



City of Longview

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

Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/87592943858?pwd=ZndibHJYMkVvZk9tTjZWmksybWR3QT09>

Meeting ID: 875 9294 3858

Password: 1923

One tap mobile

+12532158782,,87592943858#,,,0#,,1923# US (Tacoma)

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+1 253 215 8782 US (Tacoma)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 875 9294 3858

Password: 1923

Appeal Board of Adjustment

Tuesday, July 14, 2020

4:30 PM

Longview Council Chambers

1. CALL TO ORDER

Join Zoom Meeting

<https://us02web.zoom.us/j/87592943858?pwd=ZndibHJYMkVvZk9tTjZWmksybWR3QT09>

Meeting ID: 875 9294 3858

Password: 1923

2. APPROVAL OF MINUTES

20-000294 Minutes of the May 12 2020, Appeal Board of Adjustment Special meeting and corrected minutes of the November 12, 2019 meeting.

Recommended Action: Motion to accept the minutes as presented.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE**3.1 Oral Communications**

Persons in the audience may discuss business not scheduled on this agenda or any item of interest within the jurisdiction of the Appeal Board of Adjustment. This Board will listen to all communication, but in compliance with the Washington Open Public Meetings Act, will not take any action on items that are not listed on the agenda.

3.2 Written Communications.

Correspondence for the Appeal Board of Adjustment received after preparation of this agenda.

4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS**5. PUBLIC HEARINGS**

20-000295 ABA 2020-3 Special Property Use Permit request(s) to locate a public safety facility in the TNR residential district and a request for modifications to wireless standards to locate a 140 tall non-concealed lattice tower (exceeding 70 feet in height) in a residential zone.

Recommended Action: Motion to adopt the findings and recommendations of the staff report and grant the requests.

20-000296 ABA 2020-4 Variance request to reduce the required front yard setback from 25 feet to 18 feet due to the steep slope of the lot.

Recommended Action: Motion to adopt the findings and recommendations of the staff report and grant a variance from the setback requirement as requested for property at 254 Curtis Drive.

6. OTHER BUSINESS**7. ADJOURNMENT**



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Minutes

Agenda

**Join Zoom Meeting by clicking or
entering the link below to a web
browser.**

<https://us02web.zoom.us/j/87350437412?pwd=NIJEWkZWV3ArVCt2QzhXT1M3ZFhkQT09>
or call in using: 1-253-215-8782
Meeting ID: 873 5043 7412
Password: 712831
contact Adam Trimble at adam.trimble@ci.longview.wa.us
with any questions.

Appeal Board of Adjustment

Tuesday, May 12, 2020

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

Chairman Backstrom called the regular virtual meeting of the Longview Appeal Board of Adjustments to order at 4:42 p.m.

Attendees: Chairman Mark Backstrom, Vice Chairman Roger Peters, Tracy Goldsmith, Dan Petersen, Steven Dahl

Staff Attendees: Adam Trimble, Planner; Jim McNamara, City Attorney; James McNamara, City Attorney; John Brickey, Community Development Director/Building Official; Ken Hash, Public Works Director.

Audience Attendees: Arlen LeBeau, David & Jacklin Randle

2. **APPROVAL OF MINUTES**

20-000204 Minutes of the November 11, 2019 regular meeting

The minutes were lacking a motion and a correction will be presented at the next meeting.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE**3.1 Oral Communications**

No oral communications were received.

3.2 Written Communications

No written communications were received.

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

The Declaration of Ex-Parte Communications and Appearance of Fairness Doctrine was read into the record by Adam Trimble and there was no comments from the audience.

5. PUBLIC HEARINGS

20-000202 ABA 2020-1 Special Property Use Permit to establish a detached accessory dwelling unit inside an existing detached accessory building on a 0.76 acre lot in the R-1 Residential District at 2363 E Lynwood Drive.

RECOMMENDED ACTION: Motion to adopt the findings and recommendation of the staff report and grant the special property use permit.

Adam Trimble read the staff report into record. Tracy Goldsmith asked who monitors the affidavit requirement. Adam Trimble stated that it is recorded against the property or placed in the files in Community Development. This process may be cleaned up in the future. David & Jacklin Randle offered to field any questions from the Board. There were none and the Public Hearing was closed at 5:03. There was no Board discussion.

A motion was made by Steven Dahl, seconded by Dan Petersen, that a special property use be granted as written and recommended by staff. The motion passed unanimously.

20-000203 ABA 2020-2 Variance request to reduce the required side yard setback (flanking street side) from 15' to 0 feet along 24th Ave for an accessory structure.

RECOMMENDED ACTION: Motion to adopt the findings and recommendation of the staff report to approve the variance request.

Adam Trimble read the staff report into record. Adam discussed Exhibit C by sharing his screen with the meeting attendees. Tracy Goldsmith asked about the roof, gutters and drainage. Arlen LeBeau stated they will be putting in gutters. Steven Dahl asked if the brick wall was in place previously. Adam Trimble noted that it was established. The Public Hearing was opened at 5:21 pm and closed at 5:22 pm. There was no Board discussion.

A motion was made by Steven Dahl, seconded by Dan Petersen, that a variance be granted as written and recommended by staff. The motion passed unanimously.

6. OTHER BUSINESS

Adam Trimble stated that there may be a variance request for the June meeting.

7. **ADJOURNMENT**

With no further business to discuss, a motion to adjourn the meeting of the Appeal Board of Adjustment was made by Tracy Goldsmith, seconded by Steven Dahl. The meeting was adjourned at 5:26 pm.



City of Longview

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Longview, WA 98632
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Minutes

Agenda

Appeal Board of Adjustment

Tuesday, November 12,
2019

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

Chairman Backstrom called the regular meeting of the Longview Appeal Board of Adjustments to order at 4:30 p.m. in the City Hall Council Chambers, 1525 Broadway, Longview, WA.

Present: Chairman Mark Backstrom, Vice Chairman Roger Peters, Tracy Goldsmith, and Dan Petersen

Absent: Steven Dahl

Staff Present: Adam Trimble, Planner; Jim McNamara, City Attorney; James McNamara, City Attorney; John Brickey, Community Development Director/Building Official; Ken Hash, City Engineer and Nancy Vandehey, Administrative Assistant.

2. **APPROVAL OF MINUTES**

19-000439 Approval of the Minutes of the September 10, 2019 meeting

A motion was made by Tracy Goldsmith, seconded by Roger Peters, that the minutes be accepted and approved.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

3.1 Oral Communications

Mr. Trimble spoke with a resident of a nearby Residential Tower.

3.2 Written Communications

No written communications were received.

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

The Declaration of Ex-Parte Communications and Appearance of Fairness Doctrine was read into the record by Adam Trimble and there was no comments from the audience.

5. **PUBLIC HEARINGS**

19-000450 ABA 2019-6 Variance request: 1632 3rd Ave to reduce the required front yard setback in the Riverfront District, RF-1 from 25 feet to 10 feet and side yard setbacks of 5 feet.

RECOMMENDED ACTION:

Motion to adopt the staff analysis and findings and grant a variance to reduce the front yard setback to 10' and side yard setbacks to 5' for the property at 1632 3rd Ave. Parcel numbers involved: 08108, 081080101 in the Riverfront District, RF-1.

Public Works Director, Ken Hash, spoke regarding the project. One of the reasons we do set backs is to provide sight distance for vehicles exiting the property onto the street.

Sight distance is defined by a sight triangle. So the closer you move the building to the street the more you encroach on the sight triangle. The good news is that this is on the outside of the curve, which helps that sight triangle. Even if the variance is approved, we still have to go through the sight design, review the sight design and make sure that the sight triangle exist and is safe for the public entering the street. There may be some point that we may not be able to build on this lot. The applicant may not be able to because of Engineering constrictions. At this point, we can't say yes or no. It's yet to be seen.

Adam Trimble received one question but no comments from neighboring owners. A nearby residential tower resident inquired about the notice. Adam was able to explain the technical terms in the notice and they had no further questions.

Public Hearing opened at 4:41 pm

Public Comments:

Charles Bond, applicant, 1548 River Road, Longview

Adam covered most of it, but would like to answer any questions of the Board.

Dan Petersen asked how many units it would be in total? 13 units per floor, and probably 3 floors per unit and parking underneath.

Mark Backstrom asked if this was just a preliminary design? Yes, this is just preliminary. It didn't make sense to go too much further until things like this were taken care of.

Tracy Goldsmith asked how many parking spaces would be in the underground parking and on street parking? We'd have 1 parking space per unit. There is lots of on street parking. There's nothing on the Dike side. He wanted to mention that we are talking about the non river side of the Dike.

Charles Bond wanted to add that when he built RiverEdge Condominiums, he purchased this property, and at that time there wasn't as many problems developing it but he'd like to make it a developable piece of property.

Roger Peters asked about the right of way line on the property for the Diking District? When we build RiverEdge Condominiums, we built up to the toe of the dike and then we filled in to the concrete basement, which supports the Dike. South of the property there's all sorts of buildings on the dike and on the river side that Dike. What he'd like to do is build at the toe of the Dike but that's something he'd have to negotiate with the Core of Engineers.

Roger Peters asked what other agencies he was negotiating with for the project? He purchased the property from PT NW but with the 25' set back, it didn't make the property feasible. Most R4 zoning has 10' set back, such as his project on 9th Street. 10' set backs are typical now.

No one spoke in opposition. Public Hearing was closed at 4:49.

A motion was made by Dan Petersen, seconded by Tracy Goldsmith, to authorize the variance under the condition that it is subject to the Engineer's sight review for ingress/egress and adopt the staff analysis and findings to grant the variance. The motion passed unanimously.

6. **OTHER BUSINESS**

No other business at this time.

7. **ADJOURNMENT**

With no further business to discuss, the meeting of the Appeal Board of Adjustments was adjourned at 4:51 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planner

HEARING DATE: July 14, 2020

APPLICATION NO.: ABA 2020-3

APPLICANT: Phil Jurmu, Executive Director, Cowlitz 911 Public Authority

PROPERTY OWNER: City of Longview

REQUEST(s): Special property use permit to locate a public safety facility in the TNR residential zone and a request for modifications to wireless standards to locate a non-concealed tower exceeding 70 feet in height.

LOCATION: 2782, Ocean Beach Highway, 2786 Ocean Beach Highway, and 2790 Ocean Beach Highway (Parcel Number(s): 08865, 08866, 08864)

ASSOCIATED CASES: None.

ZONING DISTRICT: Traditional Neighborhood Residential District, TNR

BACKGROUND AND PROPOSAL

Two requests: the Cowlitz 911 authority is proposing to construct a new building for a Cowlitz 911 dispatch center, approximately, 12,000 sf on the north third of three properties owned by the City of Longview next to Lowes. A new 140 foot tall lattice tower for communications antennas for Cowlitz 911 is proposed next to the new dispatch center. The site will be improved with a 38 stall parking lot, screen wall/security fencing, a walking path and landscaping. The 911 center plans to use Lowes entrance for access. The property is in the Traditional Neighborhood Residential District, which allows public safety facilities, as a Special Property Use and notes that “An ambulance service facility is only permitted when integrated with a public safety facility such as a fire station”. [Exhibit A: SPU application, Exhibit B site plan & rendering drawings].

In addition to the new public safety facility the proposal proposes and needs approval from the Appeal Board of Adjustment for a 140' tall lattice tower for wireless communications. Modifications to the standards for wireless communications towers are requested for the communications tower height, lattice design, a non-collated antenna tower, and providing a non-concealed tower in a residential zone. The proposed communications tower is a tri-pod steel lattice structure, 140 feet tall with radio and microwave antennas extending to 160 feet. It would be for the sole use of Cowlitz 911 Public Authority and City of Longview with no proposed co-location of commercial wireless communications [Exhibit C: Type 3 Application for a new wireless communication tower, engineers report and rendering drawings].

The owner of the properties is City of Longview. The three lots have existing homes which will not be affected by the proposal. The homes are currently rented out by the City and managed by a local rental management agency on behalf of the City.

Neighboring land uses include:

North – abandoned railroad and rail road property owned by Patriot Rail, and single family homes in the Terry-Taylor neighborhood.

South – three existing homes and Ocean Beach Highway/State Route 4.

East – single family homes on large lots and a church.

West – Lowes home improvement store garden center, warehouse and parking lot.

The Comprehensive Plan classification for the property is Public/Quasi-Public/Institutional.

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Special Property Use Permit petition was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Thursday, July 2, 2020 [Exhibit D].

The property was posted on Thursday, July 2, 2020, and re-posted July 8, 2020 with a notice of public hearing announcing the proposed land use application. Legal notice of the public hearing appeared in the Longview Daily News on Saturday, July 4, and July 11, 2020.

SEPA DETERMINATION

A State Environmental Policy Act checklist was required and a SEPA Determination of Non-Significance (DNS) for this application was made Tuesday June 30, 2020. As of the date of this report, one comment have been received from the CDID #1, regarding the need for stormwater management engineering reports. The checklist and determination is attached as [Exhibit E].

CRITICAL AREA ORDINANCE REQUIREMENTS

There are identified Critical Area wetlands on this parcel. Therefore, a Critical Area Permit is required and has been applied for [Exhibit F]. The site plan shows some of the development occurring in a required wetland buffer. The applicant proposes to use 'buffer enhancement' where the wetland buffer may be reduced by up to 25 percent; provided, that the buffer is restored or enhanced from a pre-project condition that is disturbed (e.g., dominated by invasive species), so that functions of the post-project wetland and buffer are equal or greater.

APPLICABLE CODE SECTIONS

Section 19.18.010(5) of the Longview Municipal Code (LMC) requires the land use proposed to receive approval via a public hearing process, and the issuance of a Special Property Use Permit by the Appeal Board of Adjustment. The specific code citations are listed below.

For Residential Zoning Districts described in 19.20 of the Longview Municipal Code, table 19.20.020 includes uses that are permitted (“P”), not allowed, or allowed through a special property use permit (“SPU”):

Table 19.20.020-1 Permitted Uses in Residential Districts

Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Public safety facility ⁶	SPU	SPU	SPU	SPU	SPU

LMC § 19.12.050 Power of Board – Special Property Use

1. 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.
2. The board shall have an exercise original jurisdiction in receiving, granting or denying all applications for such special property uses as are provided for in this title and shall have the power to place in such permits, conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which such use is to be permitted. No special permit shall be issued by the board until after public hearing, as hereinafter provided, and until after the building official has found that all other provisions of this code, with which compliance is required, have been fulfilled.
3. No such Special Property Use Permit shall be granted by the board unless it finds:
 - (a) That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare;
 - (b) In making such determination the board shall be guided by the following considerations and standards:
 - (i) That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
 - (ii) That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
 - (iii) That adequate ingress and egress will be available for fire and other vehicular emergency equipment,

- (iv) That adequate off-street parking will be provided to prevent congestion of public streets [LMC 19.12.050].

LMC §19.12.120 Special Property Use Permits – Time Limitation

Whenever the board by its decision authorizes the issuance of a permit for a special property use, if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

APPLICABLE CODE SECTIONS continued

Section 16.75.150 of the LMC provides for modifications to Wireless Standards in lieu of the city's generally applicable variance provisions. A request for any such modification shall be submitted in writing by the applicant with the application for appeal board of adjustment's review.

16.75.150 Modifications to wireless standards.

(1) Applicability. Except as otherwise provided in this chapter, no wireless communication facility shall be used or developed contrary to any applicable development standard unless an modification has been granted pursuant to this section. These provisions apply exclusively to wireless communication facilities, and are in lieu of the city's generally applicable variance provisions.

(2) Submittal Requirements. An application for a wireless communication facility modification shall include:

- (a) A written statement demonstrating how the modification would meet the criteria.
- (b) A site plan that includes:
 - (i) Description of the proposed siting's design and dimensions, as it would appear with and without the modification.
 - (ii) Elevations showing all components of the wireless communication facility, and its connection to utilities, as it would appear with and without the modification.
 - (iii) Color simulations of the wireless communications facility after construction demonstrating compatibility with the vicinity, as it would appear with and without the modification.

(3) Criteria. An application for a modification shall be granted if the following criteria are met:

- (a) The modification is consistent with the purpose of the development standard for which the modification is sought.
- (b) Based on a visual analysis, the design minimizes the visual impacts to residential zones through mitigating measures, including, but not limited to, building heights, bulk, color, and landscaping.
- (c) The applicant demonstrates the existence of either of the following:
 - (i) Gap in Service.
 - (A) A gap in the coverage or capacity of the service network exists;
 - (B) The gap can only be filled through a modification in one or more of the standards in this chapter; and

(C) The modification is narrowly tailored to fill the service gap such that the wireless communication facility conforms to this chapter's standards to the greatest extent possible.

(ii) Minimization of Impacts. The modification would minimize or eliminate negative impacts to surrounding properties and their uses, through a utilization of existing site characteristics, including, but not limited to, the site's size, shape, location, topography, improvements, and natural features. Negative impacts are minimized or eliminated if there is:

(A) A decrease in negative visual impacts, including, but not limited to, visual clutter;

(B) Better preservation of views or view corridors;

(C) A decrease in negative impacts on property values; or

(D) A decrease in any other identifiable negative impacts to the surrounding area's primary uses.

(4) A request for any such modification shall be submitted in writing by the applicant with the application for appeal board of adjustment's review. The applicant shall state fully the grounds for the modification and all of the facts relied upon by the applicant. (Ord. 3333 § 2, 2016).

In addition a definition is provided in LMC 16.75.190 for concealed towers: (13) "Wireless communication facility, concealed facility" means a wireless communication facility that is not readily identifiable as such and is designed to be aesthetically and architecturally compatible with the existing building(s) or structures on a site; or a wireless communication facility disguised, hidden, or integrated with an existing structure that is not a monopole or tower; or a wireless communication facility that is placed within an existing or proposed structure or tower or mounted within trees, so as to be significantly screened from view or camouflaged to appear as a nonantenna structure or tower (e.g., tree, light pole, clock tower, flagpole with flag, church steeple).

STAFF ANALYSIS

In reviewing LMC §19.12.050, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

(i) *That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity.*

The proposed dispatch center is primarily an office building with few daily vehicle trips except during training events or an emergency. It is not immediately adjacent to any residences and will include quality landscaping and screening and a security fence.

(ii) *That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic.*

The use intends to use a signalized driveway owned by Lowes for access.

(iii) *That adequate ingress and egress will be available for fire and other vehicular emergency equipment.*

The proposal will have a new driveway and parking lot built to approved specifications.

(iv) That adequate off-street parking will be provided to prevent congestion of public streets.

A 38 stall parking lot is proposed even though 8-12 employees are anticipated at a time, to accommodate trainings and emergency events.

LMC §19.12.050 also requires the Board to adopt the following finding if granting the Special Property Use Permit:

(a) That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.

The application is to construct a modern 911 dispatch center to continue to serve and protect the community.

As of this writing, staff has received no comments from neighboring property owners.

STAFF ANALYSIS continued

In reviewing LMC § 16.75.150 Modifications to wireless standards which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

(a) The modification is consistent with the purpose of the development standard for which the modification is sought.

Modifications are requested for the communications tower height, lattice design, a non-collated antenna tower, and providing a non-concealed tower. The applicant notes that “These modifications are requested to meet the needs of Cowlitz 911 Public Authority to provide essential public safety services which are not addressed in LMC 16.75.” The development standards adopted in 16.75 for residential zones are purposefully limiting of new towers. Any new tower must be on publicly controlled land and be limited in height and be concealed. While some exemptions are provided for utility providers and governments to have non-commercial equipment and towers, no exemption was made for the purpose of towers serving public safety response. The applicant states:

“...in case of a severe natural disaster, the communications infrastructure should have redundant and diverse connections as well as the ability to provide standalone communications as a last resort. This redundant and diverse interconnectivity requires a 140-foot tower with 20-foot whip antennas mounted at the top of the tower, microwave dishes to provide point-to-point connectivity to the radio network and the redundant ESINet connection, and smaller antennas for direct access to the communications infrastructure should there be a failure of a portion of the radio network.

This tower height is required to provide adequate space for the antennas and adequate ground clearance for the microwave radio line-of-sight paths to the radio network.

This also requires the tower to be immediately adjacent to the 9 -1-1 center building to provide direct connectivity to the 9-1-1 dispatch and radio equipment.”¹

The development standards focus on commercial wireless communications equipment and seek to accommodate such equipment in residential zones in the least intrusive means possible, prioritizing small hidden equipment over new towers. This location is on land owned by the City of Longview but was selected for reasons other than serving residential areas with wireless communications services. Staff finds that to approve the requested modifications the Appeal Board of Adjustment must find the development standards in 16.75 were not intended to apply to a tower for public safety response in this location and their purpose is not relevant.

(b) Based on a visual analysis, the design minimizes the visual impacts to residential zones through mitigating measures, including, but not limited to, building heights, bulk, color, and landscaping.

The applicant has provided renderings of the tower for different viewpoints. The Type 3 application responds to these visual impacts and staff summarizes the mitigation measures as:

- The color will be galvanized metal grey- the applicant states that painting the tower to camouflage it is of little value as the dull grey will blend into the background and paint has a 10 year lifespan which then requires significant work to repaint.
- The site will be landscaped and screened and trees achieving a height of 40 feet will be selected to help screen the tower from view.
- The tower will be set in from property lines and the public street over 500 feet and partially screened by the new building and existing trees.
- The lattice type tower is preferable to a monopole as it is see-through and monopole of such height would be 6-8' wide at the base with little taper.

Staff recommends a condition of approval be to require landscaping plan be submitted, showing locations where evergreen trees (of a large diameter) will be planted at strategic locations on the property to achieve screening from public streets.

(c) The applicant demonstrates the existence of either of the following:

(i) Gap in Service.

(A) A gap in the coverage or capacity of the service network exists;

(B) The gap can only be filled through a modification in one or more of the standards in this chapter; and

(C) The modification is narrowly tailored to fill the service gap such that the wireless communication facility conforms to this chapter's standards to the greatest extent possible.

The applicant states: “This facility will replace the existing 9-1-1 center located at the Hall of Justice”, and “The Cowlitz 9-1-1 radio network operates primarily in the VHF frequency band which requires larger antennas with a different mechanical arrangement than a typical wireless carrier antenna. As a result, the antennas are much longer and require more physical spacing than do wireless carrier antennas.

¹ Blaschka, Jr., J. P. (2020). Proposed Cowlitz 9-1-1 Center Tower Wireless Communications Facility Radio Engineer's Report. Bothell, WA: ADCOMM Engineering.

The tower is a critical element in the implementation of a new 9-1-1 center for the citizens of Cowlitz County. It provides the means for interconnection to both the 9-1-1 telephone network and to the radio communications infrastructure used by the county's first responders." Accepting this information from the applicant, staff finds the proposal will fill a gap in coverage and capacity that can only be accomplished through a modification of the wireless communications standards.

(ii) Minimization of Impacts. The modification would minimize or eliminate negative impacts to surrounding properties and their uses, through a utilization of existing site characteristics, including, but not limited to, the site's size, shape, location, topography, improvements, and natural features. Negative impacts are minimized or eliminated if there is:

- (A) A decrease in negative visual impacts, including, but not limited to, visual clutter;*
- (B) Better preservation of views or view corridors;*
- (C) A decrease in negative impacts on property values; or*
- (D) A decrease in any other identifiable negative impacts to the surrounding area's primary uses. N/A*

STAFF DISCUSSION

The City's Building Official, Fire Marshal, and Public Works Department have had the opportunity to review the Special Property Use application for 2782 Ocean Beach Highway. The City as property owner, is negotiating a lease with Cowlitz 911 for the back portion of the 3.8 acres of the three lots involved and working to secure a right of access easement from Lowes for use of the privately owned driveway adjacent to the proposed site. No concerns have been raised by other city departments regarding these requests.

STAFF FINDINGS combined

1. The use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.
2. The TNR District permits the proposed use subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.
3. The use as proposed meets the criteria found in LMC §19.12.050.
4. The development standards in 16.75 were not intended to apply to a tower for public safety response in this location and their purpose is not relevant.
5. With proposed conditions of approval, the design of the proposed 140' lattice tower minimizes the visual impacts to residential zones through mitigating measures.
6. The proposed wireless communications tower will fill a gap in coverage and capacity that can only be accomplished through a modification of the wireless communications standards.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit and Modification to Wireless Standards for the Cowlitz 911 Public Authority to locate a public safety facility in the TNR residential zone and a non-concealed tower exceeding 70 feet in height at 2782, 2786 and 2790 Ocean Beach Highway with the following condition of approval: require a

landscaping plan be submitted showing locations where evergreen trees (of a large diameter) will be planted at strategic locations on the property to achieve screening from public streets.

EXHIBITS

- A. Special Property Use Permit application
- B. Site Plan and rendering
- C. Type 3 Wireless Communications application and report and renderings
- D. Notice of Public Hearing (property owner notification).
- E. SEPA checklist

Staff Report Date: July 8, 2020



Special Property Use Permit Application to the Appeal Board of Adjustment

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

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: _____

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

APPLICATION AND AUTHORIZING SIGNATURES

Each current property owner of record must sign the application or provide a letter authorizing an agent or representative to act on his or her behalf.

I hereby apply for the Special Property Use Permit as described in this application and certify that the information provided is accurate. I further certify that I am authorized to make the application and that there are no covenants, conditions, or restrictions that may limit or prohibit the Special Property Use Permit requested.

Property Owner: City of Longview _____
(Print All Information) Phone: 360-442-5000 _____

Mailing Address: PO Box 128, 1525 Broadway _____
(Street or PO Box) Fax: 360.442.5953 _____

City: Longview _____ State: WA _____ Zip: 98632 _____

Lessee: Cowlitz 911 Public Authority _____ Phone: (360) 577-3078

Mailing Address: 312 SW 1st Ave _____
(Street or PO Box) Fax: _____

City: Kelso _____ State: WA _____ Zip: 98626 _____

Applicant: Rice Fergus Miller _____
(Print All Information) Phone: 360-377-8773 _____

Mailing Address: 275 Fifth St Ste 100 _____
(Street or PO Box) Fax: _____

City: Bremerton _____ State: WA _____ Zip: 98337 _____

Relationship to Property Owner: Architect _____

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (attach additional pages if necessary)

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: _____

Building: New one-story 911 dispatch center for Cowlitz 911, approximately 12,000 sf on the north third of the property.

Communications Tower: Nominal 140 foot tall communications tower for Cowlitz 911 dispatch antennas on the north portion of the property.

Sitework: Parking, Screenwall/Security fencing, landscaping.

Address of Property: 2782, 2786, 2790 Ocean Beach Highway Parcel No. 08865, 08866, 08864

Comprehensive Plan Designation: Traditional Neighborhood Residential

Zoning District: TNR _____

Current Use of Property: Single Family Residential _____

Gross land area of the site to be developed: _____ Square Feet 3.6 _____ Acres

Net land area (gross land area minus land dedicated for public purposes): 3.6 Acres _____

Describe any existing structures on the site: Single family residential and outbuildings _____

Number and surface type of all existing driveways at the site: (3), Asphalt _____

Number, type and dimensions of existing signage at the site: None _____

Describe signage proposed for the land use requested: Exterior illuminated monument sign for Cowlitz 911 _____

Existing zoning and land uses of adjacent properties (including across the street, if applicable):

North: R-1 _____ Current Land Uses: Single family residential _____

South: R-1 _____ Current Land Uses: Single family residential _____

East: TNR _____ Current Land Uses: Single family residential _____

West: RC _____ Current Land Uses: Commercial _____

Describe any Critical Areas identified on or located within 300 feet of the site: None known _____

Describe any private wells, septic tanks, drain fields, etc. located on the site: None known _____

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (CONT'D)

Proposed hours of operation: 24x7x365 _____

Describe how parking will be accommodated for the proposed use: Surface parking will be provided on site based on actual use _____

Describe how the proposed use will impact traffic circulation: Existing traffic signal at Lowes will be utilized to access site. _____

To assess whether the City will need additional information and/or whether you need to obtain additional permits or applications from other departments or agencies, please answer the following questions:

Will the proposed land use:

- | | | |
|--|-------------|------------|
| a) Require removal or demolition of any existing structure(s)? | Yes _____ | No X _____ |
| b) Affect historic structures or historically significant features? | Yes _____ | No X _____ |
| c) Require a Variance from a development standard? | Yes _____ | No X _____ |
| d) Involve fill or removal of contaminated soils or hazardous materials? | Yes _____ | No X _____ |
| e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line? | Yes _____ | No X _____ |
| f) Involve land that has a slope of 15% or greater? | Yes _____ | No X _____ |
| g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)? | Yes X _____ | No _____ |
| h) Be located within 300 feet of a shoreline? | Yes _____ | No X _____ |

If you answered yes to any of the above, please contact the Planning Division before submitting your application.

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

In accordance with LMC 19.12.050, the Appeal Board of Adjustment shall exercise jurisdiction in receiving, granting or denying applications for Special Property Uses. No Special Property Use Permit shall be issued by the Board until after a public hearing, and until after the Building Official has found that all other provisions of the Longview Municipal Code have been fulfilled.

Criteria reviewed by the Appeal Board of Adjustment include:

- 1) The proposed use is consistent with the intended character of the zoning district and the operating characteristics of the neighborhood.
- 2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, or that the proposal identifies acceptable mitigation measures.
- 3) The transportation system is capable of supporting the proposed land use in addition to the existing land uses in the area. Evaluation factors include street capacity and level of service, availability of off-street parking to accommodate the proposed land use, access requirements, neighborhood impacts, and pedestrian safety.
- 4) Public services for water, sanitary and storm sewer, and to ensure that fire and police protection are capable of servicing the proposed land use and the immediate area.

Criteria that the Board utilizes to review all applications is established in LMC §19.12.050.

FILING FEES:

Public Hearing Fee:..... \$696.00

SEPA Review Fee:..... \$579.00

Total Fees:..... \$1,275.00

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____4:30 PM

Comments: _____

FOR STAFF USE ONLY:

- _____ Telecommunications Facility Propagation Map provided, if applicable.
- _____ Legal Description of Property.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.
- _____ Title Report, if applicable.
- _____ Critical Area Permit, if required.
- _____ SEPA Environmental Checklist, if required.
- _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment 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 Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.

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.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

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

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Signature of Applicant  _____ Date: May 1 2020
Ron Easterday, Project Manager for Rice Fergus Miller, agent for Cowlitz 911
(If different than property owner)



COWLITZ 911
2700 BLOCK OCEAN BEACH HIGHWAY
LONGVIEW, WA 98632

[illegible]

SHEET #

A31.02

1. VIEWS TO BE USED FOR VISUAL REFERENCE ONLY. NOT FOR CONSTRUCTION
2. GRAPHIC REPRESENTATION OF EXTERIOR MATERIALS AND/OR LIGHTING MAY BE NOT TO SCALE.
3. REFERENCE EXTERIOR ELEVATIONS FOR SPECIFIC MATERIALS AND LOCATIONS.
4. EXTERIOR CANOPIES AND LANDSCAPE ELEMENTS ARE FOR REFERENCE. NOT FOR CONSTRUCTION.



Date: June 25, 2020

City of Longview
Community Development Department
1525 Broadway, P.O. Box 128, Longview, WA 98632

Re: Proposed Cowlitz 911 Center
Communications Tower Type 3 Application

The following is a Type 3 Application for a new wireless communication tower to serve Cowlitz 911, in conjunction with the previously submitted SPU application and SEPA Checklist.

Applicability with requirements:

16.75.04 Types of Permits – Priorities – Preferences - Restrictions

16.75.040(2) Table, Footnote 3, (c): The tower will be owned and managed by a governmental agency Cowlitz 911 Public Authority.

16.75.040(4) Location Preferences: The proposed location is on City owned public property to serve a public agency.

16.75.040(5) Application Procedures – Type 3:

Project Description

The communications tower is part of the new Cowlitz 911 dispatch center proposed for Ocean Beach Highway directly east of Lowes, on City of Longview owned property:

2782 Ocean Beach Highway, Parcel 08865, Property ID 3032507
2786 Ocean Beach Highway, Parcel 08866, Property ID 3032508
2790 Ocean Beach Highway, Parcel 08864, Property ID 3032506

The current zoning of the site is Traditional Neighborhood Residential (TNR). This Tier 3 Application is being submitted in accordance with LMC Chapter 16.75, Table 16.75.040(2).

The communications tower is proposed as a tri-pod steel lattice structure, 140 feet tall with radio and microwave antennas extending to 160 feet. It would be for the sole use of Cowlitz 911 Public Authority and City of Longview with no proposed co-location of commercial wireless communications. See attached Engineers report.

Plan Sets – see attached.

Vicinity map, site plan, elevations, graphic simulations of five views of the proposed communications tower and antennas are attached. The proposed wireless communications tower and antenna have been modeled specifically for Cowlitz 911 and placed in current Google Earth views.

SEPA Checklist: Submitted with initial CPU application.

Modification Requests per 16.75.150 follow below and at the end of this Application.

16.75.050 General Requirements

See attached Engineers Report per 16.75.040(5)(c)(iii) addressing 16.75.050.

16.75.060 Landscaping/Screening

The perimeter of the site will have a 6'-8" high concrete block screen wall with decorative color/pattern, similar to the existing screen wall along the east side of Lowes. In addition to the screen wall, the north, east, and south sides of the site will have landscape screening meeting Type I Screening per 16.75.180, with a mature tree height of 40 feet. The west side of the tower, towards Lowes, will be screened by the proposed Cowlitz 911 building itself to a nominal height of 20 feet, with Type I landscape screening along the west perimeter of the site.

16.75.130 Requests for new towers

- (1) Collocation or Attachment: This communications tower must be directly adjacent to the proposed Cowlitz 911 Center to meet radio antenna cabling distance limitations to 911 radio dispatch equipment.
- (2) Location Preferences: See 16.75.040(4) Location Preferences above.
- (3) Coverage and Capacity Objectives: This communications tower must be directly adjacent to the proposed Cowlitz 911 Center to meet essential service coverage and provide redundancy. See attached Engineers report.

16.75.140 Tower-specific development standards

- (1) Height: Height modification is requested under LMC 16.75.150.
- (2) Antenna and Tower Aesthetics: See response to 16.75.050(5) Design to mitigate visual impacts. Concealment by means of a flagpole or similar design would be out of character the proposed site. Refer also to Engineers report.
- (3) Setbacks: See response to 16.75.050(9); zoning setbacks will be met or exceeded.
- (4) Color: The color is proposed to be a natural light gray galvanized finish to blend in with sky conditions. The design team considered painting the tower and believes the natural gray finish will have the least visual effect:

A painted finish such as white or "sky blue" will be inappropriate at certain times of the year and certain weather conditions, rendering the structure more visually distracting. A painted finish under certain sunlight conditions can become reflective which is distracting. As time passes, a painted surface is more likely to collect dirt particles from the air and appear spotted or faded.

Proposed Cowlitz 911 Center – Wireless Communications Facility
Type 3 Application
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The lifespan of an industrial painted finish in this situation is 10 years, requiring disruptive maintenance activities impacting the neighborhood to clean and re-surface.

- (5) Feed Lines and Coaxial Cables: All feed lines and coaxial cables will be located within the tower and located underground from the tower to the 911 Center building.
- (6) Tower Design: Tower is proposed for the sole use of Cowlitz 911 Public Authority and City of Longview with no proposed co-location of commercial wireless communications. Design modification for a lattice tower is requested under LMC 17.75.150.

A monopole design was considered by the design team and considered to be more visually obtrusive than a lattice style tower. A monopole design to support the needs of Cowlitz 911 would be 6-8 feet in diameter at the base, tapering only slightly to the top. To support antennas at the 40, 100, and 140 foot levels nominal 12 foot wide platforms braced off the monopole would be required.

By contrast, a lattice tower is an open structure composed of 6 inch diameter pipe at the base reducing as it rises to 3 inch diameter pipe at the top for legs and bracing members of maximum 3 inches, with upper diagonal struts as small as 1-3/4 inches.

16.75.150 Modifications to wireless standards

Modifications are requested for the communications tower height, lattice design, a non-collated antenna tower, and providing a non-concealed tower as noted above sections.

These modifications are requested to meet the needs of Cowlitz 911 Public Authority to provide essential public safety services which are not addressed in LMC 16.75. See Engineers report.

A site plan and color simulations of the proposed facility from five views in accordance with 16.75.040(4)(5)(c)(v) are attached.

Attachments

ADCOMM Communications Engineering Report (3) pages
ADCOMM Communications Engineering NIER Calculations (14) pages
FAA Determination of No Hazard, (2) Pages
Overall Site Plan showing future fire station and proposed tower location to property lines, (1) page
Site vicinity plan and five views of tower, (6) pages
Valmont tower design with materials (1) page

Owner's Representative for further information

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Ron Easterday
Rice Fergus Miller, Inc.
275 Fifth St, Bremerton, WA, 98337
reasterday@rfmarch.com
360-516-8973

ADCOMM Engineering LLC

Bridging the Gap Between Operations and Technology®

Proposed Cowlitz 9-1-1 Center Tower Wireless Communications Facility Radio Engineer's Report

June 2, 2020

Purpose

The purpose of this report is to provide the information required by the City of Longview for a Type 3 Wireless Communications Facility Engineer's Report defined in Longview Municipal Code (LMC) 16.75.050.5(c)(iii)

Need for the Tower Facility

The Cowlitz 911 Center is a critical element in the chain of public safety response. It is almost always a citizen's first contact with public safety. The 911 center then determines the correct response, coordinates assets, and communicates the information to the first responders using a radio network that provides radio coverage over Cowlitz County.

This facility will replace the existing 9-1-1 center located at the Hall of Justice. The existing facility has inadequate space for both personnel and communications and data equipment. The new facility will provide space for growth for a minimum of 20 years.

The communications center will be connected to the Washington State Emergency Service IP Network (ESINet) to receive 9-1-1 calls, to the public switched telephone network (PSTN) for regular business and non-emergency calls, and to the extensive county-wide public safety radio network used for dispatching calls. In addition, in case of a severe natural disaster, the communications infrastructure should have redundant and diverse connections as well as the ability to provide standalone communications as a last resort.

This redundant and diverse interconnectivity requires a 140-foot tower with 20-foot whip antennas mounted at the top of the tower, microwave dishes to provide point-to-point connectivity to the radio network and the redundant ESINet connection, and smaller antennas for direct access to the communications infrastructure should there be a failure of a portion of the radio network. This tower height is required to provide adequate space for the antennas and adequate ground clearance for the microwave radio line-of-sight paths to the radio network. This also requires the tower to be immediately adjacent to the 9-1-1 center building to provide direct connectivity to the 9-1-1 dispatch and radio equipment.

The Cowlitz 9-1-1 radio network operates primarily in the VHF frequency band which requires larger antennas with a different mechanical arrangement than a typical wireless carrier antenna. As a result, the antennas are much longer and require more physical spacing than do wireless carrier antennas.

The tower is a critical element in the implementation of a new 9-1-1 center for the citizens of Cowlitz County. It provides the means for interconnection to both the 9-1-1 telephone network and to the radio communications infrastructure used by the county's first responders.

Other Items

- (1) Noise: There is no generator or device that will create noise specifically related to the tower. The 911 Center will have a emergency generator which is being submitted under the SPU application.
- (2) Signage: Only FCC required safety and identification signage will be on the tower. These will be near ground level.
- (3) Parking: Parking for the site maintenance will be provided as part of the 9-1-1 Center SUP application.
- (4) Finish: Natural galvanized steel finish is will be used. Over time, the gray galvanized finish on the tower will turn dull with some slight brown undertones. This blends in nicely to the normal Pacific Northwest environment.
- (5) Design: The base of the tower will be within a 6'-8" minimum high opaque screen wall to the north, east and west property lines with additional landscaping as agreed to with the SPU application for the site and building. The southern boundary will be through a secure access fence for the facility. The natural gray tower finish is proposed to blend with the majority of natural sky conditions.
- (6) Color: Antennas will be of similar natural colors to be as visually unobtrusive as possible.
- (7) Lighting: The tower has received Federal Aviation Administration (FAA) approval without the need for lighting or marking (FAA Aeronautical Study 2020-ANM-2249-OE). No other lighting will be used.
- (8) Advertising: No advertising is proposed on the tower.
- (9) Ancillary Wireless Communications Facilities Setbacks: Setbacks for TNR district will be met or exceeded.
- (10) Equipment Enclosures: All equipment will be located within the Cowlitz 911 center.
- (11) Owner Approval: Property is owned by City of Longview.
- (12) Building Standards: The facility will be designed to meet ANSU/TIA-222-G.
- (13) Maintenance: Maintenance will be provided by Cowlitz 911 Public Authority
- (14) Critical Areas: Location is not in a Critical Area.

- (15) Radio Frequency Emissions: Communications will comply with radio frequency emission standards adopted by the FCC. See attached NIER report by ADCOMM Engineering.
- (16) State or Federal Requirements: The facility will meet standards and regulations of the FAA and FCC. The proposed facility has received the FAA Determination of No Hazard to Air Navigation on May 8, 2020 (FAA Aeronautical Study 2020-ANM-2249-OE).
- (17) Colocation: Due to the critical public safety nature of the tower, no colocation by commercial wireless providers can be allowed. Cowlitz 9-1-1 would consider colocation by other governmental entities on a case-by-case basis on a non-interfering basis. Correspondingly, the site does not have an existing commercial wireless tower so colocation is not possible nor would it be suitable for Cowlitz 9-1-1 unless the commercial tower was built specifically to the 9-1-1 Center's requirements. LMC 16.75.040 Table 2, lists several types of Wireless Communications facilities. These include transmission tower collocation, adding antennas to an existing tower, Utility pole collocation, concealed building attached, non-concealed building attached, and new tower. None of these alternatives other than constructing a new tower are suitable for the Cowlitz 9-1-1 center communications infrastructure as outlined above.
- (18) Antenna and Tower Aesthetics: The nature of the antennas required for the public safety radio system and the microwave dishes do not lend themselves to a disguised antenna structure. Over time, the gray galvanized finish on the tower will turn dull with some slight brown undertones. This blends in nicely to the normal Pacific Northwest environment. No FAA marking or lighting is required so there will be no nighttime lighting on the tower.

Joe Blaschka Jr., PE
Chief Engineer
ADCOMM Engineering





Final Report NIER Calculations for Cowlitz 911 Site

Prepared for
Cowlitz 911 Public Authority

Prepared by
Tom Manley
ADCOMM Engineering LLC

Reviewed by
Joe Blaschka, Jr. PE
ADCOMM Engineering LLC

Date Prepared
June 8, 2020



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Acronyms and Abbreviations

AGL	above ground level
ERP	effective radiated power
EIRP	Equivalent Isotropically Radiated Power
FCC	Federal Communications Commission
MPE	maximum permissible exposure
MW	microwave
RF	radio frequency
VHF	very high frequency

Regulatory Background

The procedures for calculating the RF power densities are taken from “**Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields**, OET Bulletin 65, August 1997.” FCC Rules and Regulations further describe requirements for compliance in CFR 47 §1.1310, “**Radiofrequency Radiation Exposure Limits.**” The formula used for calculation is Equation 9 of OET65 on page 20:

$$S = \frac{33.4 ERP}{R^2}$$

Where: S= power density in $\mu\text{W}/\text{cm}^2$
ERP= power in watts
R= distance in meters

Where this equation is applied in a spreadsheet, the vertical attenuation pattern of the antenna is taken into account.

The FCC limits for maximum permissible exposure (MPE) are shown graphically in Figure 1 and in tabular form in Table 1. The exposure limit differs depending on frequency due to the variable rate of RF absorption of the human body at different frequencies.

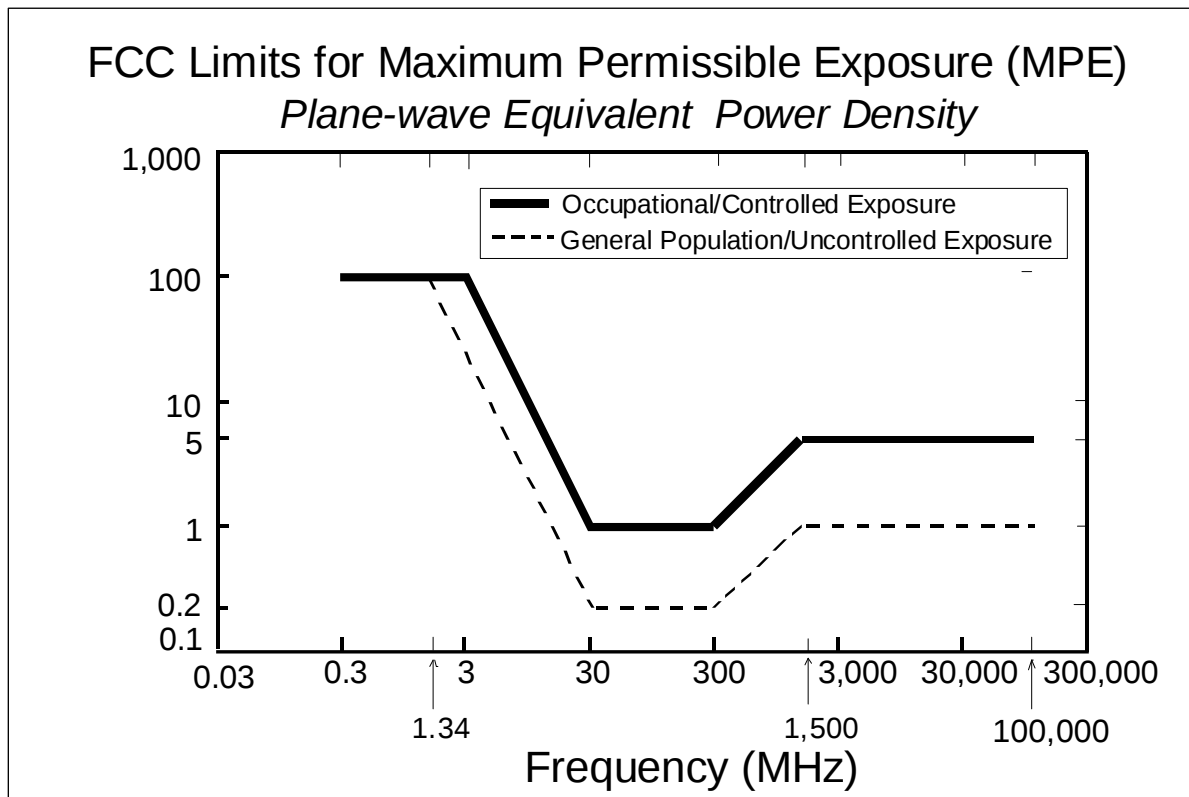


Figure 1. FCC Limits for MPE

Although the label “radiation” is often used in this situation, a distinction is made between ionizing radiation and non-ionizing radiation such as RF. Ionizing radiation is so energetic that it literally breaks electrons away from atoms creating an ion. Electromagnetic radiation is only capable of this at frequencies of 10^{15} Hz, 10^6 GHz, or higher. This is the realm of some UV light, x rays, gamma rays, cosmic rays, and particles produced in radioactive decay.

The frequencies of interest here are well below those of ionizing radiation, well within the RF spectrum, and universally recognized as non-ionizing electromagnetic radiation (NIER). The effects of NIER are thermal. The energy impinging on the human body causes heat to be generated in body tissue. The effect of this heating has biological effects above certain power levels. The curve above for general population/uncontrolled exposure is typically 2 percent of the level at which thermal effects begin to be seen.

The antennas typically used in the service found at this site are directional so that most of the RF energy emitted by the antennas is concentrated in a limited field of view. In particular, energy is usually directed toward the horizon with appreciable attenuation below the antenna.

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz

*Plane-wave equivalent power density

Table 1

NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Site Evaluation

Information about radiators, power levels and elevations is provided in Table 1. All the radiators listed are used in the calculations.

<i>Future- VHF</i>	<i>3</i>	<i>Celwave, PD220, omni, fiberglass</i>	<i>7/8"</i>	<i>upright on top</i>		<i>top</i>	<i>140</i>
<i>Future- MW</i>	<i>1</i>	<i>Microwave dish, High Power, 6'</i>	<i>EW63</i>	<i>Pipe</i>		<i>NE</i>	<i>136</i>
<i>Future- MW</i>	<i>1</i>	<i>Microwave dish, High Power, 6'</i>	<i>EW63</i>	<i>Pipe</i>		<i>S</i>	<i>136</i>
<i>Future- MW</i>	<i>1</i>	<i>Microwave dish, High Power, 6'</i>	<i>EW63</i>	<i>Pipe</i>		<i>N W</i>	<i>136</i>
<i>Future- VHF</i>	<i>3</i>	<i>Celwave, PD220, omni, fiberglass</i>	<i>7/8"</i>	<i>Upright, 6' stiff arm mount on three legs</i>			<i>100</i>
<i>Future – VHF Control Station Antenna</i>	<i>12</i>	<i>dB Spectra Control Station antenna, omni, (DS1D00CS36UN)</i>	<i>½"</i>	<i>T-Frame on three legs (LTF10)</i>			<i>60</i>

Table 1

The power levels are as follows:

- The three VHF PD220 antennas at the top are receive only.
- The three VHF PD220 antennas at 100 feet, 300 watts ERP each
- VHF Control Station antennas at 60 feet, 50 watts ERP each
- MW dish antennas, 30 dBm at the antenna feed horn.

No downtilt has been specified for any antennas. The MW antenna azimuths are not exactly known so, for the purpose of MPE calculation, all azimuths are taken as coincident. The MW antenna is referenced as High Performance although the antenna part number is not known. For the purpose of calculation, a worst-case assumption about the antenna radiation pattern is made by using a pattern typical for a standard power antenna, i.e. a less-directional pattern is used. The antenna gain is assumed to be 39 dB, consistent with HP antenna models.

The VHF antennas, including the control station antennas, use the mid-point of the radiating element as the center-of-radiation height. These antenna heights are reduced by 6-ft to account for head height.

As a further worst-case measure in the calculations, it is assumed that all the control stations transmit simultaneously. This is a highly unlikely circumstance. Likewise, time-averaging is not used for the VHF transmissions.

Conclusion

Using the data provided, and using several worst-case assumptions to account for unknowns, the site meets the requirements for the FCC requirements for General Population Exposure. The calculations yield an exposure of 33.2004% of the MPE for Uncontrolled/General Population areas.

Attachments

Calculation spreadsheets

8-Jun-20		ADCOMM Engineering Company					
		Non-Ionizing Electromagnetic Radiation Calculations					
Site:	Cowlitz 911	Freq(MHz):					
XMT(dBm):	N/A	Ant. Gain:	N/A				Ant. Model: Composite
XMT(Watts):	N/A	Ant. C.L. (ft):	N/A				MPE: N/A
ERP(Watts):	N/A	Trans Loss:	N/A	Comment:			ground level exposure
Client:	Cowlitz 911						
Center-line distance from antenna (ft)		VHF	VHF Control Stations	6 GHz MW			Composite On-ground %MPE
25		0.0599	12.0746	0.0047			12.1392
50		0.0650	6.4545	0.0042			6.5238
75		0.0167	33.1801	0.0036			33.2004
100		0.0664	27.9194	0.0030			27.9888
125		0.0524	19.6207	0.0025			19.6757
150		0.0166	18.0987	0.0021			18.1174
175		0.0212	13.7537	0.0022			13.7771
200		0.0548	13.5627	0.0023			13.6198
225		0.0719	10.8819	0.0019			10.9557
250		0.0479	8.9170	0.0033			8.9682
275		0.0407	9.3597	0.0035			9.4039
300		0.0175	7.9178	0.0031			7.9383
325		0.0120	6.7810	0.0027			6.7957
350		0.0132	5.8692	0.0047			5.8871
375		0.0292	5.1297	0.0041			5.1631
400		0.0103	4.5216	0.0037			4.5356
425		0.0367	4.0137	0.0033			4.0537
450		0.0262	3.5868	0.0030			3.6159
475		0.0236	3.2246	0.0027			3.2509
500		0.0214	2.9146	0.0024			2.9384
525		0.0616	2.6462	0.0028			2.7106
550		0.0563	2.4141	0.0032			2.4737
575		0.0819	2.2106	0.0030			2.2955
600		0.0755	2.0317	0.0027			2.1099
625		0.0697	1.8737	0.0025			1.9459
650		0.0813	1.7334	0.0030			1.8176
675		0.0755	1.6083	0.0027			1.6866
700		0.0704	1.4963	0.0026			1.5692
725		0.1041	1.3956	0.0030			1.5027
750		0.0974	1.3043	0.0028			1.4046
775		0.0914	1.2221	0.0026			1.3161
800		0.0858	1.1474	0.0031			1.2363
825		0.1017	1.0791	0.0030			1.1837
850		0.0959	1.0169	0.0028			1.1156
875		0.0906	0.9600	0.0033			1.0538
900		0.0857	0.9075	0.0031			0.9963
925		0.0812	0.8594	0.0030			0.9435
950		0.0770	0.8148	0.0028			0.8946
975		0.0731	0.7736	0.0027			0.8494
1000		0.0696	0.7356	0.0025			0.8078
1025		0.0663	0.7003	0.0024			0.7689
1050		0.0632	0.6675	0.0023			0.7330
1075		0.0603	0.6368	0.0022			0.6993
1100		0.0725	0.6083	0.0021			0.6829

8-Jun-20		ADCOMM Engineering Company					
		Non-Ionizing Electromagnetic Radiation Calculations					
Site:	Cowlitz 911	Freq(MHz):	VHF				
XMT(dBm):	N/A	Ant. Gain:	N/A			DS1D00CS36UN	
XMT(Watts):	N/A	Ant. C.L. (ft):	56.9			MPE: 200 uW/cm2	
EIRP(Watts):	4100	Trans Loss:	N/A	Comment:		Control Stations	
Client:	Cowlitz 911						
Center-line distance from antenna (ft)		Path length (ft)	Centerline signal level (mW/cm2)	Pattern angle from antenna	Pattern attenuation (dB)	On-ground signal level (mW/cm2)	On-ground %MPE
25		62	2.24352	66	12	0.024149	12.0746
50		76	0.56088	49	13	0.012909	6.4545
75		94	0.24928	37	4	0.066360	33.1801
100		115	0.14022	30	3	0.055839	27.9194
125		137	0.08974	24	3	0.039241	19.6207
150		160	0.06232	21	2	0.036197	18.0987
175		184	0.04579	18	2	0.027507	13.7537
200		208	0.03506	16	1	0.027125	13.5627
225		232	0.02770	14	1	0.021764	10.8819
250		256	0.02244	13	1	0.017834	8.9170
275		281	0.01854	12	0	0.018719	9.3597
300		305	0.01558	11	0	0.015836	7.9178
325		330	0.01328	10	0	0.013562	6.7810
350		355	0.01145	9	0	0.011738	5.8692
375		379	0.00997	9	0	0.010259	5.1297
400		404	0.00876	8	0	0.009043	4.5216
425		429	0.00776	8	0	0.008027	4.0137
450		454	0.00692	7	0	0.007174	3.5868
475		478	0.00621	7	0	0.006449	3.2246
500		503	0.00561	6	0	0.005829	2.9146
525		528	0.00509	6	0	0.005292	2.6462
550		553	0.00464	6	0	0.004828	2.4141
575		578	0.00424	6	0	0.004421	2.2106
600		603	0.00390	5	0	0.004063	2.0317
625		628	0.00359	5	0	0.003747	1.8737
650		653	0.00332	5	0	0.003467	1.7334
675		677	0.00308	5	0	0.003217	1.6083
700		702	0.00286	5	0	0.002993	1.4963
725		727	0.00267	4	0	0.002791	1.3956
750		752	0.00249	4	0	0.002609	1.3043
775		777	0.00233	4	0	0.002444	1.2221
800		802	0.00219	4	0	0.002295	1.1474
825		827	0.00206	4	0	0.002158	1.0791
850		852	0.00194	4	0	0.002034	1.0169
875		877	0.00183	4	0	0.001920	0.9600
900		902	0.00173	4	0	0.001815	0.9075
925		927	0.00164	4	0	0.001719	0.8594
950		952	0.00155	3	0	0.001630	0.8148
975		977	0.00148	3	0	0.001547	0.7736
1000		1002	0.00140	3	0	0.001471	0.7356
1025		1027	0.00133	3	0	0.001401	0.7003
1050		1052	0.00127	3	0	0.001335	0.6675
1075		1077	0.00121	3	0	0.001274	0.6368
1100		1102	0.00116	3	0	0.001217	0.6083

8-Jun-20		ADCOMM Engineering Company					
		Non-Ionizing Electromagnetic Radiation Calculations					
Site:	Cowlitz 911	Freq(MHz):	VHF				
XMT(dBm):	N/A	Ant. Gain:	N/A			Ant. Model: Celwave PD220	
XMT(Watts):	N/A	Ant. C.L. (ft):	105.5			MPE: 200 uW/cm2	
EIRP(Watts):	492	Trans Loss:	N/A	Comment:			
Client:	Cowlitz 911						
Center-line distance from antenna (ft)		Path length (ft)	Centerline signal level (mW/cm2)	Pattern angle from antenna	Pattern attenuation (dB)	On-ground signal level (mW/cm2)	On-ground %MPE
25		108	0.26922	77	21	0.000120	0.0599
50		117	0.06731	65	20	0.000130	0.0650
75		129	0.02991	55	25	0.000033	0.0167
100		145	0.01683	47	18	0.000133	0.0664
125		164	0.01077	40	18	0.000105	0.0524
150		183	0.00748	35	22	0.000033	0.0166
175		204	0.00549	31	20	0.000042	0.0212
200		226	0.00421	28	15	0.000110	0.0548
225		249	0.00332	25	13	0.000144	0.0719
250		271	0.00269	23	14	0.000096	0.0479
275		295	0.00222	21	14	0.000081	0.0407
300		318	0.00187	19	17	0.000035	0.0175
325		342	0.00159	18	18	0.000024	0.0120
350		366	0.00137	17	17	0.000026	0.0132
375		390	0.00120	16	13	0.000058	0.0292
400		414	0.00105	15	17	0.000021	0.0103
425		438	0.00093	14	11	0.000073	0.0367
450		462	0.00083	13	12	0.000052	0.0262
475		487	0.00075	13	12	0.000047	0.0236
500		511	0.00067	12	12	0.000043	0.0214
525		536	0.00061	11	7	0.000123	0.0616
550		560	0.00056	11	7	0.000113	0.0563
575		585	0.00051	10	5	0.000164	0.0819
600		609	0.00047	10	5	0.000151	0.0755
625		634	0.00043	10	5	0.000139	0.0697
650		659	0.00040	9	4	0.000163	0.0813
675		683	0.00037	9	4	0.000151	0.0755
700		708	0.00034	9	4	0.000141	0.0704
725		733	0.00032	8	2	0.000208	0.1041
750		757	0.00030	8	2	0.000195	0.0974
775		782	0.00028	8	2	0.000183	0.0914
800		807	0.00026	8	2	0.000172	0.0858
825		832	0.00025	7	1	0.000203	0.1017
850		857	0.00023	7	1	0.000192	0.0959
875		881	0.00022	7	1	0.000181	0.0906
900		906	0.00021	7	1	0.000171	0.0857
925		931	0.00020	7	1	0.000162	0.0812
950		956	0.00019	6	1	0.000154	0.0770
975		981	0.00018	6	1	0.000146	0.0731
1000		1006	0.00017	6	1	0.000139	0.0696
1025		1030	0.00016	6	1	0.000133	0.0663
1050		1055	0.00015	6	1	0.000126	0.0632
1075		1080	0.00015	6	1	0.000121	0.0603
1100		1105	0.00014	5	0	0.000145	0.0725

8-Jun-20		ADCOMM Engineering Company					
		Non-ionizing Electromagnetic Radiation Calculations					
Site:	Cowlitz 911	Freq(MHz):	6 GHz MW				
XMT(dBm):	N/A	Ant. Gain:	N/A			Ant. Model: Commscope PAR6-65	
XMT(Watts):	N/A	Ant. C.L. (ft):	130			MPE: 1000 uW/cm2	
EIRP(Watts):	28650	Trans Loss:	N/A	Comment:			
Client:	Cowlitz 911						
Center-line distance from antenna (ft)		Path length (ft)	Centerline signal level (mW/cm2)	Pattern angle from antenna	Pattern attenuation (dB)	On-ground signal level (mW/cm2)	On-ground %MPE
25		132	15.67728	79	41	0.000047	0.0047
50		139	3.91932	69	41	0.000042	0.0042
75		150	1.74192	60	41	0.000036	0.0036
100		164	0.97983	52	41	0.000030	0.0030
125		180	0.62709	46	41	0.000025	0.0025
150		199	0.43548	41	41	0.000021	0.0021
175		218	0.31994	37	40	0.000022	0.0022
200		239	0.24496	33	39	0.000023	0.0023
225		260	0.19355	30	39	0.000019	0.0019
250		282	0.15677	27	36	0.000033	0.0033
275		304	0.12956	25	35	0.000035	0.0035
300		327	0.10887	23	35	0.000031	0.0031
325		350	0.09276	22	35	0.000027	0.0027
350		373	0.07999	20	32	0.000047	0.0047
375		397	0.06968	19	32	0.000041	0.0041
400		421	0.06124	18	32	0.000037	0.0037
425		444	0.05425	17	32	0.000033	0.0033
450		468	0.04839	16	32	0.000030	0.0030
475		493	0.04343	15	32	0.000027	0.0027
500		517	0.03919	15	32	0.000024	0.0024
525		541	0.03555	14	31	0.000028	0.0028
550		565	0.03239	13	30	0.000032	0.0032
575		590	0.02964	13	30	0.000030	0.0030
600		614	0.02722	12	30	0.000027	0.0027
625		638	0.02508	12	30	0.000025	0.0025
650		663	0.02319	11	29	0.000030	0.0030
675		687	0.02151	11	29	0.000027	0.0027
700		712	0.02000	11	29	0.000026	0.0026
725		737	0.01864	10	28	0.000030	0.0030
750		761	0.01742	10	28	0.000028	0.0028
775		786	0.01631	10	28	0.000026	0.0026
800		811	0.01531	9	27	0.000031	0.0031
825		835	0.01440	9	27	0.000030	0.0030
850		860	0.01356	9	27	0.000028	0.0028
875		885	0.01280	8	26	0.000033	0.0033
900		909	0.01210	8	26	0.000031	0.0031
925		934	0.01145	8	26	0.000030	0.0030
950		959	0.01086	8	26	0.000028	0.0028
975		984	0.01031	8	26	0.000027	0.0027
1000		1008	0.00980	7	26	0.000025	0.0025
1025		1033	0.00933	7	26	0.000024	0.0024
1050		1058	0.00889	7	26	0.000023	0.0023
1075		1083	0.00848	7	26	0.000022	0.0022
1100		1108	0.00810	7	26	0.000021	0.0021



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-ANM-2249-OE

Issued Date: 05/08/2020

Joe Blaschka Jr. PE
ADCOMM Engineering Co.
14631 128th Ave NE
Woodinville, WA 98072-4561

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Tower Cowlitz 911
Location:	Longview, WA
Latitude:	46-08-54.80N NAD 83
Longitude:	122-57-20.90W
Heights:	15 feet site elevation (SE)
	160 feet above ground level (AGL)
	175 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 11/08/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (424) 405-7641, or tameria.burch@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ANM-2249-OE.

Signature Control No: 436670593-439226080

(DNE)

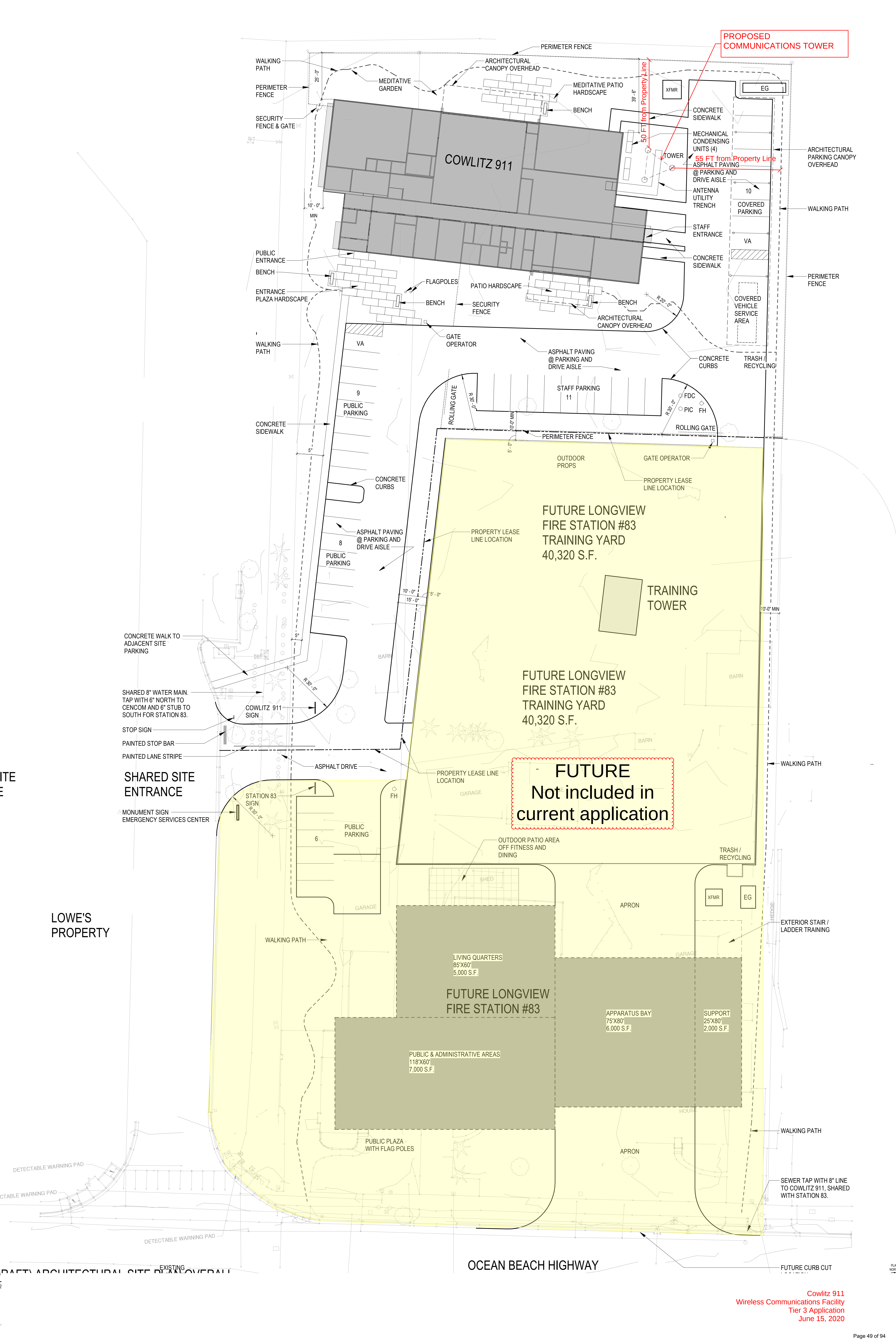
Tameria Burch
Technician

Attachment(s)
Frequency Data

cc: FCC

Frequency Data for ASN 2020-ANM-2249-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
151	160	MHz	23	dBW

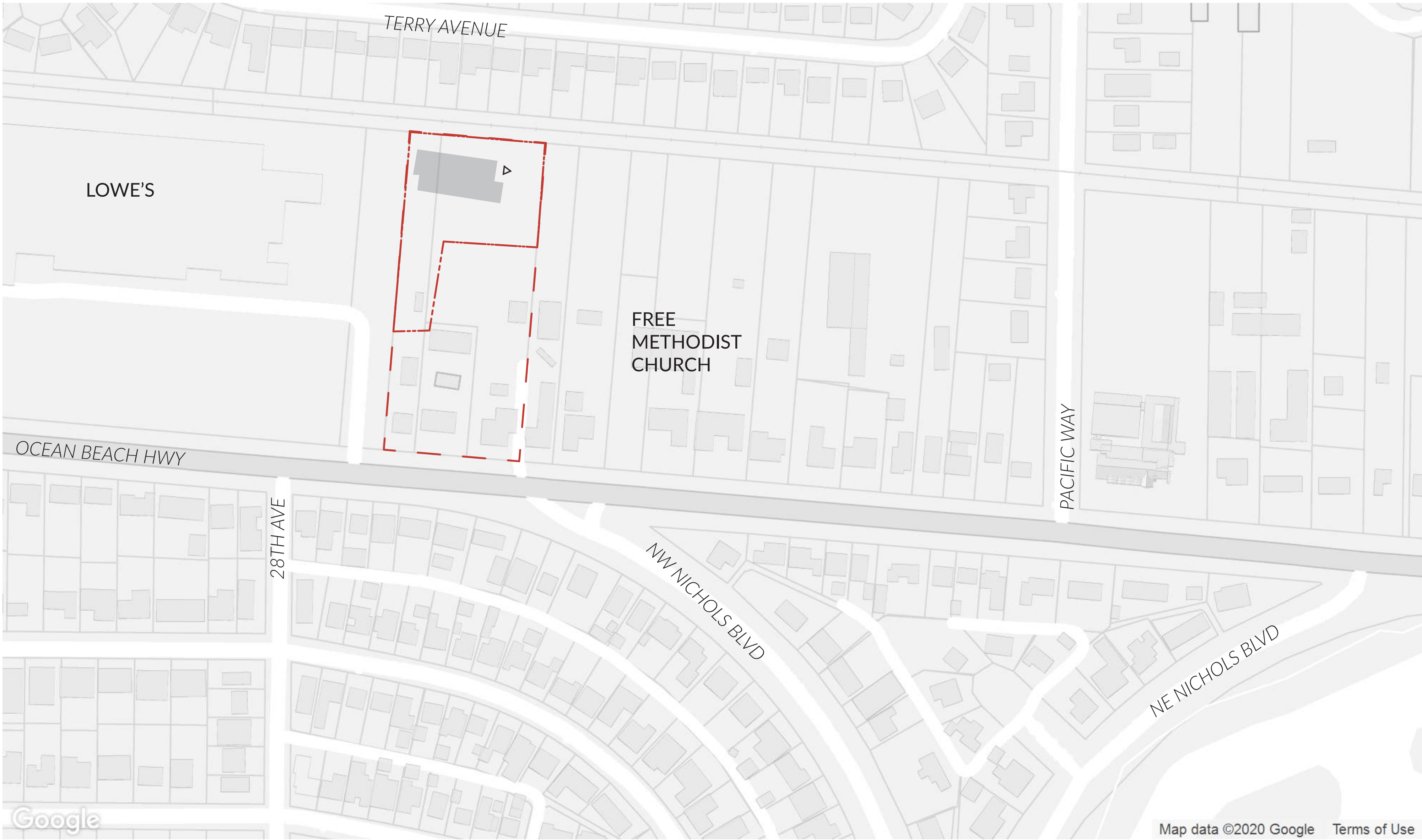


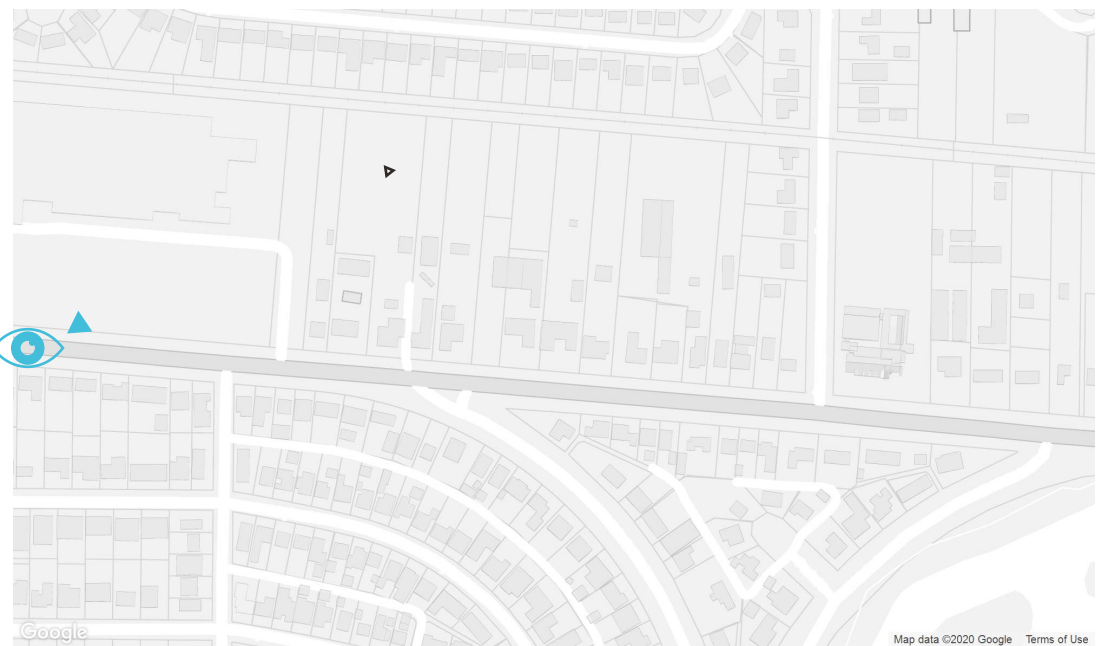
PROPOSED COMMUNICATIONS TOWER

FUTURE
Not included in
current application

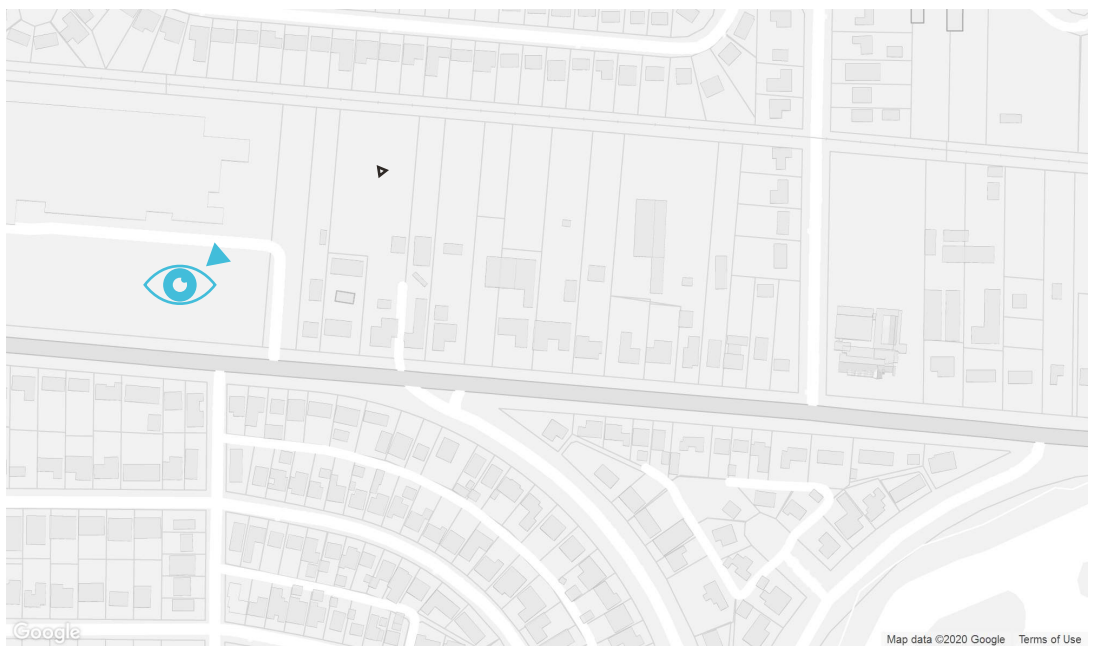
COWLITZ 911 PUBLIC AUTHORITY

NEW DISPATCH CENTER WIRELESS
COMMUNICATION FACILITY
TYPE 3 APPLICATION

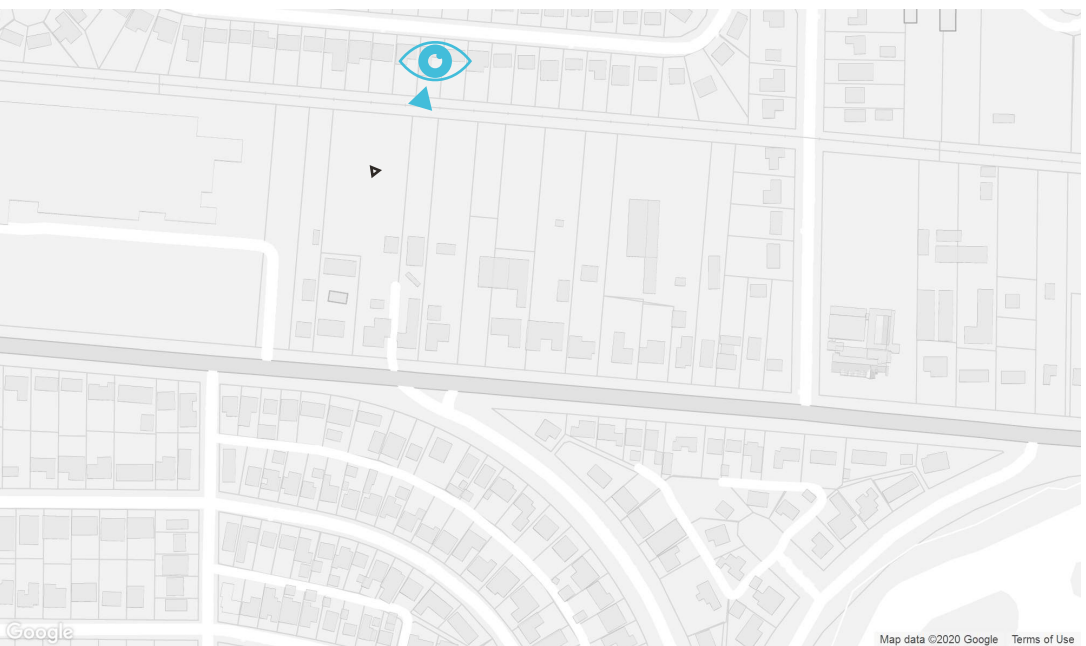
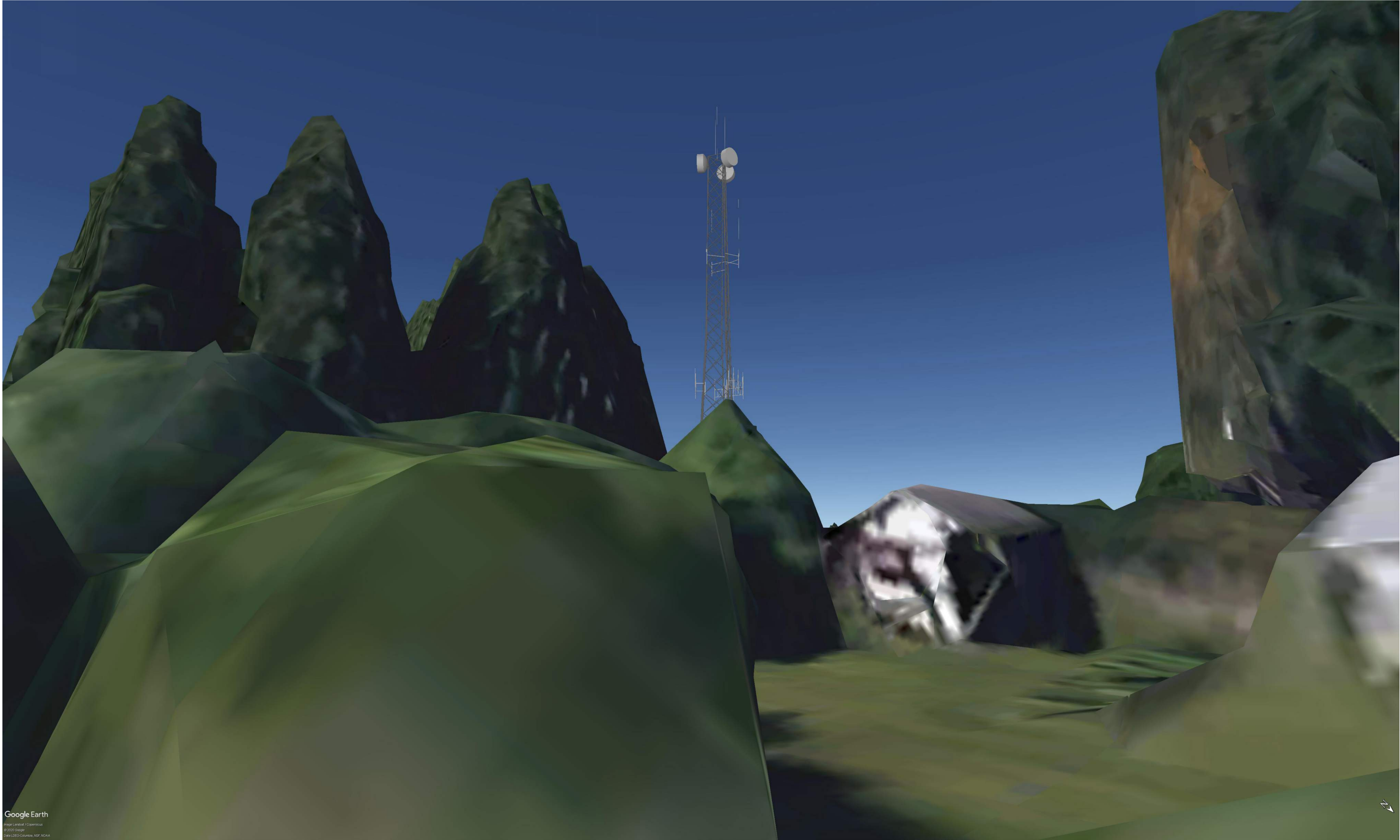




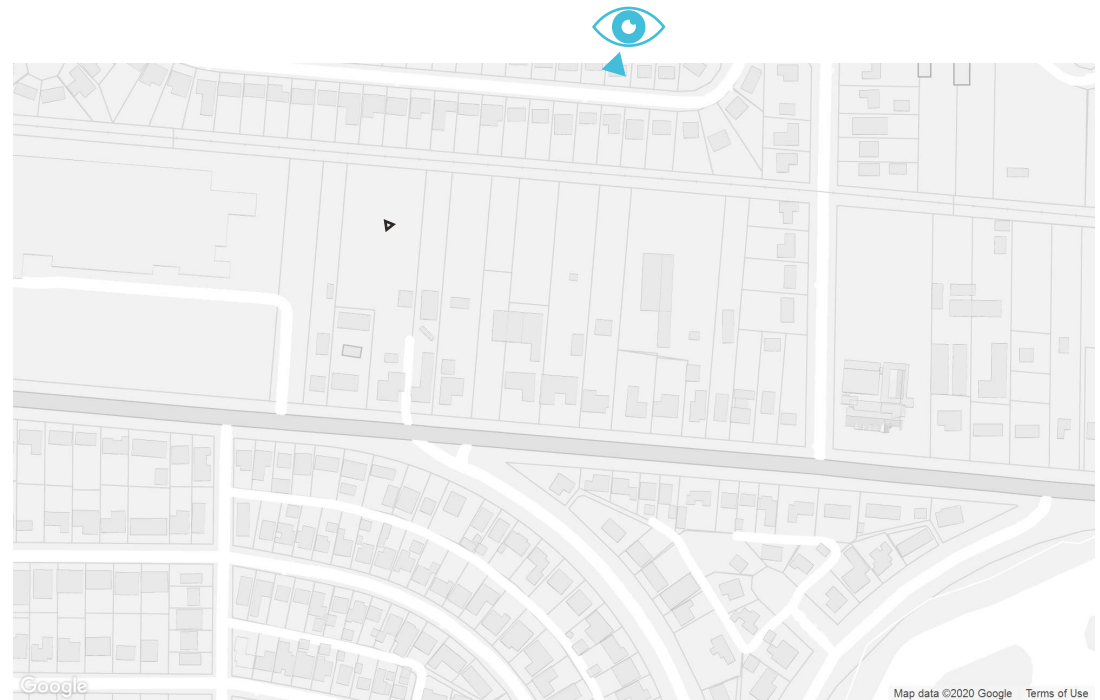
OCEAN BEACH HIGHWAY — LOWE'S VIEW



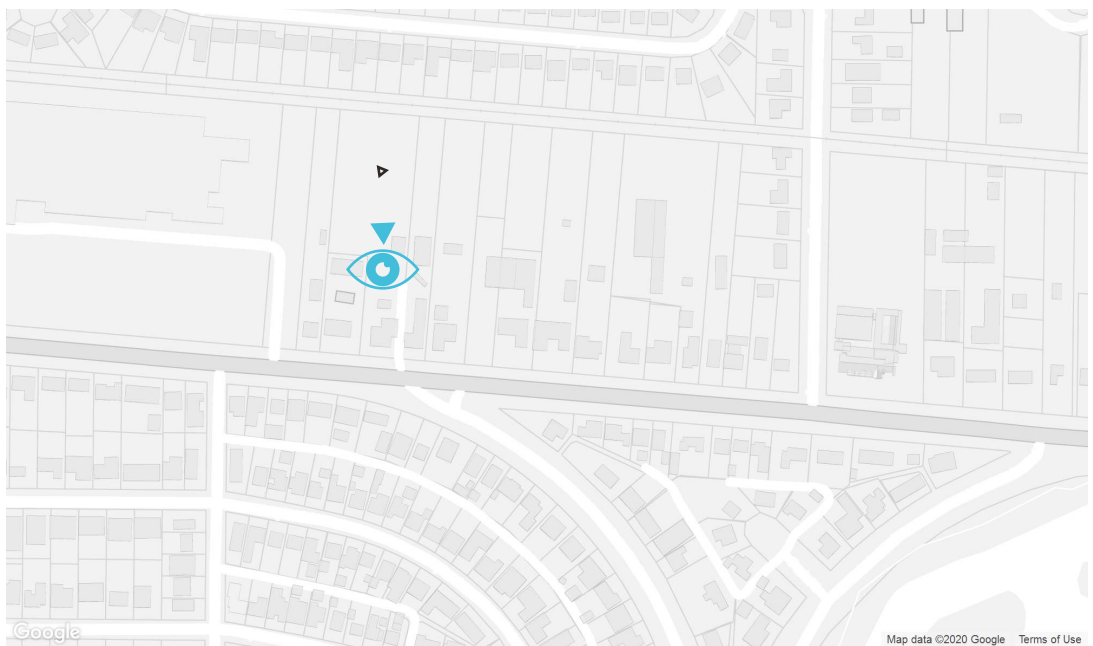
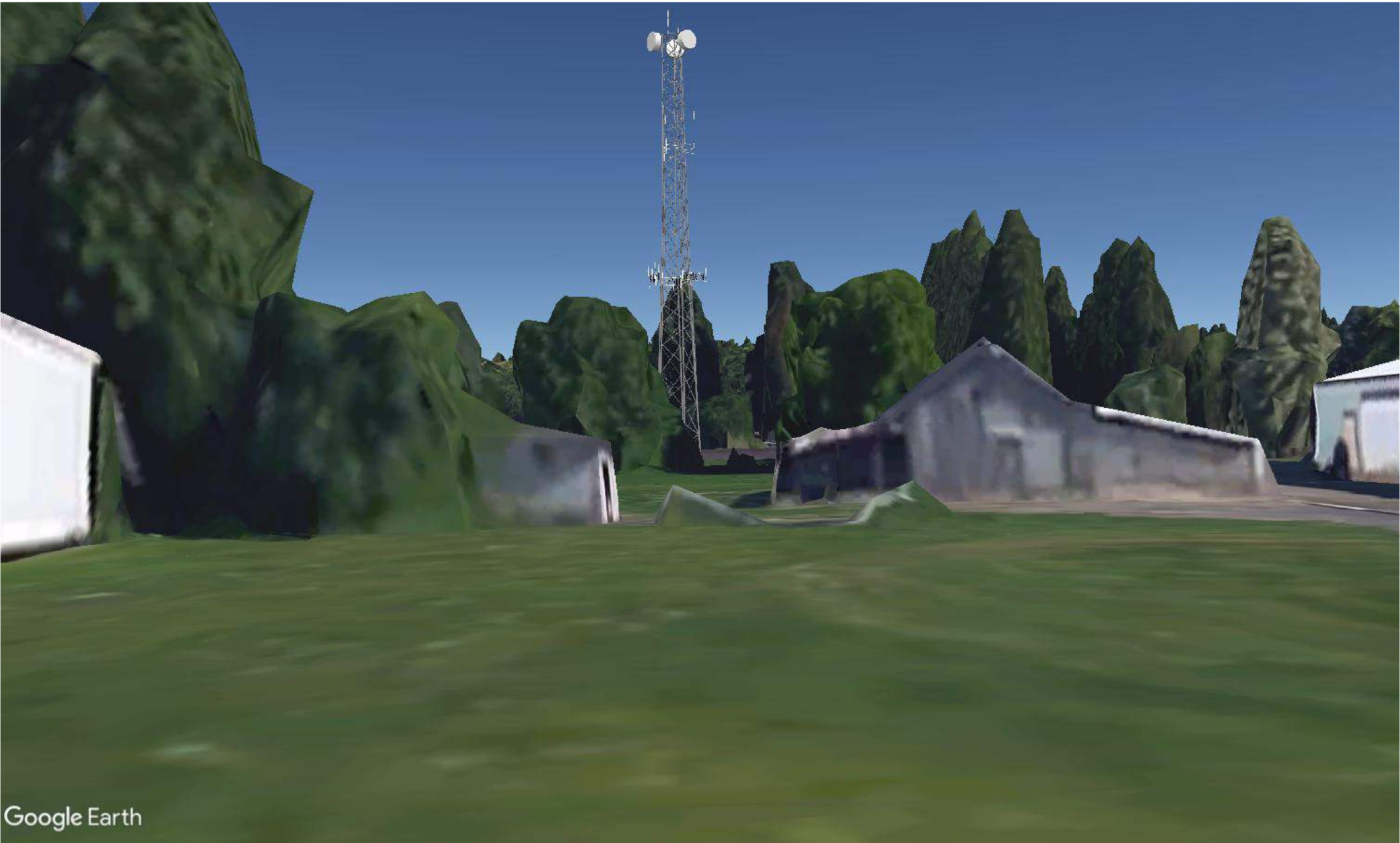
LOWE'S — PARKING LOT VIEW



TERRY AVENUE — REAR YARD VIEW

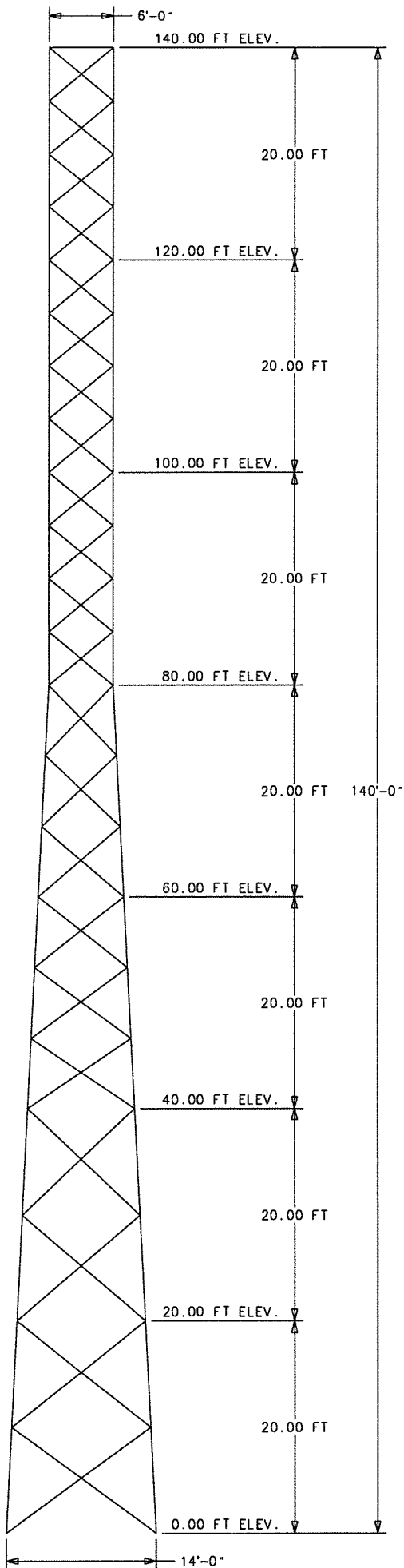


TERRY AVENUE — NEIGHBORHOOD VIEW

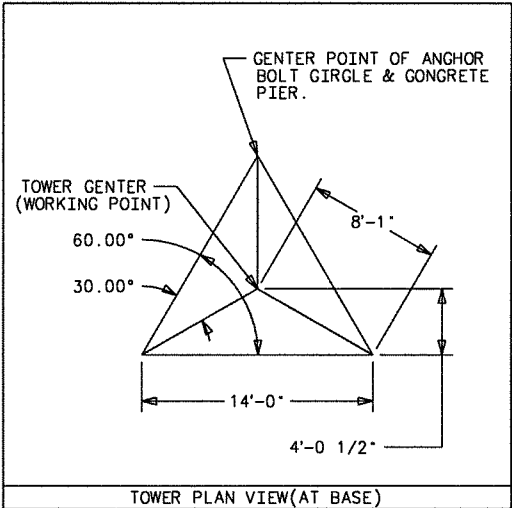


SOUTH LOT — BACKYARD VIEW

MEMBER TYPE & SIZE CHART	
SECTION 1 ELEVATION = 120.00 FT TO 140.00 FT	
LEG	= PIPE 2.88 O.O. X 0.203 WALL THK.
DIAGONAL	= 4 1.75 X 1.75 X 0.188
HORIZONTAL	= 4 2.50 X 2.50 X 0.188
APPROXIMATE SECTION WEIGHT = 900#	
SECTION 2 ELEVATION = 100.00 FT TO 120.00 FT	
LEG	= PIPE 2.88 O.O. X 0.203 WALL THK.
DIAGONAL	= 4 1.75 X 1.75 X 0.188
APPROXIMATE SECTION WEIGHT = 850#	
SECTION 3 ELEVATION = 80.00 FT TO 100.00 FT	
LEG	= PIPE 4.00 O.O. X 0.226 WALL THK.
DIAGONAL	= 4 1.75 X 1.75 X 0.188
APPROXIMATE SECTION WEIGHT = 1050#	
SECTION 4 ELEVATION = 60.00 FT TO 80.00 FT	
LEG	= PIPE 4.50 O.O. X 0.237 WALL THK.
DIAGONAL	= 4 1.75 X 1.75 X 0.188
APPROXIMATE SECTION WEIGHT = 1150#	
SECTION 5 ELEVATION = 40.00 FT TO 60.00 FT	
LEG	= PIPE 5.56 O.O. X 0.258 WALL THK.
DIAGONAL	= 4 2.00 X 2.00 X 0.188
APPROXIMATE SECTION WEIGHT = 1500#	
SECTION 6 ELEVATION = 20.00 FT TO 40.00 FT	
LEG	= PIPE 6.63 O.O. X 0.280 WALL THK.
DIAGONAL	= 4 2.50 X 2.50 X 0.188
APPROXIMATE SECTION WEIGHT = 1850#	
SECTION 7 ELEVATION = 0.00 FT TO 20.00 FT	
LEG	= PIPE 6.63 O.O. X 0.280 WALL THK.
DIAGONAL	= 4 3.00 X 3.00 X 0.188
APPROXIMATE SECTION WEIGHT = 2050#	
APPROXIMATE TOWER WEIGHT = 9350#	



- NOTES:
1. MAXIMUM DESIGN REACTIONS AT BASE:
SHEAR = 14.68 KIPS/LEG
VERTICAL DOWNWARD = 180.39 KIPS/LEG
VERTICAL UPWARD = 169.15 KIPS/LEG
 2. TOWER DESIGN CRITERIA: EIA/TIA-222-G
 3. THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
EXPOSURE CATEGORY = C
STRUCTURE CLASSIFICATION = III
TOPOGRAPHY CATEGORY = 1
A. CASE 1 WIND = 90 MPH ICE = 0.00 IN (1450)
CASE 2 WIND = 30 MPH ICE = 0.25 IN
CASE 3 WIND = 78 MPH ICE = 0.00 IN
FOR TWIST & SWAY
B. ANTENNA LOADING IS PER THE ANTENNA MOUNTING TABLE SHOWN BELOW.
 4. FINISH: GALVANIZED PER ASTM A-123
 5. THIS QUOTE/PERMIT DRAWING SHALL NOT BE USED FOR CONSTRUCTION.
 6. SITE NAME = GOWLITZ 911 CENTER, WA



7. WIND = 95 MPH

ANTENNA MOUNTING TABLE					
ANTENNA TYPE & MODEL NO.	SIZE (DECIMAL FEET)	FREQUENCY	QTY.	*MOUNTING HEIGHT (DECIMAL FEET)	MOUNTING AZIMUTH
3-P0220		N/A		140.00 FT	N/A
3-6' HIGH PERFORMANG		N/A		136.00 FT	N/A
3-P0220		N/A		100.00 FT	N/A
3-Stand-off, 6' univ		N/A		100.00 FT	N/A
12-OS1X00GS36U-N		N/A		60.00 FT	N/A
3-SP1 VFA10-S0		N/A		60.00 FT	N/A
+25% ADJUST, 90-140'					

* = CENTERLINE OF ANTENNA , N/A = NOT AVAILABLE

ORDER NO. 482240	FILE ID 482240	SCALE NONE	DATE 04/30/20	ENGR JEG1
DESCRIPTION 140.0 FT SELF-SUPPORTING TOWER, SITE: COWLITZ 911 CENTER, WA				





NOTICE OF *Virtual* PUBLIC HEARING
Longview Appeal Board of Adjustment
July 14, 2020, 4:30 pm on Zoom

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE (State Environmental Policy Act)

Case No: E 2020-9, ABA 2020-3

Applicant: Phil Jurmu, Executive Director, Cowlitz 911 Public Authority

Location: The rear lot portions of 2782, 2786 and 2790 Ocean Beach Highway. Parcel numbers involved: 08865, 08866, 08864

Proposal: Construct new building for Cowlitz 911 dispatch center, approximately, 12,000 sf on the north third of three properties owned by the City of Longview next to Lowes. A new 140 foot tall lattice tower for communications antennas for Cowlitz 911 is proposed next to the new dispatch center. The site will be improved with a 38 stall parking lot, screen wall/security fencing, a walking path and landscaping. The 911 center plans to use Lowes entrance for access.

Request(s): Special property use permit to locate a public safety facility in the TNR residential zone and a request for modifications to wireless standards to locate a non-concealed tower exceeding 70 feet in height.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the proposal requesting a special property use permit and modification to wireless communications standards. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Adam Trimble, Interim Planning Manager 360-442-5092

The associated documents are available for review online at <https://mylongview.box.com/v/Cowlitz911center> and an agenda with a staff report can be found at mylongview.com under 'Agendas & Minutes' by July 7, 2020.

NOTICE IS HEREBY GIVEN As lead agency under the State Environmental Policy Act (SEPA), the City of Longview Community Development Department has issued a Determination of Non-significance (DNS) per the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the proposal on June 30, 2020. The public has a right to submit written comments concerning the proposal's environmental impacts. Written comments need to be submitted no later than 4:00 p.m. on July 14, 2020

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, July 14, 2020 on the *virtual* meeting platform Zoom (online or phone-in) where comments may be made by phone or video chat.

A link for joining a virtual meeting will be published with an online agenda by July 7, 2020. Visit mylongview.com under 'Agendas & Minutes'. Public comment can be submitted in advance to adamt@mylongview.com. Please contact the City Clerk's Office at 360-442-5041 for virtual meeting accessibility information. Or go to [Zoom.us/join](https://zoom.us/join) and use:
Meeting ID: 875 9294 3858 Password: 1923

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, July 14, 2020** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner**. For electronic submissions, provide your comments along with full name, address and contact information to adamt@mylongview.com **RE: ABA 2020-3.**

Attachment: Proposed site plan, computer rendering of building and tower

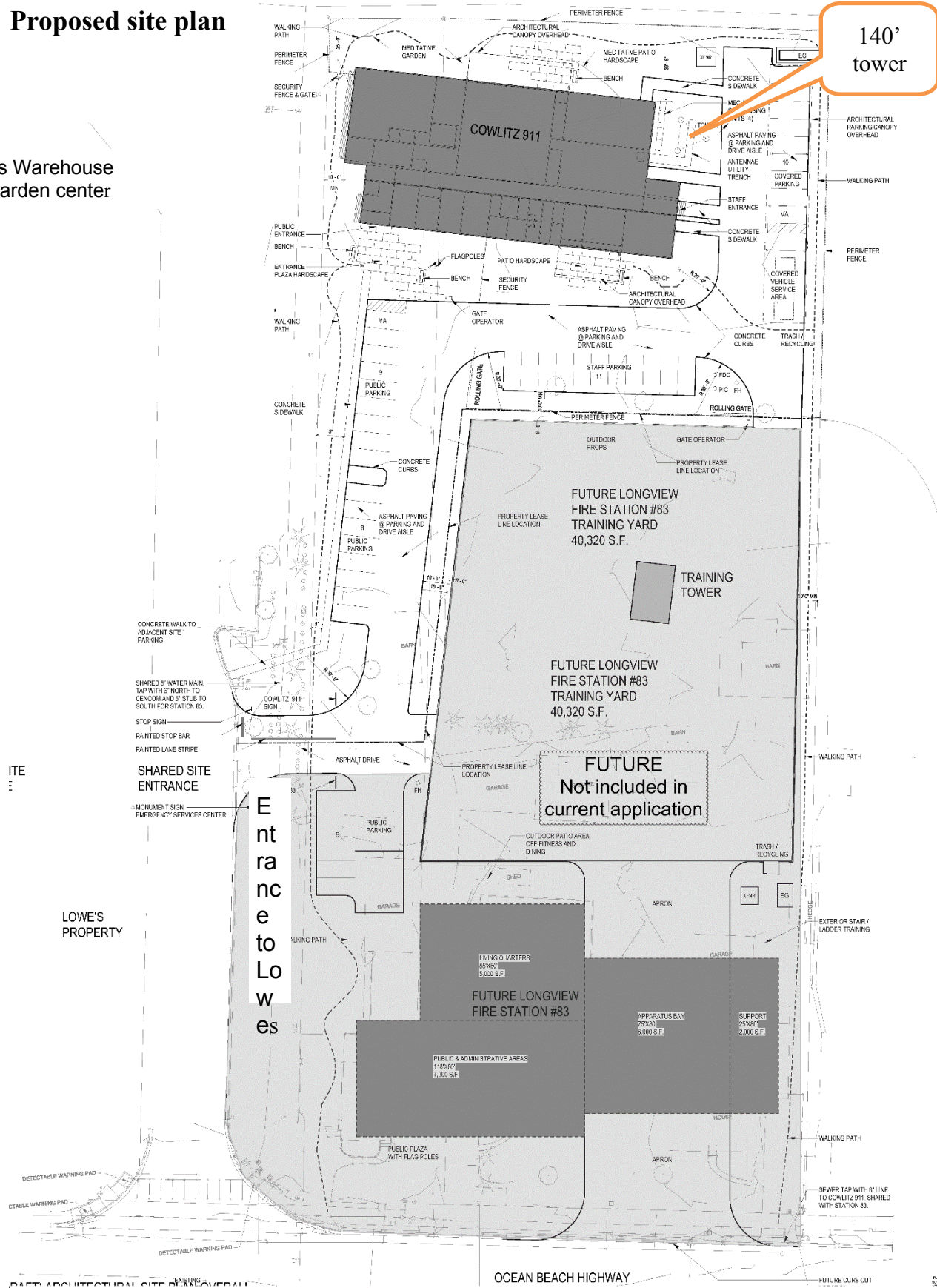
*Date Mailed:
July 2, 2020*

Proposed building and tower



Proposed site plan

Lowes Warehouse and garden center



June 30, 2020

To: Washington State E.C.Y., Environmental Review Section
Jeff Barsness, Development Services Engineer, WSDOT
Willapa Hills Audubon Society
Department of Archaeology & Historic Preservation
Department of Fish and Wildlife SEPA Desk
Aeronautics Division, Washington State Department of Transportation
Logan Cullum, Development Services Engineer, WSDOT
Cowlitz County PUD – Right of Way
Cowlitz Indian Tribe, Cultural Resources
Elizabeth Sanchey Yakama Nation Environmental Management Program
Clint Matthews, Cascade Natural Gas
CenturyLink
Patriot Rail
Dave LaFave Fire Chief Cowlitz 2 Fire & Rescue
Ryan Hennessey, Comcast
Jon Dunaway, Longview Fire Marshal
Mike Murray, Commercial Building Inspector
The Daily News
Cascade Networks

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

Subject: **SEPA Environmental Checklist Review - Application #E 2020-9**

Project: **Phil Jurmu, Executive Director of Cowlitz 911 Public Authority has submitted a SEPA checklist to construct a new building for a Cowlitz 911 dispatch center, approximately, 12,000 sf on the north third of the property and a new nominal 140 foot tall lattice tower for communications antennas for Cowlitz 911 on the north portion of the property. The site will be improved with a 38 stall parking lot, screen wall/security fencing, a walking path and landscaping. The property is located at 2782, Ocean Beach Highway, 2786 Ocean Beach Highway, and 2790 Ocean Beach Highway, Longview, WA.**

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

The site is zoned **TNR, Traditional Neighborhood Residential District**. The Comprehensive Plan classification is **Low density residential**. Adjacent uses include single family residences, a big-box retail store, an abandoned railroad right of way and State Route 4/Ocean Beach Highway.

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. July 14, 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: Site plan, elevation drawings, telecommunications application, special property use application.

Cc: Applicant: Cowlitz 911 Public Authority



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

Description of Proposal: E 2020-9– Construct new building for Cowlitz 911 dispatch center, approximately, 12,000 sf on the north third of the property and a new nominal 140 foot tall lattice tower for communications antennas for Cowlitz 911 on the north portion of the property. The site will be improved with a 38 stall parking lot, screen wall/security fencing, a walking path and landscaping. The property is zoned TNR, Traditional Neighborhood Residential District.

Proponents:

Phil Jurmu, Executive Director	Rice Fergus Miller
Cowlitz 911 Public Authority	Ron Easterday, Project Manager
312 SW 1st Ave	275 Fifth Street
Kelso, WA 98626	Bremerton, WA 98337
Phone: 360-557-3078	

Location of Proposal, Including Street Address, if any: The site is located at 2782, Ocean Beach Highway, 2786 Ocean Beach Highway, and 2790 Ocean Beach Highway (Parcel Number(s): 08865, 08866, 08864). The property is located within the Section 29, T8N, R2W, respectively, in Cowlitz County.

Lead Agency: City of Longview, Washington

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



The comment period for this DNS ends at 6:00 on July 14, 2020.

Responsible Official: John Brickey

Position/Title: Director/Building Official

Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Interim Planning Manager

Phone: (360) 442-5092

Date: June 30, 2020

Signature: _____

John H. Brickey

City of Longview
Community Development

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

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

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

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

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

Instructions for Lead Agencies:

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

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

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

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

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

Cowlitz 911 Dispatch Center

2. Name of applicant:

Cowlitz 911 Public Authority

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

Applicant: Phil Jurmu, Executive Director
312 SW 1st Ave, Kelso, WA 98626
(360) 577-3078

Agent: Rice Fergus Miller
Ron Easterday, Project Manager
275 Fifth Street, Bremerton, WA 98337
360-516-9873

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

May 1, 2020

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

City of Longview

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

Design/Bidding: March 2020-November 2020

Construction: November 2020-November 2021

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

Property Owner City of Longview has future plans for a new Fire Station 83 to be located on the south portion of the site.

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

None known

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. [\[help\]](#)

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

City of Longview SPU (special property use application)

City of Longview building and site permits

Boundary Line Adjustment

FCC Section 106 Approval for the communications tower

NPDES for construction phase stormwater control

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

Site: Three parcels owned by the City of Longview totaling approximately 3.6 acres.

Building: New one-story 911 dispatch center for Cowlitz 911, approximately 12,000 sf on the north third of the property.

Communications Tower: Nominal 140 foot tall communications tower for Cowlitz 911 dispatch antennas on the north portion of the property.

Sitework: Parking, Screenwall/Security fencing, landscaping.

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. [\[help\]](#)

Directly east of the Lowes Home Improvement store on Ocean Beach Highway:

2782 Ocean Beach Highway, Parcel 08865, Property ID 3032507

2786 Ocean Beach Highway, Parcel 08866, Property ID 3032508

2790 Ocean Beach Highway, Parcel 08864, Property ID 3032506

Sect/Township/Range: 29-8N-2W

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

1. Earth

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

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

Flat

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

2%

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. [\[help\]](#)

The project area is underlain by alluvial deposits consisting of unconsolidated silt, sand, and gravel.

Field borings encountered alluvial deposits of Silt with Sand (ML), Sandy Silt (ML) with few interbeds of Organic Silt (OH), Silty Sand (SM), and Poorly Graded Sand with Silt (SP-SM), and Marsh Deposits of Organic Silt (OH) with trace interbed of Silty Sand (SM) March

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Approximately 1,000 cy of earth will be removed for piles/foundations.
Approximately 2,700 cy of earth will be impacted for utilities, grading, paving, and stormwater detention system.

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

Unlikely

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

Of the proposed Cowlitz 911 lease area, approximately 65% impervious.

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

A SWPPP and TESC plan will be prepared and BMPs followed during construction.

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. [\[help\]](#)

Traditional construction equipment exhaust during construction.

Operational: Exhaust from emergency generator during weekly testing and emergency events.

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

None known

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

Emergency generator will meet current regulatory requirements for exhaust emissions.

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. [\[help\]](#)

None

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

No

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

Dike protected

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. [\[help\]](#)

None

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. [\[help\]](#)

Rainwater from building roof and parking areas will be collected by on-site stormwater system with treatment and detention and discharged to City stormwater system.

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

Unlikely

- 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:

On-site storm water conveyance and detention meeting current regulatory requirements.

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

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

☒ 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? [\[help\]](#)

Undeveloped lawn and (3) deciduous trees will be removed.

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

None known

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

Native plants will be used for landscaping and screening of the proposed building and parking. A meditative garden is planned for use by building occupants.

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

None known

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 _____

Typical developed urban area birds and rodents

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

None known

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

None known

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

Native landscaping will entice existing urban area bird habitat.

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

None known

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. [\[help\]](#)

Electricity for heating, cooling, lighting, and computer equipment.

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

No.

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

Meet current Washington State Energy Code including C406 Additional Efficiency Package Options including Enhanced Envelope Performance to reduce overall energy usage.

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 known

- 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 known

- 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.

Diesel fuel for emergency generator will be stored on site in an above ground listed double wall tank with leak detection meeting current regulatory requirements.

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

None

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

None proposed.

b. Noise

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

Retail loading dock/deliveries to the west.
Railroad tracks on north side are currently inactive.

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

Construction: Typical noise from construction activities: Deliveries, sawing, drilling, hammering, construction equipment. No impact noise such as pile driving are anticipated.

Operation: Passenger vehicle operation for staff. Emergency generator weekly testing and operation during emergency events.

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

Emergency Generator will be provided with a Class 2 Acoustical Enclosure. See attached cut sheets for typical basis of design manufacturer.

An acoustical screen wall will be provided to meet WAC 173-60-040 Maximum permissible environment noise levels received by adjoining Class A residential properties.

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. [\[help\]](#)

Current use is single family residential.
North: Railroad track, then single family residential.
East: Two single family residential lots then church.
South: Ocean Beach Highway. Opposite side single family residential.
West: Retail - Lowes Home Improvement

The proposed use must demonstrate it meets criteria for a special property use and receive approval from the Appeal Board of Adjustment which may impose conditions on the proposal. AT

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

Single family residential and outbuildings.

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

No.

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

TNR - Traditional Neighborhood Residential

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

Traditional Neighborhood Residential

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

Not applicable.

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

None known

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

22 people at full capacity

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

None

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

Not applicable

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

Security/Visual Screen wall on north, east and west sides of the development.

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

Not applicable

9. Housing

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

None

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

None

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

Not applicable

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? [\[help\]](#)

26 feet to top of roof ridge. Principal material cement fiber panel system with select areas of ground face or split face integral color concrete masonry

A 140 lattice tower is proposed as part of the application. The tower requires approval through a Special Property Use application where conditions may be applied. Rendering drawings are attached. AT

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

Views south from the existing single family residential will be altered from distance view of railroad tracks and on to single family residential to be of the new facility.

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

Sloped roofs, varied wall panels in color and form.

Evergreen trees will be planted strategically around the tower capable of growing to 40 feet in height. Ground level landscaping and screening will be included. AT

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Typical public building parking lot and building lighting for safety/security

The proposed lattice tower will have a matte galvanized metal coating which will reduce glare. AT

- b. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

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

Cut-off light exterior light fixtures to control light from leaving the site.

12. Recreation

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

Lake Sacajawea Park Japanese Gardens

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

On-site walking path for building users.

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. [\[help\]](#)

None known

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

None known

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

OPT. Anderson map of 1897 shows Township 29-8N-2W was platted as of 1897.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None anticipated

The project will use and the City will require an inadvertent discovery agreement be attached as a condition for any building permit issued for the site. AT

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. [\[help\]](#)

Ocean Beach Highway (SR 4).

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

City of Longview River Cities Transit stops in front of adjoining Lowes served by routes 31, 32, and 33.

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

28 stalls minimum required; 38 stalls proposed. See attached parking calculation based on actual use.

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

Proposed to use existing traffic signal at entrance to Lowes off Ocean Beach Highway and obtain an expanded easement from Lowes for access.

- d. 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 based on actual building occupancy – see attached traffic calculations for times.
Business Workdays: 88 trips per 24 hour period.
Non-Business Workdays: 52 trips per 24 hour period.

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

Use of existing traffic signal.

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. [\[help\]](#)

Not applicable

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity, water refuse service, telephone, sanitary sewer, storm sewer.

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

Water: Existing 8" water line on easement of Lowes property immediate adjacent to
west – City of Longview

Sanitary Sewer: Available at Ocean Beach Highway to south – City of Longview.

Storm Sewer: Existing on easement of Lowes property immediate adjacent to west –
City of Longview

Electricity: Ocean Beach Highway frontage – Cowlitz County PUD 1

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: Ronald Easterday

Position and Agency/Organization: Owner's Agent, Rice Fergus Miller, Project Manager

Date Submitted: May 1, 2020

Date: May 1, 2020

Re: Proposed Cowlitz 911 Center – Parking and Traffic Memo

The following is supporting information for the SEPA checklist prepared for the new Cowlitz 911 dispatch center proposed for Ocean Beach Highway directly east of Lowes, on City of Longview owned property.

The current zoning of the site is Traditional Neighborhood Residential (TNR). This Public Safety Facility is being submitted for a Special Permit Use (SPU) in a TNR Zone per LMC Table 19.20.020-1.

The proposed center will be one-story building; nominal 12,000 square feet. Traffic and parking is proposed based on actual use - number of offices and workstations which are fixed in number: (12) dispatch positions, (1) dispatch supervisor, (6) administration staff offices, and (3) tech support persons at full capacity occupying the building at one time.

The Classroom/Training room is for use by Cowlitz 911 staff already accounted for in the above staffing.

The dispatch center includes an Emergency Operations Center (EOC) for Cowlitz County. EOC staff offices will remain at their current location in a county facility. Traffic and parking during an EOC activation during an event is not considered in this analysis as it is, by definition, an emergency of unknown intensity and duration.

PARKING – SEPA CHECKLIST ITEM 14.c

Passenger Vehicle Stalls - Proposed

Dispatchers and Supervisor	
13 stalls + 2 spare stalls to accommodate shift change overlap =	15 stalls
Administration and Tech Support =	9 stalls
<u>Visitors: No regular scheduled or anticipated visitors, allowance of =</u>	<u>1 stalls</u>
Total Minimum Required Based on Actual =	25 Stalls

Proposed: 38 Stalls

Passenger Vehicle Stalls – Minimum Requirements per Longview Municipal Code (LMC).

Required minimum stalls per LMC 17.78.090 Other Property Uses: “Any use of property for which no provision for off-street parking is otherwise provided in LMC 19.78.080 or 19.78.100 shall provide paved off-street parking spaces on the basis of one parking space for each 1,000 square feet of floor area of all buildings or structures, or on the basis of one paved parking space for each three full-time employees on the maximum working shift, whichever basis results in the most parking spaces”.

12,000 SF/1,000 = 12 stalls minimum

Or

22 maximum full time employees on site per shift/3 = 8 stalls minimum

LMC 19.78.100(13) Required off-street parking for specific uses, places of assembly:

(1) stall/40 sf of floor area used for assembly

Classroom/Training Room 400 sf/40 = 10 stalls minimum

Total minimum required: 22 stalls minimum

Proposed passenger vehicle stalls exceed minimum requirements.

Truck Loading and Unloading stalls: None required, none proposed. LMC 19.78.070(2) < 25,000 square feet.

Bicycle and Motorcycle Parking: None required, none proposed. LMC 19.78.150 < 50 automobile parking stall provided.

TRAFFIC SEPA CHECKLIST ITEM 14.f

Passenger Vehicles:

Dispatchers and Dispatch Supervisor: 13 persons x 2 shifts x 2 trips each (one in/out) per each 24 hour period, 365 days a year. Total of 52 trips total; 26 morning and 26 evening.

Administrative and Tech Support: : 9 persons x 4 trips each (two in/out) per day. Total of 36 trips per day.

Classroom/Training Room:

The Classroom/Training room is for use by Cowlitz 911 staff already accounted for in the above traffic count.

Traffic Trip Summary:

Business Workdays: 88 trips per 24 hour period.

Non-Business Workdays: 52 trips per 24 hour period.

Distribution:

Dispatchers and Supervisor

26 trips 6:30-7:30 am

26 trips 6:30-7:30 pm

Administrative and Tech Support

36 trips 7:30 am-5:30 pm

Commercial/Non-passenger Vehicles:

Deliveries: Occasional deliveries of office supplies and electronic components, typically a step van. No regular schedule.

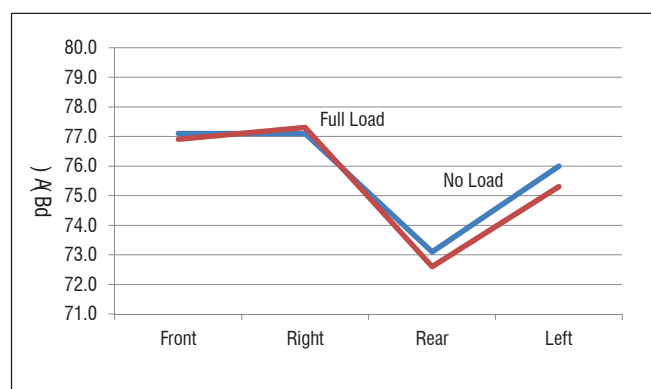
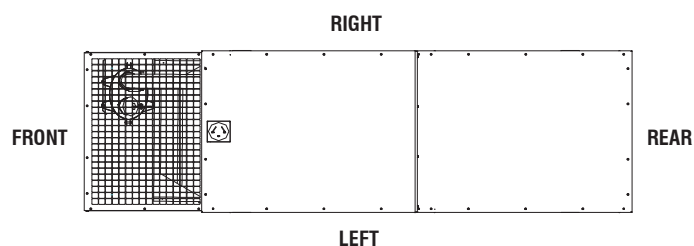
Solid Waste Service: One trip per week for solid waste/recycling collection. One in/out per week.

LEVEL 2 ACOUSTIC ENCLOSURE

SD300 10.3L FPT

60Hz NO-LOAD DATA, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY (Hz)									
	31.5	63	125	250	500	1000	2000	4000	8000	dB(A)
FRONT	45.9	57.9	62.8	67.0	73.2	71.6	65.6	64.9	60.7	77.1
RIGHT	43.9	61.4	64.9	67.3	70.7	73.0	68.8	62.7	58.1	77.1
REAR	40.1	55.9	62.1	65.2	68.1	68.2	61.7	54.9	49.2	73.1
LEFT	41.5	58.9	65.7	64.9	71.4	70.8	66.9	60.1	56.2	76.0
AVERAGE	42.9	58.5	63.9	66.1	70.9	70.9	65.7	60.6	56.0	75.8

60Hz FULL-LOAD DATA, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY (Hz)									
	31.5	63	125	250	500	1000	2000	4000	8000	dB(A)
FRONT	46.9	58.3	64.5	68.6	73.1	69.1	67.5	65.2	61.3	76.9
RIGHT	44.0	60.6	66.4	67.8	72.4	70.8	69.2	64.9	61.6	77.3
REAR	41.9	57.4	62.7	65.0	68.6	65.5	60.7	56.2	53.9	72.6
LEFT	43.4	60.6	66.6	65.4	71.5	67.6	64.7	61.2	60.4	75.3
AVERAGE	44.0	59.2	65.1	66.7	71.4	68.2	65.5	61.9	59.3	75.6



1. All positions at 23 feet (7 meters) from side faces of generator set.
2. Test conducted on a 100 foot diameter asphalt surface.
3. Sound pressure levels are subject to instrumentation, installation and testing conditions.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planner

HEARING DATE: July 14, 2020

APPLICATION NO.: ABA 2020-4

APPLICANT: Chris Sundstrom, Evergreen Homes

PROPERTY OWNER: Sarah & Jason Geiszler

REQUEST: Variance request to reduce the required front yard setback from 25 feet to 18 feet due to the steep slope of the lot.

LOCATION: 254 Curtis Drive; Lot 16, Hardrock Estates

ASSOCIATED CASES: None.

ZONING DISTRICT: R-1, Residential District

BACKGROUND AND PROPOSAL

The property owner has requested a variance from the front setback requirement of 25' to reduce to 18' due to the steep slope of the lot and topography. [Exhibit A: Variance Application]. The lot is an undeveloped lot in the Hard Rock Estates subdivision which is located on a hillside. The lot owned by Mr. and Ms. Geiszler has slopes of 22% across it [Exhibit B, aerial photos]. Their proposal to construct a new home on the site will require a retaining wall and excavation and special foundation design due to the slopes present. A variance will reduce the costs of these constructions according to the application.

A review of lots on the same side of the street shows that this lot in particular lacks a flat area outside of the setback areas and experiences a steeper slope than other lots on that side of the street. The lot is between 90' wide and 120' deep and roughly 10,200 sq ft in area. No special provisions were made for setbacks on the face of the Plat however it is noted that no lot shall

excavate within the front setback area (first 25' of the lot) without City engineer approval as it may risk undermining the roadbed of Curtis Drive. If a variance is granted, the applicant will then need to demonstrate the project will not impact the road to the City Engineer.

Neighboring land uses include:

North – A single family residence and vacant lots on the uphill side of Curtis Dr.

South – Open (steep slope area) dedicated as part of lot 14 of Hardrock Estates.

East – Two single family homes and the dead-end turnaround for Curtis Dr.

West – Vacant lots.

The Comprehensive Plan classification for the property is Low Density Residential.

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Variance request was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Thursday July 2, 2020 [Exhibit C].

Postings and legal notices are not required for Variance requests.

SEPA DETERMINATION

A State Environmental Policy Act checklist was not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

There are no mapped critical areas on the property.

APPLICABLE CODE SECTIONS

Section 19.20.030 provides Density and dimensional standards for the R-1 Residential Zone.

Table 19.20.030-1 provides the density and dimensional standards for each zone. No building, structure or use shall hereafter be erected, constructed or established on a lot that does not meet the requirements for lots as contained in this chapter and for the district in which said lot is located, except for nonconforming lots of record as defined in Chapter [19.09](#) LMC.

Standard	
	R-1
Minimum lot size (square feet)	6,000; townhouses per PUD approval
Minimum lot frontage/width (feet)	50
Maximum density (units per acre)	6 units
Front yard setback (feet)	25

Standard	
	R-1
Front yard setback (alley-loading) ³	15
Rear yard setback ⁴ (feet)	15
Side yard setback ⁵ (feet)	5
Side yard (street) setback – corner lot, street flanking (feet)	15

LMC 19.12.140 Variance permits – Authority to issue.

The board may authorize the granting of variances from the zoning ordinance of the city, by the building official, where compliance therewith is impractical or impossible. No application for a variance shall be granted unless the board finds:

- (1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and
- (2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
- (3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
- (4) The need for the variance is not the result of any action taken by the applicant. (Ord. 3122 § 10, 2010; Ord. 1620 § 1, 1973).

STAFF ANALYSIS

The code section cited above requires a 25' front yard setback for the primary building from the property line. Porches open on three sides may extend 6' feet into a front yard setback.

In reviewing LMC §19.12.140, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

- (1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and*

The variance is intended to provide the property with the same privilege as other properties in the area, to construct a home in an economically feasible manner. The reduced setback will not provide for opportunity for a larger or more imposing home than others in the area because the slope limits the potential buildable area significantly and only with expensive constructions of retaining walls and engineered foundations is it buildable at all.

(2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and

Staff finds that this lot does experience special circumstances relating to the topography of the property and has somewhat steeper slopes than neighboring lots and less potential buildable area. Staff notes that many lots in the neighborhood could also require a variance and would be able to demonstrate the need as well.

(3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and

One purpose of a driveway is to provide supplemental parking while leading to the required parking in the garage or area outside the front yard. The request to reduce from 25' to 18' may result in vehicles parked in manner where they hang over the sidewalk which can be materially detrimental. A remedy would be to encourage the applicant to set the garage door back at 18 & ½ or 20 feet,) or to stamp any building permits and certificate of occupancy with a note that 'no parking is permitted in the driveway if it results in vehicles hanging over the sidewalk'. Curtis Drive also allows for parking on both sides of the street and is a low traffic dead-end with less potential to be congested with pedestrians or vehicles parking on the street, affording ample space to park outside of the driveway.

(4) The need for the variance is not the result of any action taken by the applicant.

The applicant did not create the shape, slope or location of the lot.

STAFF DISCUSSION

The City's Building Official, Fire Marshal, and Public Works Department have had the opportunity to review the Variance request application for 254 Curtis Drive. Per the Platt condition #6, the applicant must receive approval from the City engineer for any excavation in the first 25' of the property. With an engineered design that accounts for the potential to impact the road prism this should be possible.

As of this writing, staff has received no comments on the application.

STAFF FINDINGS

1. The application satisfies the conditions of LMC § 19.12.140, 1-4 for granting a variance as demonstrated in the Staff Analysis section.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment adopt the staff analysis and findings and grant a variance to reduce the front yard setback from 25' to 18' for 254 Curtis Drive, parcel 033440766.

EXHIBITS

- A. Variance application, Applicant's proposed building footprint and photos
- C. Aerial photo with notes.
- D. Notice to Adjacent Property owners.

Staff Report Date: July 8, 2020.



Variance Application

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

Application for a Variance to the Longview Zoning Ordinance (Title 19)

LMC 19.12

Application Number: _____

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

I hereby apply for a **Variance** to the following section of the Longview Municipal Code (LMC):

The reason I am requesting a variance is because:

Adhering to the requested front setback would make the excavation and foundation components so extremely expensive (almost 20% of the total construction cost) as to render the house economically infeasible to build and essentially make the lot worthless and un-buildable. The final plat of which 254 Curtis Dr. is a part indicates in plat note #6 that a slope setback of 25' is to be met unless an exception is approved by the City Engineer. Building the house 25' south of the property line would require a 12-14' high retaining wall with a 6' wide footing along the front of the house due to the location of the top of the slope and the slope's pitch on this lot. Longview's building official, John Brickey, reviewed the lot and found that it has "much greater slope" than its neighbors. We propose to set the front of the home 18' from the property line, resulting in a significantly shorter retaining wall at the front of the house/garage, which would in turn reduce the still disproportionately expensive excavation/foundation costs enough to make construction of the proposed home economically feasible.

at Street: 254 Curtis Drive _____, City of Longview, Washington.

Lot No. 16 _____ Block No. _____ Subdivision/Addition: Hard Rock Estates _____

Zoning District: -16 17 -8N -2W Property ID 3051180, Parcel 033440766

Applicant: Chris Sundstrom, Evergreen Homes _____ Phone: 360-624-3116 _____
(Print All Information)

Contact Name: Linda Jellison Phone 503-515-8128 _____ Fax: N/A _____

Mailing Address: 13217 NW 30th Court _____

(Street or PO Box)

City: Vancouver _____ State: WA _____ Zip: 98685 _____

email: linda@evergreenhomesnw.com or chris@evergreenhomesnw.com

Is the applicant the property owner? YES **NO** If not, complete the following section.

Relationship to Owner: Building Contractor _____

Property Owner: Sarah & Jason Geiszler _____ Phone: 360-747-1188 _____
(Print All Information)

Mailing Address: 12 Greens View Lane _____

(Street or PO Box)

City: Longview _____ State: WA _____

Zip: 98632 _____

Justification attach additional sheets as necessary:

- a. Describe the physical conditions and circumstances of the property (lot shape, slope, building location, easements, etc.) and how they affect the project for which the variance is being requested: Per the attached contour map prepared by Adam Trimble, this lot is exceptionally steep starting at the break of the slope. If the house were to stay outside the 25' steep slope setback, it would have to have an exceptionally high retaining wall at the front of the house, with a huge footing to make sure that the house foundation is stable and will not negatively affect the road (Curtis Drive). Placing the house closer to the road reduces the amount of slope impacting the front of the house.

- b. Describe how the conditions and circumstances are peculiar to the property, do not apply to other properties in the zoning district, and how a special privilege will not be conferred by granting of the variance: _____

This lot is unique in that the amount of slope is much greater than nearby lots which were able to accommodate daylight basement foundations with lower heights and smaller footings. By moving the house about 5' into the steep slope easement, the proposed house will have a more "normal" sized retaining wall at the front of the house as there will be less slope to deal with.

- c. Describe how literal interpretation of the zoning ordinance affects your rights (ability to use the property):

A literal interpretation of the steep slope easement would require that the front of the proposed house is 12-14' down the slope, requiring a very high retaining wall at the front of the house and a lot of backfill to reach the front door with a sidewalk. Building this house would then become uneconomical as the cost to build the house would far exceed the value of the finished home.

- d. Did any of the conditions and circumstances of the property described above result from your actions?

Yes ☐

No ☒

Explain: _____

The lot is exactly as it was created when the final plat for this subdivision was approved.

- e. Explain how the requested variance is the minimum necessary to make reasonable use of the property:

Allowing the house to be built inside the steep slope easement (18' from the north property line instead of 25') will cut in approximately half the amount of retaining wall needed at the front of the house, greatly reducing excavation and foundation expenses, with the result that the construction of the house becomes economically justifiable.

- f. Explain how the requested variance will be in harmony with the purpose and intent of the zoning ordinance, will not be injurious to the neighborhood, or detrimental to the public welfare: Allowing the house to be built 18' from the property line will result in a usable driveway such that vehicles will not be intruding in the sidewalk. In addition, the intent of the 25' steep slope easement is to ensure that the fill slope near Curtis Drive will not be impaired by improper usage. This objective will be met by having a well-engineered retaining wall with an appropriately sized foundation footing so the stability of the fill slope will not be impaired. There will be no detrimental impact on the roadway, the sidewalk, or the use of either by others in the neighborhood. Due to the engineered nature of the

retaining wall and the rest of the foundation, we will be meeting the intent of the steep slope easement without injury to the neighborhood or detrimental impact on the public welfare.

NOTICE TO APPLICANT:

According to the Longview Municipal Code, the Appeal Board of Adjustment may authorize the granting of a variance to the zoning ordinance where compliance with the requirements of the zoning ordinance are impractical or impossible. No application for a variance shall be granted unless the Board finds:

1. The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located; and
2. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
3. That the granting of the variance(s) requested will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.
4. The need for the variance is not the result of any action taken by the applicant.

FILING FEES:

Public Hearing Fee: [Per LMC 19.06.060](#)
SEPA Review Fee: [Per LMC 17.02.070](#)
Total Fees:..... \$ _____
Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____4:30 PM

Comments: _____

FOR STAFF USE:

- _____ Legal Description of Property.
- _____ Site Plan and/or building elevations, floor plans.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ Responses to the justification section addressing the nature of and reason for the variance, and information demonstrating that the requested variance conforms to the requirements contained in LMC 19.12.140.
- _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment 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 Appeal Board of Adjustment public hearing.

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.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

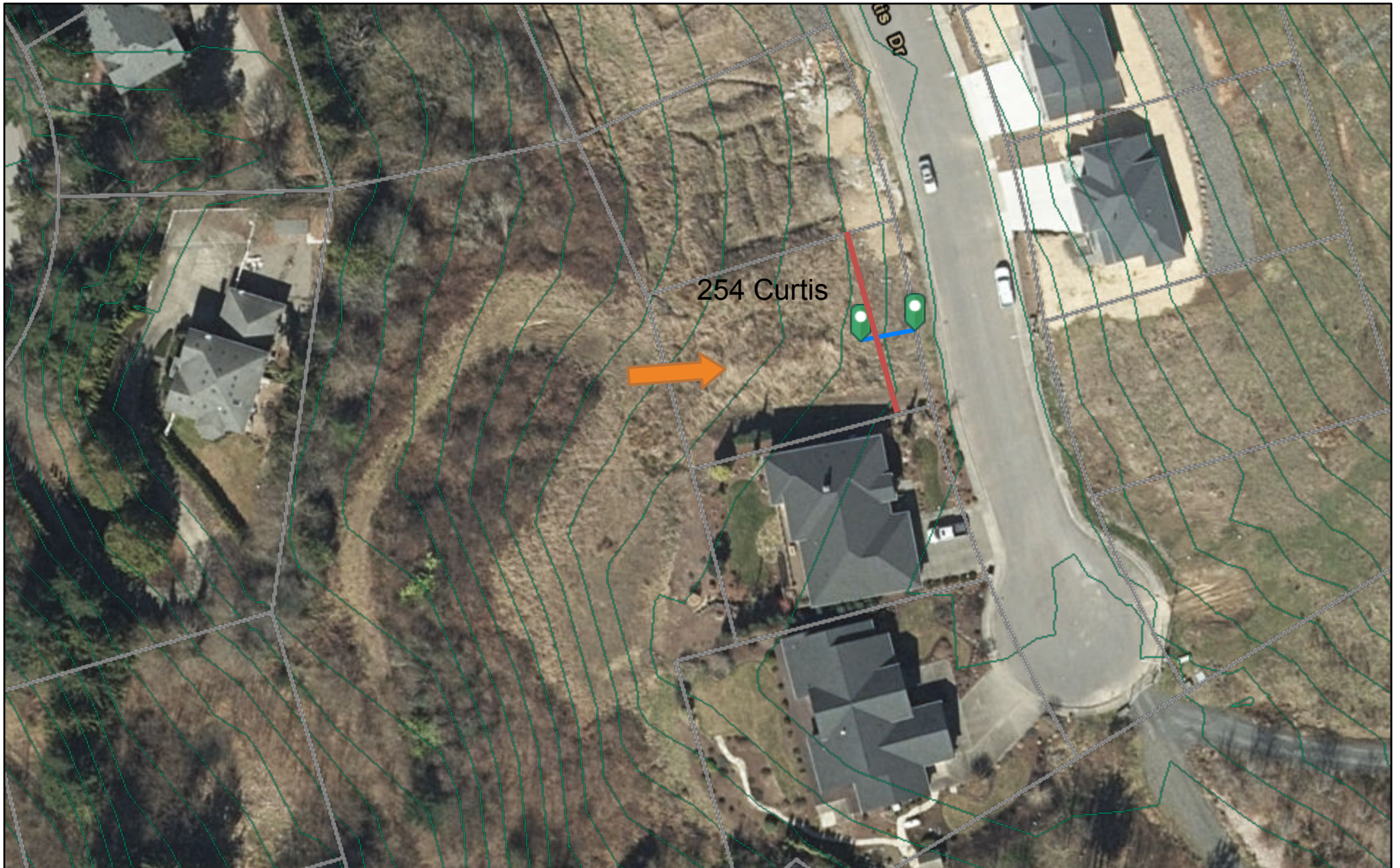
The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Applicant: Linda Jellison Date: 5/29/2020

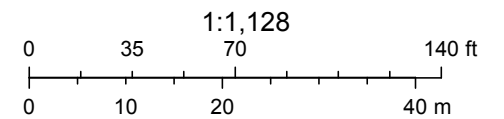
Signature of Property Owner: Jason Geiszler Date: 06/01/20

Signature of Property Owner: _____ Date: _____
(If different than property owner)

City of Longview



7/8/2020, 4:56:58 PM



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE,

Disclaimer: The City of Longview does not guarantee the accuracy, timeliness, adequacy, completeness or usefulness of any information. The City of Longview provides this information on an "as-is" basis without warranty of any kind.

Google Maps 253 Curtis Dr



Image capture: Aug 2012 © 2020 Google

Longview, Washington

Google

Street View



NOTICE OF *Virtual* PUBLIC HEARING
Longview Appeal Board of Adjustment
July 14, 2020, 4:30 pm on Zoom.us

Case No: ABA 2020-4

Applicant: Chris Sundstrom, Evergreen Homes

Location: 254 Curtis Drive; Lot 16, Hardrock Estates

Request: Variance request to reduce the required front yard setback from 25 feet to 18 feet due to the steep slope of the lot.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property requesting a variance. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Adam Trimble, Planner 360-442-5092

Copies of the associated documents are available for review online at mylongview.com under 'Agendas & Minutes'.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, July 14, 2020** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner**. For electronic comments, provide your comments along with full name, address and contact information to adamt@mylongview.com **RE: ABA 2020-4**

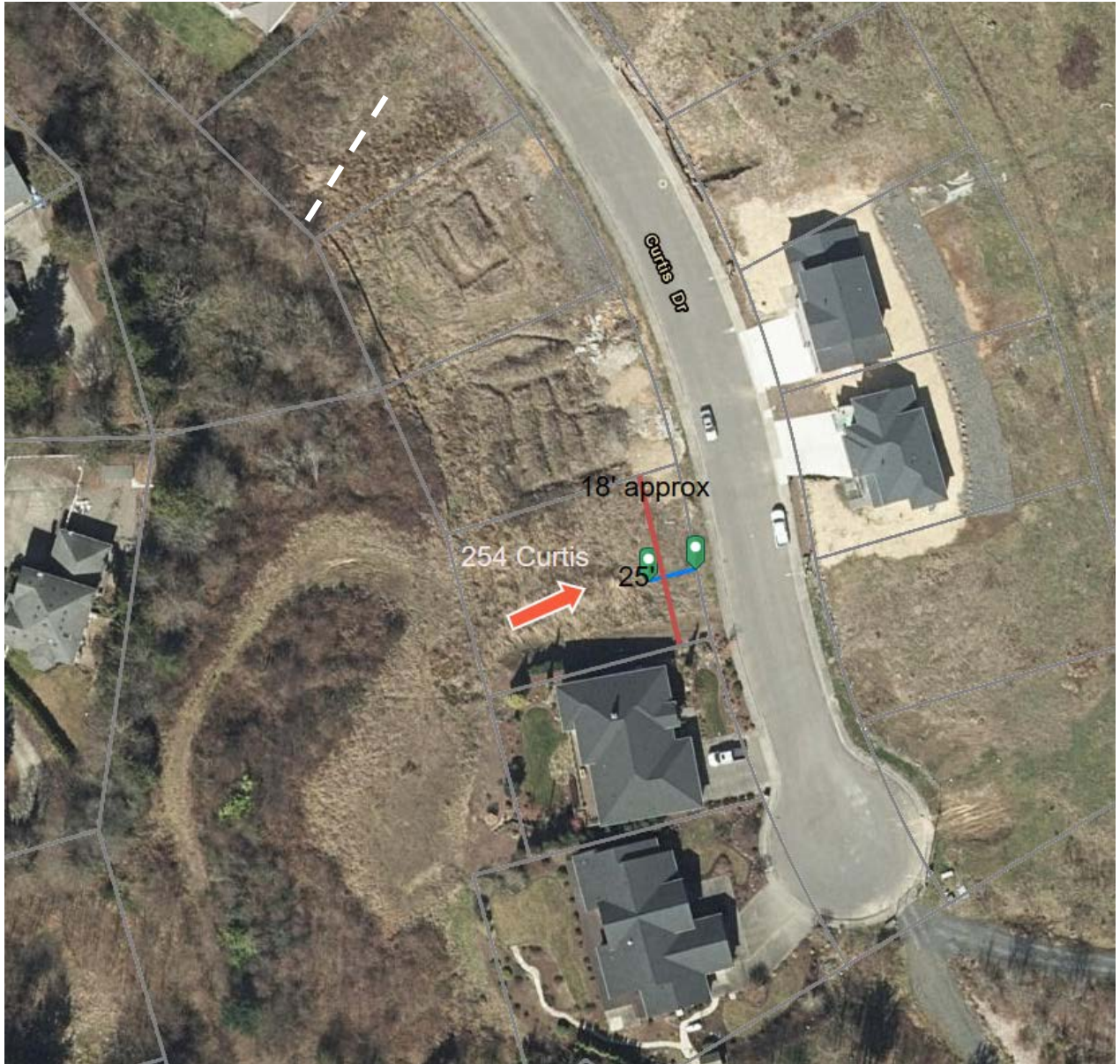
Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, July 14, 2020 on the virtual meeting platform Zoom (online or phone-in) and express your position on this request.

A link for joining a virtual meeting will be published with an online agenda by July 7, 2020. Visit mylongview.com under 'Agendas & Minutes'. Public comment can be submitted in advance to adamt@mylongview.com. Please contact the City Clerk's Office at 360-442-5041 for virtual meeting accessibility information. Or go to [Zoom.us/join](https://zoom.us/join) and use:
Meeting ID: 875 9294 3858 Password: 1923

Attachment: Aerial photo with notation.
Notice mailed July 2, 2020

Date Mailed: May 1, 2020

Property location: 254 Curtis Dr.



What the Longview municipal code allows:

19.12.140 Variance permits – Authority to issue.

The [Appeal Board of Adjustment] may authorize the granting of variances from the zoning ordinance of the city, by the building official, where compliance therewith is impractical or impossible. No application for a variance shall be granted unless the board finds:

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