



City of Longview

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

Agenda

Planning Commission

Wednesday, March 4, 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

20-000131 Minutes of the February 5, 2020 Planning Commission Meeting

RECOMMENDED ACTION:

Motion to approve as presented.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

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

5. PUBLIC HEARINGS

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.

20-000130 PC 2020-1 Zone Text Amendment for brewpubs

6. OTHER BUSINESS

7. NON-PUBLIC HEARING ITEMS

8. PLANNER'S REPORT

9. ADJOURNMENT



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Minutes

Agenda

Planning Commission

Wednesday, February 5, 2020

7:00 PM

City Hall

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1. **ROLL CALL**

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

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

Excused: Member Bill Josh, Member Shawn Marvin

Staff Present: Steve Shuman, Assistant City Attorney; John Brickey, Community Development Director; Ken Hash, Public Works Director; Adam Trimble, Planning Manager; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

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

A motion was made by Member Ramona Leber, seconded by Member Trey Davis, to Approve the meeting minutes of January 8, 2020. The motion carried by the following vote:

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

Nays: None

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

A motion was made by Member Ramona Leber, seconded by Member Trey Davis, to Approve the meeting minutes of December 4, 20. The motion carried by the following vote:

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

Nays: None

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time

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

Waived due to lack of audience.

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.

Mr. Trimble reviewed the staff report.

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

A motion was made by Member Trey Davis, seconded by Member Ramona Leber, to adopt the findings and recommendation of the staff report and recommend the City Council amend the zoning code as proposed. The motion carried by the following vote:

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

Nays: None

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.

Item deferred to March 2020 regular Planning Commission meeting due to lack of quorum as Chairman Collins will recuse himself during this public hearing.

6. NON-PUBLIC HEARING ITEMS

None at this time.

7. PLANNER'S REPORT

- * Building application received for old Greg's Gardens site.*
- * There have been many pre-application meetings, several multi-family building inquiries.*
- * Mt. Solo Estates permits are close to ready.*
- * A binding site plan has been submitted for the triangle-shaped area at Industrial Way/California Way/Oregon Way.*
- * Alaska Way will be dedicated.*

Public Works:

- * Some interest in developing the fold foundry site on Beech St.*
- * Some interest in the Weyerhaeuser parcel at the Mint Farm.*
- * The new Transit Center has opened.*
- * 7th and Delaware crossing is complete.*
- * The sidewalk project is almost complete.*

8. OTHER BUSINESS

None at this time

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for March 4, 2020 at 7 p.m.

With no further business to discuss, the meeting adjourned at 7:24 p.m.

Lisa Vertrees, Recorder



TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

HEARING

DATE: March 4, 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

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- 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

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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

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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
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- 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.