPROVAL OF MINUTES**

**20-00070 JANUARY 16, 2020 WORKSHOP MINUTES
JANUARY 23, 2020 WORKSHOP MINUTES
JANUARY 23, 2020 REGULAR MEETING MINUTES**

A motion was made by Councilor Makinster, seconded by Councilor Strobel, to approve the minutes as presented. The motion passed unanimously.

5. CHANGES TO THE AGENDA

6. PRESENTATIONS & AWARDS

**20-00095 WORKFORCE SOUTHWEST WASHINGTON THRIVE PROGRAM - PRESENTATION BY
PROGRAM MANAGER MELISSA BOLES**

Melissa Boles presented. No action was taken.

7. CONSTITUENTS' COMMENTS (Thirty Minutes)

Tarlok Mann, city of residence unknown, addressed Council regarding bullying.

Carlick Marlin of Longview addressed Council regarding the police force framework in various army branches.

Martin Wells of Longview addressed Council regarding the stop light timing on Kessler to 50th Avenue.

Shawn Higgins of Longview presented a short story.

A resident at Heron Point Family Park addressed the Council regarding the upcoming homeless encampment placement.

Bill Josh of Longview addressed Council regarding the site placement for the homeless encampment.

Bill Kasch of Longview addressed Council regarding the movement of the Lelooska Totem Pole.

Mike, surname unknown, of Longview addressed Council regarding the homeless encampment.

Holly, surname unknown, of Longview addressed Council regarding the homeless encampment.

Bob Jones of Longview addressed Council regarding the homeless encampment.

8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS

9. PUBLIC HEARINGS

10. BOARD & COMMISSION RECOMMENDATIONS

20-00072 VISUAL ARTS COMMISSION: ACCEPTANCE OF ART - LCC LOANED ART**RECOMMENDED ACTION:**
NO ACTION NECESSARY

David Pittsley presented.

20-00073 VISUAL ARTS COMMISSION: REMOVAL, RENOVATION, AND RELOCATION OF THE LELOOSKA CAMPFIRE TOTEM POLE**RECOMMENDED ACTION:**
MOTION TO APPROVE THE DEACCESSIONING OF THE LELOOSKA CAMPFIRE TOTEM POLE AND DIRECTING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE PORT OF KALAMA FOR THE REMOVAL, RESTORATION, AND RELOCATION OF THE TOTEM POLE.

A motion was made by Councilor Makinster, seconded by Councilor Kendall to send the LeLooska Campfire Totem Pole to Kalama. The motion carried by the following vote:

*Ayes: Councilor Moon, Councilor Makinster, Councilor Wallin, Councilor Kendall
Nays: Councilor Schott and Councilor Strobel*

11. ORDINANCES & RESOLUTIONS**20-00071 ORDINANCE 3420: LONGVIEW OUTDOOR GALLERY DONATION OF "CETUS" AND "FAT TIRE"****RECOMMENDED ACTION:**
MOTION TO ACCEPT OWNERSHIP OF, AND FOR PERMANENT DISPLAY, "CETUS" AND "FAT TIRE" INTO THE CITY OF LONGVIEW'S PERMANENT ART COLLECTION BY PASSING ORDINANCE NO. 3420 AND AUTHORIZING THE CITY MANAGER TO SIGN THE APPLICABLE DONATION OF ART AND TRANSFER OF OWNERSHIP FORMS ON BEHALF OF THE CITY OF LONGVIEW.

Hans Shaufus presented.

A motion was made by Councilor Moon, seconded by Councilor Schott to accept ownership of, and for permanent display, "Cetus" and "Fat Tire" into the City of Longview's permanent art collection by passing Ordinance 3420 and authorizing the City Manager to sign the applicable Donation of Art and Transfer of Ownership forms on behalf of the City of Longview. The motion passed unanimously.

20-000116 RESOLUTION NO. 2321: AUTHORIZING AN INTERFUND LOAN FROM THE GENERAL FUND TO THE MINT VALLEY COMPLEX FUND

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2321.

A motion was made by Councilor Moon, seconded by Councilor Kendall, to adopt Resolution 2321. The motion passed unanimously.

12. MAYOR'S REPORT

13. COUNCILMEMBERS' REPORTS

Councilor Strobel spoke about the collaboration between the Longview Public Library and Council of Governments.

Councilor Wallin spoke about upcoming transit projects.

Councilor Makinster spoke about concern in options of placement of the homeless encampment.

Councilor Strobel, Councilor Schott and Councilor Wallin with alternate Councilor Makinster volunteered for the COPS Grant Funding Sub-Committee.

14. CONSENT CALENDAR

A motion was duly made and passed approving the items on the Consent Calendar as though acted on individually.

20-00075 APPROVAL OF CLAIMS

FIRST HALF FEBRUARY ACCOUNTS PAYABLE, 2ND HALF JANUARY PAYROLL

Final accounts payable: \$3,164,418.94

20-00077 CONSULTANT AGREEMENT WITH GIBBS & OLSON ENGINEERING FOR INDIAN CREEK DRAINAGE ANALYSIS

RECOMMENDED ACTION:
MOTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSULTANT AGREEMENT WITH GIBBS & OLSON ENGINEERING.

20-00078 CONSULTANT AGREEMENT WITH FCS GROUP FOR STORMWATER UTILITY EVALUATION AND RATE STUDY

RECOMMENDED ACTION:
MOTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSULTANT AGREEMENT WITH FCS GROUP

20-00086 BID REVIEW – MINT FARM RWTP MANWAY HATCH REPLACEMENT**RECOMMENDED ACTION:**

MOTION TO ACCEPT THE LOW BID AND AWARD A CONTRACT TO JH KELLY, LLC, IN THE AMOUNT OF \$139,557.10.

20-00087 RESOLUTION NO. 2322 – AUTHORIZE ACQUISITION OF REAL PROPERTY FOR SR 432 / SR 411 INTERCHANGE IMPROVEMENTS PROJECT**RECOMMENDED ACTION:**

MOTION TO APPROVE RESOLUTION NO. 2322

20-00090 ORDINANCE NO. 3421 AMENDING TABLE 19.44.020-1 OF THE LONGVIEW MUNICIPAL CODE, RELATING TO PERMITTED USES IN THE GENERAL COMMERCIAL ZONE, AMENDING TABLE 19.44.070-1, RELATING TO DIMENSIONAL STANDARDS BY ZONE, AND ADOPTING A NEW SUBSECTION 19.46.015 RELATING TO MIXED-USE MULTIFAMILY RESIDENTIAL/COMMERCIAL DEVELOPMENTS**RECOMMENDED ACTION:**

MOTION TO ADOPT ORDINANCE NO. 3421 AS PREPARED.

15. CITY MANAGER'S REPORT**20-00079 CONSULTANT AGREEMENT WITH PBS ENGINEERING & ENVIRONMENTAL FOR 46TH AVENUE RECONSTRUCTION – PHASE 1****RECOMMENDED ACTION:**

MOTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSULTANT AGREEMENT WITH PBS ENGINEERING & ENVIRONMENTAL

A motion was made by Councilor Moon, seconded by Councilor Makinster to authorize the City Manager to execute the consultant agreement with PBS Engineering and Environmental. The motion passed unanimously.

20-00089 CONSULTANT AGREEMENT WITH BHC CONSULTANTS, LLC FOR WATER SYSTEM PLAN UPDATE

RECOMMENDED ACTION:

MOTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSULTANT AGREEMENT WITH BHC CONSULTANTS, LLC

A motion was made by Councilor Makinster, seconded by Councilor Moon to authorize the City Manager to execute the consultant agreement with BHC Consultants, LLC. The motion passed unanimously.

16. MISCELLANEOUS

17. ADJOURNMENT

Mayor Wallis adjourned the meeting at 8:43 p.m. The next meeting of the City Council is the Citizens' Summit on February 20th, 2020.

*Kassi Mackie
Deputy City Clerk*

Approved: _____
Mayor

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**NEXT REGULAR COUNCIL MEETINGS:
THURSDAY, FEBRUARY 27, 2020 - 7:00 P.M.
THURSDAY, MARCH 12, 2020 - 7:00 P.M.**

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SATURDAY, MARCH 7, 2020 - 8:30 A.M. COUNCIL RETREAT**

Proclamation

City of Longview, Washington

Teen Dating Violence Awareness Month February 2020

WHEREAS, nearly 1.5 million high school students (20.9% of females and 13.4% of males) report being physically or sexually abused by a dating partner; and

WHEREAS, high school students who experience physical violence in a dating relationship are more likely to use drugs and alcohol, have a greater risk of suicide, and a higher tendency to carry patterns of abuse into future relationships; and

WHEREAS, young people victimized by a dating partner are more likely to engage in risky and unhealthy behaviors, therefore, normal development of self-esteem and body image may be disrupted; and

WHEREAS, Only 33% of teens who are in an abusive relationship ever tell anyone about the abuse, and 50% of youth that reported dating violence and rape also reported attempting suicide; and

WHEREAS, by providing young people with education about healthy relationships and changing attitudes that support violence, experts in the field recognize that dating violence can be prevented; and

*NOW, THEREFORE, I, MaryAlice Wallis, Mayor of the City of Longview, Washington, do hereby proclaim the month of February as **Teen Dating Violence Awareness Month** and declare the importance of training parents and teachers so they may recognize when youth, regardless of socioeconomic status, gender, sexual orientation, religion or ethnicity, are exhibiting the affects of dating violence.*

In witness whereof, I have hereunto set my hand and caused the seal of the City of Longview to be affixed this 27th day of February 2020.

MaryAlice Wallis Mayor



City of Longview

Agenda Summary

PLANNING COMMISSION RECOMMENDATION TO AMEND THE ZONING CODE TO ALLOW 'DISTILLING ALCOHOL' AS A PERMITTED USE IN CERTAIN COMMERCIAL ZONES AND THE INDUSTRIAL ZONES AND MAKE MICROBREWERIES/MICROWINERIES PERMITTED OUTRIGHT IN THE GENERAL COMMERCIAL ZONE. THE PROPOSAL ALSO WOULD ADD 'CRAFT DISTILLING' AS A PERMITTED USE FOR BREWPUBS, WHICH MUST INCLUDE A RESTAURANT, NIGHT CLUB OR BAR IN CONJUNCTION WITH SMALL SCALE PRODUCTION OF BEER, WINE OR SPIRITS.

RECOMMENDED ACTION:

MOTION TO DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE TO AMEND THE ZONING CODE AS RECOMMENDED BY THE PLANNING COMMISSION.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities.

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

At the February 5 regular Planning Commission meeting, a public hearing was held to consider adding 'distilling alcohol' as a permitted use in certain commercial zones and the industrial zones and make microbreweries/microwineries permitted outright in the General Commercial zone. The proposal also would add 'craft distilling' as a permitted use for brewpubs, which must include a restaurant, night club or bar in conjunction with small scale production of beer, wine or spirits.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. 202020 Memo_City_Council Re code amendments for distilling
2. PC 2019-5 Staff Report Zone txt amnd distilling, micro-brew, wineries
3. PC 2019-5 Proposed code
4. City council 2-27-20 presentation



Memorandum

February 20, 2020

TO: Longview City Council

FROM: Adam Trimble, Interim Planning Manager

SUBJECT: PC 2019-5 Amendments to the zoning code to allow distilling as a permitted use.

At the February 5, 2020 regular meeting, the Planning Commission held a public hearing on whether to amend the zoning code to permit micro-breweries/wineries outright in the General Commercial zone (currently allowed as a Special Property Use), and add distilling alcohol to the definition of breweries/wineries, and add craft distilleries to the definition of microbreweries/microwineries and permit distilling and craft distilleries in industrial and commercial zones where breweries/wineries and microbreweries/microwineries are allowed. The proposal would also make a change to the definition for a brewpub to include small scale wine making and distilling.

Staff requested the Planning Commission to consider the changes after three different inquiries were made about opening a small distillery in an industrial zone, including distilling in connection with a restaurant and including distilling with a microbrewery operation. Staff encouraged the planning commission to consider adding distilling and smaller scale distilleries, known as 'craft distilleries' as a permitted use in the same manner as breweries/wineries and microbreweries/microwineries. At the time that microbreweries and microwineries were added to the zoning code 8 years ago, there were public comments made discouraging the Planning Commission from including distilling if no one was interested in opening a distillery at that time. Given the interest shown by entrepreneurs, staff felt the zoning code should be amended to include distilling as the impacts are similar to the permitted uses of brewing and winemaking. With 8 years of experience with microbreweries in the community, the Planning Commission also recommends permitting microbreweries/microwineries

outright in the General Commercial zone rather than as a Special Property Use which is reserved for uses that may have unique or varying impacts on neighborhoods. Likewise, the definition of brewpub is proposed to include small scale distilling and winemaking to accommodate a restaurant with winemaking or distilling as a component instead of brewing beer.

The staff report and the proposed zoning code amendments are attached for your information.

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



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/ <u>microwinery/craft distillery</u>		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/ <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

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.

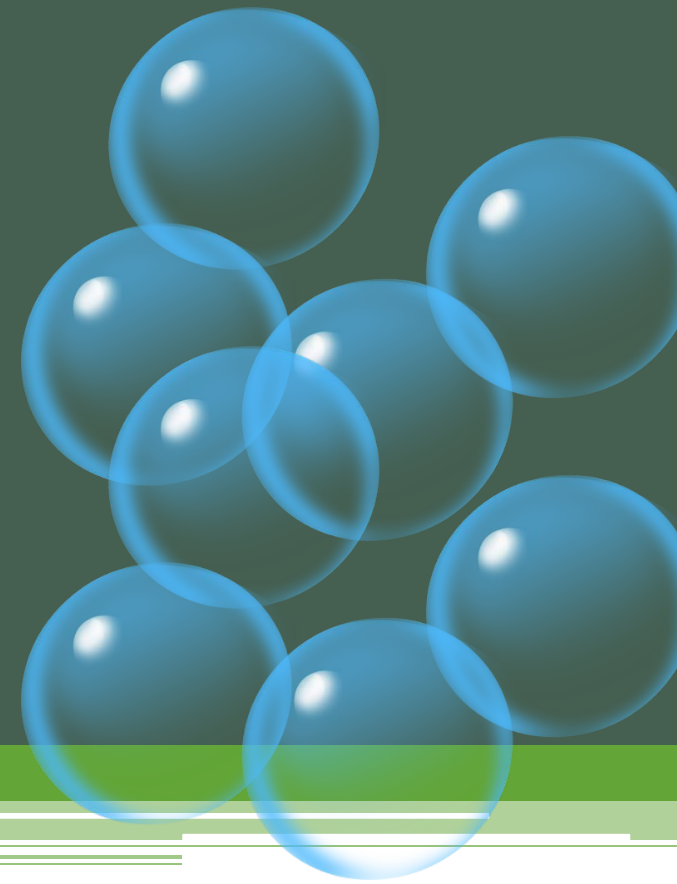
Table 19.58.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that zone.

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/ <u>microwinery</u> / <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

Microbrewery/Microwinery, Distilling & Brewpubs

Longview City Council
February 27, 2020



Planning Commission objectives:

- Review locations where brewpubs, microbreweries and microwineries are permitted.
- Review draft language for distilling land uses

Overview of brewing land uses

- 19.09.082 Brewery/winery.
 - Produce beer, wine and have a 750 square foot tasting room
- 19.09.447 Microbrewery/microwinery
 - Produce beer, wine *with limits*, 750 square foot tasting room and sell other brands (up to 25% of on-tap offerings).
- 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

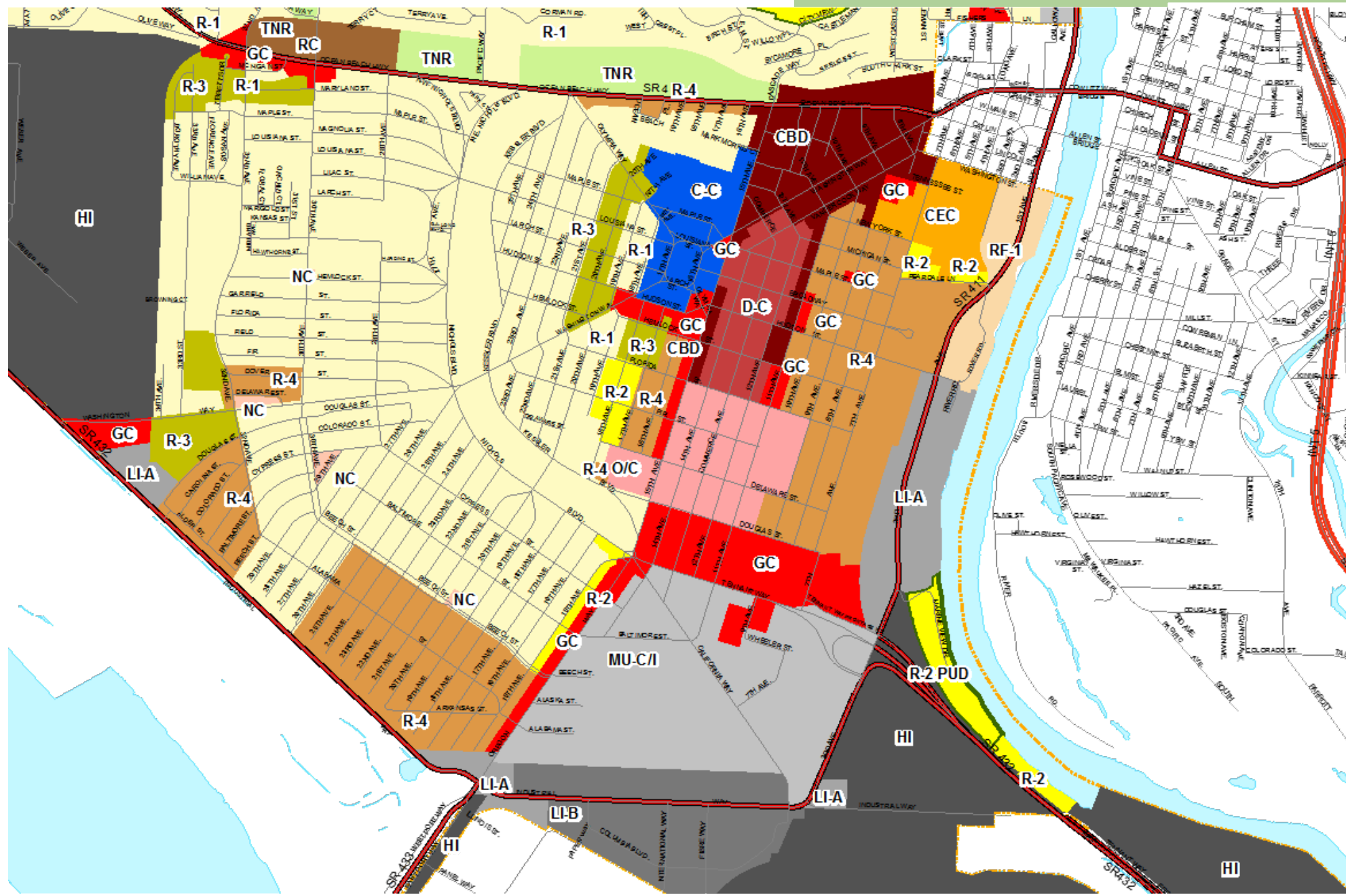
Examples of microbreweries with tasting rooms



Where is brewing allowed:

Eating and Drinking Establishments	D-C Downtown	CBD Central Business (Washington Way)	RC Regional Comm. Fred Meyers	NC2 Neighborhood Comm	GC General Commercial	O/C Office Commercial
Brewpub	P	P	P ₁₁		P	P
Microbrewery/winery		SPU			SPU	

Use	Light Industrial A & B	HEAVY Industrial	Mixed Commercial /Industrial
Brewery/winery	P	P	
Microbrewery/winery	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant			P



Permitted vs Special Property Use

- Permitted: use is allowed
- Special Property Use: use only allowed if granted a SPU by the Appeal Board of Adjustment at a public hearing. Fee is \$696.00
- "Recognizing that there are certain uses of property that may or may not be detrimental to the public health, safety, morals and general welfare, depending upon the facts in each particular case, a limited power to issue special permits for such uses is vested, by special mention in this title, in the board."
 - Considerations of: character and use of adjoining buildings, hazard for vehicles/pedestrians, emergency access, adequate parking.

Where should brewing be allowed:

Eating and Drinking Establishments	D-C Downtown	CBD Central Business (Washington Way)	RC Regional Comm. Fredmeyers	NC2 Neighborhood Comm	GC General Commercial	O/C Office Commercial
Brewpub	P	P	P ₁₁		P	P
Microbrewery/winery		SPU			SPU	

Use	Light Industrial A & B	HEAVY Industrial	Mixed Commercial /Industrial
Brewery/winery	P	P	
Microbrewery/winery	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant	*requested		P

Comparison: Where are restaurants, bars etc allowed vs. Microbrewery/winery

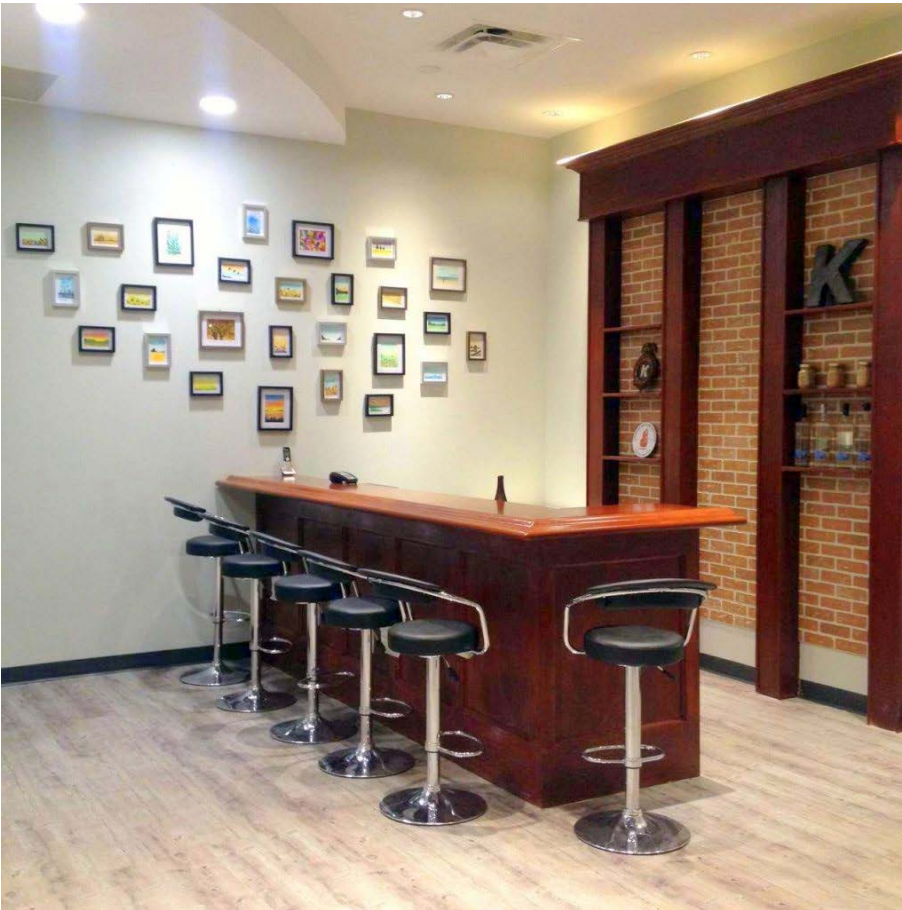
Eating and Drinking Establishments	D-C	CBD	RC	NC	GC	O/C
Restaurant	P	P	P	P	P	P
Restaurant, with incidental consumption of alcoholic beverages	P	P ¹⁰	P	SPU	P	P
Bars, taverns, and nightclubs	P	P ¹⁰	P		P	
Restaurant, with drive-through facility	SPU	P	P		P	P
Restaurant, with seating in the public right-of-way	P	P		P	P	P
Walk-up food establishment with no indoor seating	SPU				SPU	SPU
Brewpub	P	P	P ¹¹		P	P
Microbrewery/winery		SPU			SPU	

Distilling per State Law

To distill, blend, rectify and bottle spirituous liquor.

- May sell spirits of its own production directly to a consumer for off-premises consumption provided that the sale occurs when the customer is physically present on the licensed premises.
- A sample of .05 ounces is permitted with a maximum of two ounces per person per day.
- May also sell spirits of its own production to licensed Washington State Spirits Distributors and Spirits Retailers.
- May maintain an approved warehouse off the distillery premises for the distribution of spirits of its own production.
- There is a monthly reporting / payment requirement (WAC [314-28-070](#)).

Examples of small Distilleries and tasting room



WA state definition of 'Craft Distillery '

For distillers who are producing 150,000 gallons or less of spirits per calendar year. At least half of the raw materials used in the production must be grown in Washington. Allows a craft distillery to contract distilled spirits for and sell distilled spirits to holders of distillery licenses, manufacturer's licenses and grower's licenses.

- May sell spirits of its own production directly to a consumer for off-premises consumption, provided that the sale occurs when the customer is physically present on the licensed premises.
- A sample of .05 ounces is permitted with a maximum of two ounces per person per day.
- May also sell spirits of its own production to licensed Washington State Spirits Distributors and Spirits Retailers.
- May maintain an approved warehouse off the distillery premises for the distribution of spirits of its own production.
- There is a monthly reporting / payment requirement (WAC [314-28-070](#)).

Proposed Code Change: add to existing definition and permitted uses.

Definitions: 19.09.082 Brewery/winery/Distilleries

- “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).

Proposed code changes continued.

Definition: 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 150,000 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).

Proposed code changes continued

- **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).

Changes to the Use Tables:

Eating and Drinking Establishments	D-C Downtown	CBD Central Business (Washington Way)	RC Regional Comm. Fred Meyers	NC2 Neighborhood Comm	GC General Commercial	O/C Office Commercial
Brewpub	P	P	P ₁₁		P	P
Microbrewery/ winery/ <u>craft distillery</u>		SPU			SPU <u>P</u>	

Use	Light Industrial A & B	HEAVY Industrial	Mixed Commercial /Industrial
Brewery/winery/ <u>distillery</u>	P	P	
Microbrewery/ <u>microwinery</u> / <u>craft distillery</u>	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant			P



City of Longview

Agenda Summary

APPOINTMENTS TO BOARDS AND COMMISSIONS

RECOMMENDED ACTION:

APPROVE THE RECOMMENDED APPOINTMENTS TO THE BOARDS AND COMMISSIONS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

All

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Due to resignations, there are vacancies on several boards and commissions. A new Complete Streets Advisory Committee has also been formed. The Council Appointments Committee members (Chet Makinster, Ruth Kendall, and Mayor Wallis) reviewed applications and recommend the following appointments:

Complete Streets Advisory Committee:

David Fine, appointment to a 2-year term that will expire 12/31/2021
Trey Davis, appointment to a 2-year term that will expire 12/31/2021
Matthew Carnahan, appointment to a 2-year term that will expire 12/31/2021
Clark Carrolls, appointment to a 1-year term that will expire 12/31/2020
Colleen Holten, appointment to a 1-year term that will expire 12/31/2020
Liz Stratton, appointment to a 1-year term that will expire 12/31/2020

Downtown Advisory Committee:

Pat Palmer, appointment to an unfulfilled 3-year term that will expire 12/31/2021
Brad Whittaker, appointment to an unfulfilled 3-year term that will expire 12/31/2020

Historic Preservation Commission:

Russ Strobel, appointment to an unfulfilled 3-year term that will expire 12/31/2021

Parks & Recreation Board:

Ione (Claire) Pang, appointment to an unfulfilled 3-year term that will expire 12/31/2022.

Planning Commission:

Stacy Dalgarno, appointment to an unfulfilled 4-year term that will expire 12/31/2022

Sister City Commission:

Kandyce Lewis, appointment to an unfulfilled 3-year term that will expire 12/31/2020
Keiko Pedersen, appointment to an unfulfilled 3-year term that will expire 12/31/2021
Frances Hearn, appointment to an unfulfilled 3-year term that will expire 12/31/2021

The following commission is appointed by the mayor and requires council concurrence. Mayor MaryAlice Wallis recommends the following appointment:

Salary Commission:

Jeri Dagleish, appointment to a new 4-year term that will expire 12/31/2023.

STAFF CONTACT:

Mayor MaryAlice Wallis

Councilor Chet Makinster

Councilor Ruth Kendall

Attachments: None



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

2ND HALF FEBRUARY ACCOUNTS PAYABLE, 1ST HALF FEBRUARY PAYROLL

Based upon the authentication and certification of claims and demands against the city, prepared and signed by the City's auditing officer, and in full reliance thereon, it is moved and seconded as shown in the minutes of this meeting that the following vouchers/warrants are approved for payment:

SECOND HALF FEBRUARY 2020 ACCOUNTS PAYABLE: \$1,515,745.80

FIRST HALF FEBRUARY 2020 PAYROLL:

\$3,945.52, checks issued (567-572)

\$767,939.69, direct deposits

\$525,479.98, wire transfers

\$1,297,365.19, total

STAFF CONTACT:

Kaylee Cody, City Clerk

John Baldwin, Fiscal Analyst

Chresta Larson, Human Resources Specialist

Attachments: None



City of Longview

Agenda Summary

BID REVIEW – MINT FARM REGIONAL WATER TREATMENT PLANT AIR RELEASE VALVE IMPROVEMENTS

RECOMMENDED ACTION:

MOTION TO ACCEPT THE LOW BID AND AWARD A CONTRACT TO ADVANCED ELECTRICAL TECHNOLOGIES IN THE AMOUNT OF \$36,128.00

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Provide sustainable water quality & environmental infrastructure

SUMMARY STATEMENT:

This project includes installation of heat trace to twelve existing air release valves.

On February 11, 2020 five bids were received as follows:

\$36,128.00 – Advanced Electrical Technologies, Longview, WA

\$47,780.20 – Pacific Tech Construction, Inc., Kelso, WA

\$49,293.60 – Hamer Electric, Inc., Longview, WA

\$60,260.35 – JH Kelly, LLC, Longview, WA

\$70,048.80 – Northwest Electric LLC, Woodland, WA

\$70,000.00 - Engineer's Estimate

All bids received were determined to be regular and responsive.

FINANCIAL SUMMARY:

This project is funded through the Filter Construction Fund.

STAFF CONTACT:

Karl Enyeart, Project Engineer

Attachments: None



City of Longview

Agenda Summary

ORDINANCE 3422: AMENDING THE ZONING OF CERTAIN PROPERTY IN THE CITY OF LONGVIEW TO MAKE ZONING DESIGNATIONS CONSISTENT WITH CHANGES ADOPTED IN THE OCTOBER 2019 COMPREHENSIVE PLAN UPDATE

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE 3422.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

At the January 23, 2020 regular council meeting, the City Council directed that an ordinance be prepared to change the zoning for six areas to match changes made in the 2019 Comprehensive Plan update as recommended by the Planning Commission.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. Ord No 3422 Zone Changes w Exhibit A final

ORDINANCE NO. 3422

AN ORDINANCE AMENDING THE ZONING OF CERTAIN PROPERTY IN THE CITY OF LONGVIEW TO MAKE ZONING DESIGNATIONS CONSISTENT WITH CHANGES ADOPTED IN THE OCTOBER 2019 COMPREHENSIVE PLAN UPDATE

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

WHEREAS, the specific addresses or locations for the areas to be rezoned are 3808 Pennsylvania St, 11 properties on the northern edge of Mt. Solo, 20 Fibre Way, 5721 Mt. Solo Rd, 4357 Ocean Beach Highway, 5238 Ocean Beach Highway, 5721 Ocean Beach Highway and 13 properties on the west side of 36th Avenue, south of Ocean Beach Hwy; and

WHEREAS, at their December 4, 2019 regular meeting, the Longview Planning Commission held a public hearing on the proposed rezones. The Planning Commission received testimony at this meeting following which the Planning Commission voted to recommend approval of the proposed rezones.

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

Section 1. The City Council adopts the following findings in support of the rezones that are the subject of this ordinance:

1. The proposal is in accordance with the adopted city of Longview comprehensive plan, any relevant sub-area plans, and the purpose section of the proposed zoning district.
2. The proposal bears a substantial relationship to the public health, safety, morals, or general welfare, and will not impact protection and preservation of historical and cultural places and areas.
3. The properties and affected areas are presently provided with adequate public facilities, services, and transportation networks to support the zoning designations, or such facilities, services and transportation networks can be adequately provided in an efficient and timely manner.

4. The proposal will not have a substantial adverse impact upon neighboring lands. The changes are all within the same type of zoning, i.e. low density to high density residential.
5. The Comprehensive Plan update process provided indication that conditions in the areas for which the zoning amendments are requested have changed or are changing to such a degree that it is in the public interest to encourage a change in land use for the areas.

Section 2. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its present designation of R-2 District to R-3 District, as follows:

That property at 3808 Pennsylvania with parcel number commonly known as
1051803

As shown on the Proposed Zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 3. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its present designation of TNR District to R-3 District, as follows:

That area south of the south ends of 42nd through 48th Avenues with parcel numbers commonly known as

108010100, 108020100, 108030100, 108040100, 107980100, 108000100, 108050100, 108070100, 107990100, 108060100, 108080100, 107970100, 107960100, 108090100, 107950100

As shown on the Proposed Zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 4. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its present designation of Light Industrial LI-B District to Heavy Industrial HI District, as follows:

That property at 20 Fibre Way with parcel number commonly known as
03153056, and 03153055

As shown on the Proposed Zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its present designation of R-2 District to R-3 District, as follows:

That property at 5721 Mt. Solo Rd. with parcel number commonly known as
107250100

As shown on the Proposed Zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 6. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its present designation of R-3 District to R-1 District, as follows:

Those properties at 5721 Ocean Beach Highway with parcel numbers commonly known as

107280100
107220100
107290100

As shown on the Proposed Zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 7. That the following described area located in the City of Longview, Cowlitz County, Washington, shall be, and is hereby deleted and transferred from its

present designation of Regional Commercial, RC, District to General Commercial District, GC, as follows:

Those properties with parcel numbers commonly known as

03031	2053	36TH AVE
03032	2037	36TH AVE
03033	3607	OCEAN BEACH HWY
0301701	3615	OCEAN BEACH HWY
03018	3621	OCEAN BEACH HWY
03019	2107	OCEAN BEACH HWY
03036	2107	36TH AVE
03037	2103	36TH AVE
03016	2177	36TH AVE
03017	3609	OCEAN BEACH HWY
03034		
03035	2111	36TH AVE
0301601	2121	36TH AVE
030330100	2035	36TH AVE
0303401	2031	36TH AVE

As shown on the Proposed Zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 8. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this ____ day of _____, 2020.

Approved by the Mayor this ____ day of _____, 2020.

MAYOR

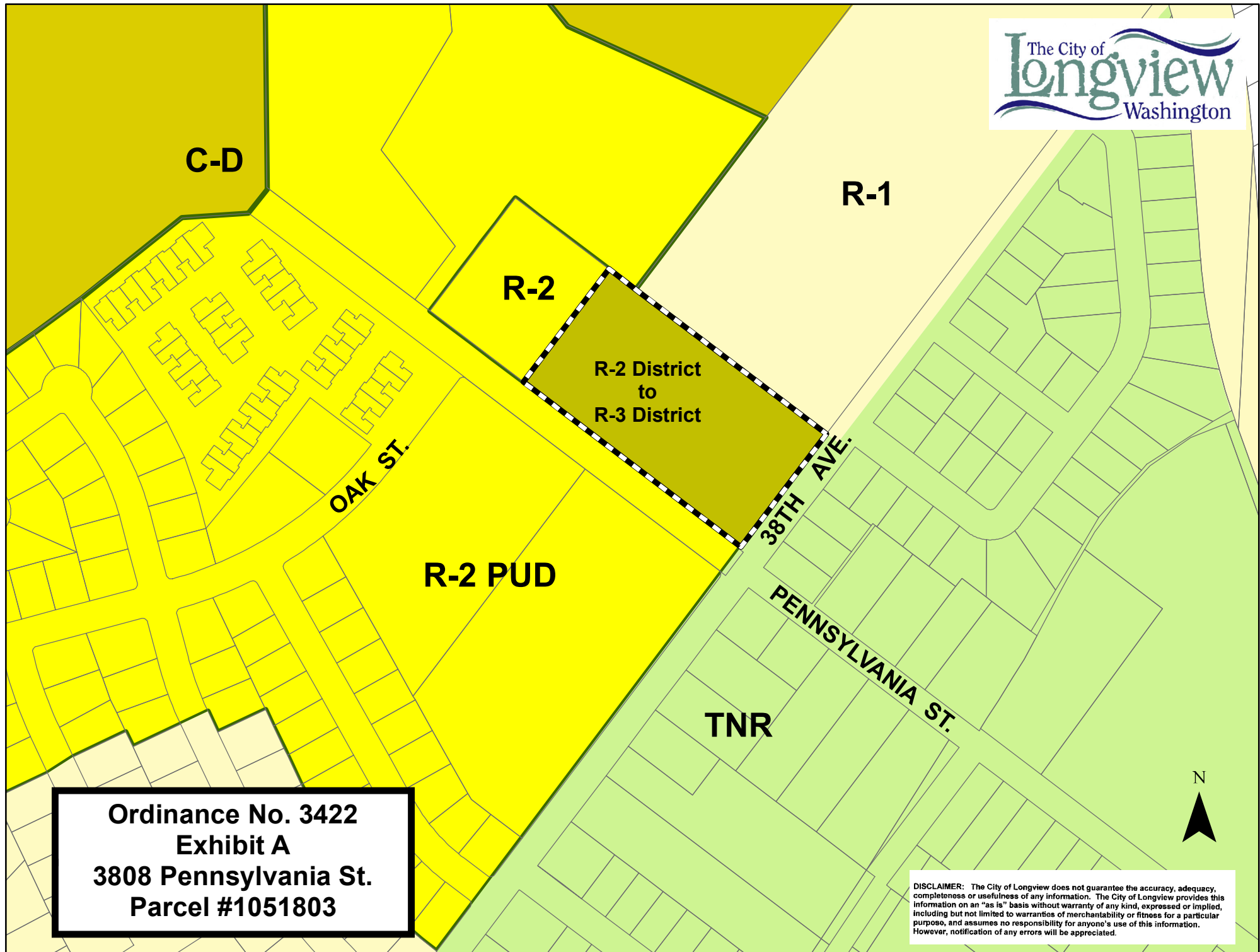
ATTEST:

City Clerk

APPROVED AS TO FORM:

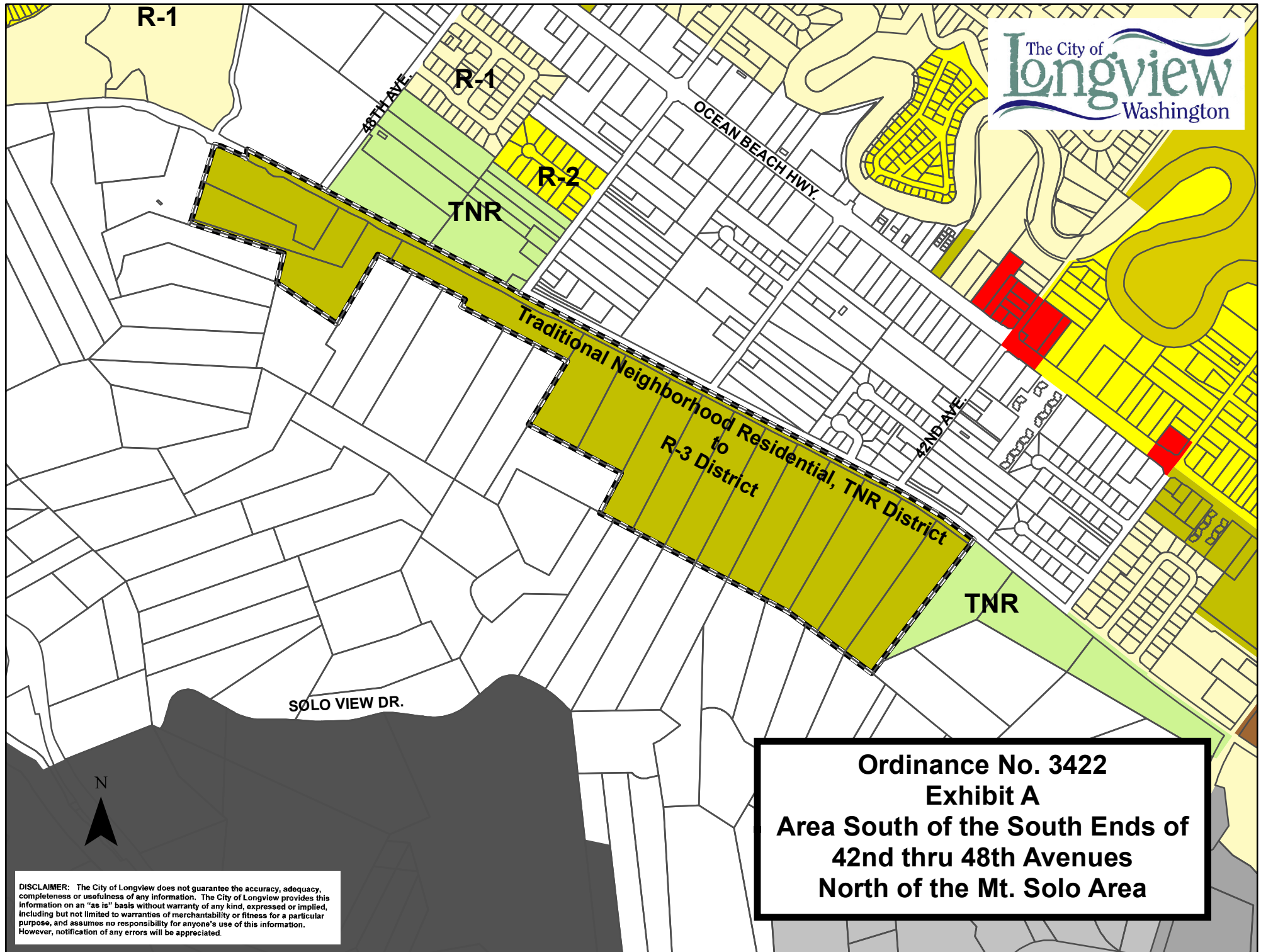
James McNamara
City Attorney

Published: _____

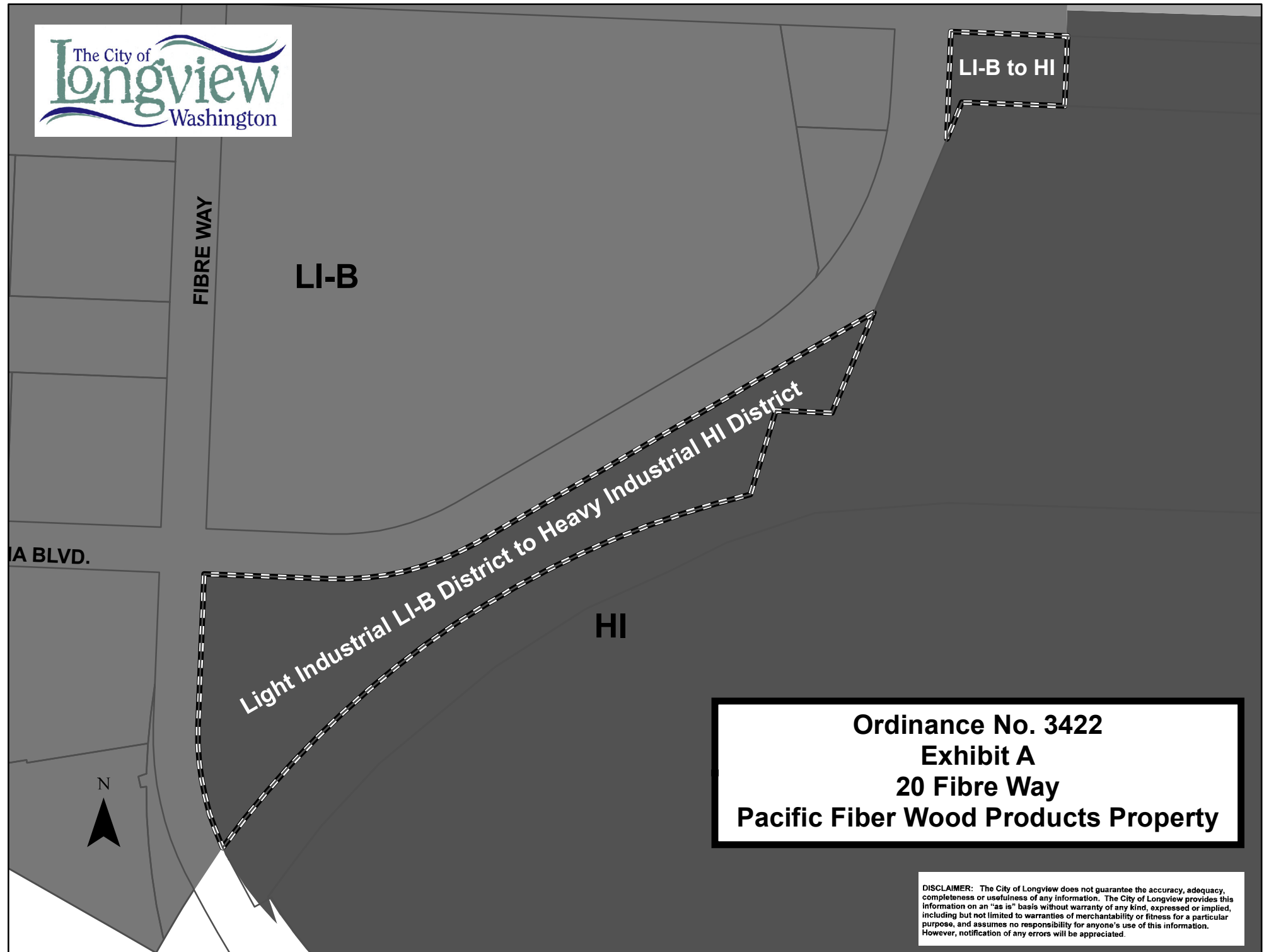


**Ordinance No. 3422
Exhibit A
3808 Pennsylvania St.
Parcel #1051803**

DISCLAIMER: The City of Longview does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City of Longview provides this information on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of this information. However, notification of any errors will be appreciated.



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**Ordinance No. 3422
Exhibit A
20 Fibre Way
Pacific Fiber Wood Products Property**

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GC

**R-2 District
to
R-3 District**

MT. SOLO RD.

BRANCH CREEK DR.

R-1

R-2

**Ordinance No. 3422
Exhibit A
5721 Mt. Solo Rd.
Parcel #107250100**

N



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