



City of Longview

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

Agenda

Appeal Board of Adjustment

Tuesday, June 11, 2019

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

19-000211 MINUTES OF THE MARCH 12, 2019 MEETING OF THE ABA
MINUTES OF THE APRIL 9, 2019 MEETING OF THE ABA

Recommended Action: Motion to accept the minutes as presented.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

5. **PUBLIC HEARINGS**

19-000195 ABA 2019-3 HARLIE'S HOOPS SHORELINES HEIGHT VARIANCE

REQUEST:

Shorelines Variance to allow a building height exceeding the 15' maximum height allowed for non-water oriented recreational buildings in the Urban Conservancy shorelines designation. The proposal will construct a 21-26 ½ foot tall covered basketball court adjacent to the Elks Memorial building at 2121 Kessler Blvd in Lake Sacajawea Park.

RECOMMENDED ACTION:

Adopt the analysis and findings of the staff report and grant a Shorelines variance for the construction of a roof structure and basketball court approximately 60' x 90' and 26 1/2' tall at the roof peak at Lake Sacajawea Park adjacent to the Elks Memorial building, 2121 Kessler Boulevard.

6. **OTHER BUSINESS**

7. **ADJOURNMENT**



City of Longview

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Minutes

Agenda

Appeal Board of Adjustment

Tuesday, March 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,
Absent: Dan Petersen, Steven Dahl

Staff Present: Adam Trimble, Planner; Sean Kelly, Assistant City Attorney; John Brickey, Community Development Director/Building Official; and Jeff Cameron, Public Works Director.
Absent: Nancy Vandehey, Administrative Assistant

2. **APPROVAL OF MINUTES**

19-00049 MINUTES FROM REGULAR APPEAL BOARD OF ADJUSTMENT MEETING ON DECEMBER 11, 2018.

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

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**

19-00048 ABA 2019-1 REQUEST FOR A FENCE WAIVER TO ALLOW A PRIVATE FENCE TO ENCROACH INTO UNIMPROVED RIGHT-OF-WAY BEHIND 1238 BALTIMORE STREET AND 1222 BALTIMORE STREET

Adam Trimble presented the staff report, which included the following findings and recommendations:

-No improved alley exists at the rear of the lot of the applicant.

-Granting a waiver of the fencing requirements will not negatively affect safety and the public welfare, taking into consideration the prevention of fires, the public health and safety and the surrounding neighborhood. The fence as proposed will prevent pedestrians and vehicles from entering the property where heavy equipment may be operated.

Staff recommends the appeal board of adjustment make a motion to approve the fence waiver subject to the following conditions:

-The applicant shall call for a utility locate prior to starting work.

-Fence posts may not be located on top of the City water or sewer lines and must maintain 5' of separation.

-The fence shall be built within the 'underlying fee' area of the property or; the fence may be built in the unimproved Right of Way in a location that is approved in writing by all affected property owners and the City of Longview.

-The City of Longview and any authorized agent shall not be held responsible nor liable for damage to, or destruction of, any structures built within the right-of-way in the course of routine or emergency access to the right-of-way in question.

-The property owner shall be responsible for all costs associated with removal, disposal, and replacement of any structures built within the right-of-way at such time that the unimproved ROW is improved.

Staff and the Board reviewed the aerial photo attachments. There was a discussion about the unimproved ROW, utilities within the ROW, and clarifying the affected property owners.

There was no audience participation.

A motion was made by Roger Peters, seconded by Tracy Goldsmith, that a fence waiver be granted as written and recommended by staff. 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 5:00 pm.



City of Longview

1525 Broadway
Longview, WA 98632
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Minutes

Agenda

Appeal Board of Adjustment

Tuesday, April 9, 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, Dan Petersen, Steven Dahl

Staff Present: Adam Trimble, Planner; Sean Kelly, Assistant City Attorney; John Brickey, Community Development Director/Building Official; and Jeff Cameron, Public Works Director.

Absent: Nancy Vandehey, Administrative Assistant

2. **APPROVAL OF MINUTES**

The minutes from March 12, 2019 meeting were not available at this time.

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**

19-00093 ABA 2019-2 SPECIAL PROPERTY USE REQUEST FOR A DETACHED ACCESSORY DWELLING UNIT IN THE R-1 RESIDENTIAL DISTRICT**RECOMMENDED ACTION:**

Motion to grant a Special Property Use permit for a detached accessory dwelling unit at 2216 Cascade Way.

Adam Trimble presented the staff report, which include the following findings and recommendations:

- 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 R-1 Residential District permits the proposed use subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.*
- The use as proposed meets the criteria found in LMC §19.22.020 and the standards for residential zones under 19.20.*

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the construction of a detached accessory dwelling unit in the R-1 Residential District, at 2216 Cascade Way.

Staff and the Board discussed ingress and egress access to the property. They also clarified some items on the application.

Bill Coonan, 2210 Cascade Way, spoke in favor of the application.

The Board inquired about the limits of residents allowed in the ADU. Staff stated that they are limited to four residents.

A motion was made by Steve Dahl, seconded by Tracy Goldsmith, to grant a Special Property Permit for the construction of a detached accessory dwelling unit in the R-1 Residential District, at 2216 Cascade Way.

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 5:00 pm.



City of Longview

Agenda Summary

ABA 2019-3 HARLIE'S HOOPS SHORELINES HEIGHT VARIANCE

REQUEST:

Shorelines Variance to allow a building height exceeding the 15' maximum height allowed for non-water oriented recreational buildings in the Urban Conservancy shorelines designation. The proposal will construct a 21-26 ½ foot tall covered basketball court adjacent to the Elks Memorial building at 2121 Kessler Blvd in Lake Sacajawea Park.

RECOMMENDED ACTION:

Adopt the analysis and findings of the staff report and grant a Shorelines variance for the construction of a roof structure and basketball court approximately 60' x 90' and 26 1/2' tall at the roof peak at Lake Sacajawea Park adjacent to the Elks Memorial building, 2121 Kessler Boulevard.

Attachments:

1. Staff Report 2019-3 Shorelines Variance for Harlie's hoops Lake Sacajawea park
2. Exhibit A Harlie's Hoops proposed building- site plan and elevation 1-28-19
3. Exhibit A Harlie's Hoops proposed building- rendering drawings
4. Exhibit B SEPA DNS & JARPA Harlies Hoops Lake S
5. Exhibit C Aerial photo
6. Exhibit C Elks building excerpts from LS Plan
7. Exhibit D Public Notice to Adjacent Property Owners ABA 2019-3
8. Exhibit E Public Comments
9. Exhibit F Critical Areas Determination and Impact Analysis for Harlie's Hoops



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planner

HEARING DATE: June 11, 2019

APPLICATION NO.: ABA 2019-3

APPLICANT: Harlie's Angels, LLC represented by Jennifer DesArmo

PROPERTY OWNER: City of Longview

REQUEST: Shorelines Variance to allow a building height exceeding the 15' maximum height allowed for non-water oriented recreational buildings in the Urban Conservancy shorelines designation. The proposal will construct a 21-26 ½ foot tall covered basketball court adjacent to the Elks Memorial building at 2121 Kessler Blvd in Lake Sacajawea Park.

LOCATION: 2121 Kessler Blvd, Longview, WA (Parcel No. 05168)

ASSOCIATED CASES: SMP 2019-1, E 2019-3, Certificate of Appropriateness 2018-3

ZONING DISTRICT: R-1 Residential District

BACKGROUND AND PROPOSAL

Harlie's Angels, LLC is a non-profit corporation led by Jeffery and Jennifer DesArmo to honor the life of Harlie DesArmo. Harlie's Angels mission includes a focus on serving the teen population and has involved supporting The Boulevard teen center which is a Longview Parks and Recreation program taking place at the Elks building in Lake Sacajawea Park. Based on requests from the teens at The Boulevard, Harlie's Angels is proposing Harlie's Hoops; a covered basketball court/sports court 60' x 90', to be located next to the Elks building in the park

to serve the teen center and park users. [Exhibit A] contains a site plan and computer renderings of the proposed roof structure and court. [Exhibit B] is the SEPA environmental checklist and Joint Aquatic Resources (Shorelines) application. The Elks building and adjacent playground, walking paths and docks approximate 2.2 acres of the larger park. Original designs for Lake Sacajawea showed portions of this area was graded and filled or leveled to incorporate a tennis court- [Exhibit C] contains an aerial photo and historic inventory excerpt]. The proposed structure underwent review by the Longview Historic Preservation Commission and Longview Parks Advisory Board. The resulting design will have a very shallow pitched roof and be set 5 feet into the ground on the Kessler side to limit the building height. The court will be completely fenced and incorporated into the existing playground fence and have lighting and/or security monitoring features. A metal roof is proposed, with a color to match that of the recently replaced Lions shelter roof at Nichols and 15th Ave. A steel framed building will have fewer support posts and will be clad in wood in a manner to be approved by the Historic Preservation Commission to increase compatibility with the historic place.

Neighboring land-uses include:

North – a single family residence, two churches and the Longview Women’s Club building.

South – Lake Sacajawea Park and single family homes on Nichols Boulevard.

East – Lake Sacajawea Park, Kessler elementary school.

West – the Elks War Memorial building, restrooms and playground in Lake Sacajawea Park.

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

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Shorelines Variance request was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Thursday May 30, 2019 [Exhibit D].

The property was posted with a notice of shorelines application and notice of public hearing announcing the proposed land use application on May 9 2019 and reposted when posting was noticed to be missing. Legal notice of the public hearing appeared in the Longview Daily News on Sunday, June 2, 2019 and May 11, 2019. Comments received to date are included as [Exhibit E].

SEPA DETERMINATION

Environmental review was conducted and completed on May 23, 2019 for the application. Comments received from the Department of Ecology remind that if the proposal requires a shorelines variance, the criteria under Washington Administrative Code section 173-27-170 and is subject to final approval by the Department of Ecology. The project will also require a construction stormwater general permit. The Southwest Clean Air Agency commented regarding controlling construction dust. The Department of Fish and Wildlife commented regarding species habitat and avoiding disturbance of wood duck nesting areas.

CRITICAL AREA ORDINANCE REQUIREMENTS

The applicant has submitted a Critical Area memo from a qualified consultant, confirming the proposal will not have impacts to critical areas. [Exhibit F]

APPLICABLE CODE SECTIONS

The Longview Shorelines Master Program, section 3, E, specifies any request for a variance must receive approval via a public hearing process, and the adoption of findings by the Appeal Board of Adjustment that the proposal meets the criteria under WAC 173-27-170 (Review Criteria for Variance Permits). The WAC states: “The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in the applicable [Shoreline] master program where there are extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW [90.58.020](#).”

The specific code is listed below in italics, with staff analysis provided below each section.

STAFF ANALYSIS

In reviewing WAC 173-27-170 and the Shorelines Master Program, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

(1) Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW [90.58.020](#). In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.

- Extraordinary circumstance: Lake Sacajawea Park, in addition to being a shoreline of the State, is listed on the local and national registers of historic places. The park is roughly 120 acres in size and was designed by historically significant landscape architects, Hare and Hare who studied under Fredric Law Olmstead. It is emblematic of the ‘City Beautiful movement in urban design which the master plan for the City of Longview was based upon. As a historic property, any changes or additions to the park must be consistent or compatible with the original designs. This proposal, in the location proposed, has been approved by the Longview Historic Preservation commission based upon evidence in the Hare and Hare design that the area in the vicinity of the Elks Memorial building was intended to be developed with a sports court (tennis) for active recreational use. Other locations in the park, possibly outside of Shorelines jurisdiction, could not be approved without a similar evidence based justification.
- The applicant requests a variance from the 15’ height limit for a non-water related recreational structure in the Urban Conservancy shoreline designation, which has the following policy: “Public access and public recreation objectives shall be implemented according to priorities of the City of Longview Parks and Recreation Plan whenever feasible and significant ecological impacts can be mitigated. Activities within Lake Sacajawea Park should be consistent with the Lake Sacajawea Park Preservation Plan.” Within the 120 acre Lake Sacajawea park, there are only two areas outside shorelines jurisdiction where the proposed building could be located without need for a variance; the Elks Memorial building where The Boulevard teen center is located is not one of them. Denial of this variance request would thwart the policy of increasing recreational opportunities for the public in the shoreline because the building will not be constructed if not adjacent to the teen center.

- The project has been designed for as minimal as possible impacts to shoreline and minimum need to vary from the standard. The site has an 8% or greater slope toward the water so a minor cut is proposed, resulting in a height of 21 feet at street grade and 26 ½ feet height on the down slope side. The location chosen is as far away as possible from the water edge.

(2) Variance permits for development and/or uses that will be located landward of the ordinary high water mark (OHWM), as defined in RCW [90.58.030](#) (2)(c), and/or landward of any wetland as defined in RCW [90.58.030](#) (2)(h), may be authorized provided the applicant can demonstrate all of the following:

(a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;

- Lake Sacajawea Park is a centrally located recreation destination offering three playgrounds, a picnic shelter, public restrooms, several gardens, docks, gazebos, multi-use paths and a recreation building supporting a teen center. Addition of a covered sports court is consistent with the many active and passive recreation amenities offered.
- The applicant requests a variance from the 15' height limit for a non-water related recreational structure in the Urban Conservancy shoreline designation to allow a covered basketball court to be built to support year-round active recreation and sports activities. The nature of basketball requires a dry court and high ceiling. Longview experiences 177 days of rain per year on average¹. Strict application of the standard results in an uncovered court which is unusable much of the year or a ceiling height too low to permit the activity proposed.

(b) That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;

- The need for the variance does not result from deed restrictions or the applicant's own actions as no permits have been granted for the project to date.

(c) That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;

- The project has undergone several rounds of design review by the Longview Historic Preservation Commission and Longview Parks Advisory Board. The approved design will incorporate similar roofing and materials as an existing picnic shelter at the lake and is intended to minimize any visual impacts to the historic setting. A steel structure was chosen to afford a very shallow roof pitch and the steel columns and supports will be clad with wood to mimic other buildings at the lake. Other than chain-link fencing, the structure will be see-

¹ [Weather Atlas](#) chart: Average rainfall days Longview, WA https://www.weather-us.com/en/washington-usa/longview-climate#rainfall_days

through. The project is consistent with and permitted by the comprehensive plan and shoreline master program.

(d) That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;

- The area is zoned R-1, Residential District, where accessory buildings are permitted a 20' maximum height, (measured at the average of the peak and eve) and providing that "accessory building height may be increased one foot for every foot of additional side yard setback, although no accessory building shall exceed 35 feet in height." The proposed structure will not exceed the maximum height allowed for accessory structures in the underlying zone thus granting a variance will not result in a special privilege.

(e) That the variance requested is the minimum necessary to afford relief; and

- The project has been designed for as minimal impacts as possible to the shoreline and a minimum need to vary from the standard. The site has an 8% or greater slope toward the water so a minor cut is proposed, resulting in a height of 21 feet at street grade and 26 ½ feet height on the down-slope side. The location chosen is as far away as possible from the water edge.

(f) That the public interest will suffer no substantial detrimental effect.

- The Longview City Council (property owner) has formally authorized the project to in the proposed location and two official city boards or commissions have provided assent for the project to proceed toward permitting. The proposal is a recreation amenity in a public park, open to all park users and is intended to support the teen population with a new recreation opportunity.

(3) Variance permits for development and/or uses that will be located waterward of the ordinary high water mark (OHWM), as defined in RCW [90.58.030](#) (2)(c), or within any wetland as defined in RCW [90.58.030](#) (2)(h), may be authorized provided the applicant can demonstrate all of the following: N/A

(a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property;

(b) That the proposal is consistent with the criteria established under subsection (2)(b) through (f) of this section; and

(c) That the public rights of navigation and use of the shorelines will not be adversely affected.

(4) In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW [90.58.020](#) and shall not cause substantial adverse effects to the shoreline environment.

The exceptional circumstances of the entire Lake Sacajawea Park being listed on the local and national historic registers precludes the possibility of additional requests for variances in the area because new construction must be consistent with the historic design and the design did not call for numerous buildings.

(5) Variances from the use regulations of the master program are prohibited.

The use is permitted in the urban conservancy designation.

SUMMARY OF PUBLIC COMMENTS

As of this writing, staff has received the following written comments regarding this proposal as a result of the notice of public hearing that was mailed to all adjoining or adjacent property owners, or the public notice posting or legal ads published in the newspaper.

- Pastor Dave Martin, Senior Pastor, Emmanuel Church, 2218 E. Kessler Blvd. provided a comment endorsing the project and noting the need for a safe, dry place to play during the rainy months and year round.
- Gary and Laura Cotton, 905 22nd Ave, opposed to project that could create place for homeless persons to camp and congregate. Concerned about presence of homeless people damaging property values.

STAFF DISCUSSION

The City's Building Official and Public Works Department have reviewed the proposed shorelines variance request and shorelines substantial development permit. No comments were provided.

STAFF FINDINGS

1. The proposal meets the criteria under WAC 173-27-170 (Review Criteria for Variance Permits) based upon the information presented in the staff analysis.
2. The R-1 Residential District permits the proposed use.
3. The use has been found to have no significant impact on critical areas and has completed environmental review under SEPA.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment adopt the analysis and findings of the staff report and grant a Shorelines variance for the construction of a roof structure and basketball court approximately 60' x 90' and 26' tall at the roof peak at Lake Sacajawea Park adjacent to the Elks Memorial building, 2121 Kessler Boulevard.

EXHIBITS

Exhibit A. Site plan and computer renderings of the proposed roof structure and court

Exhibit B. SEPA determination and Joint Aquatic Resources application

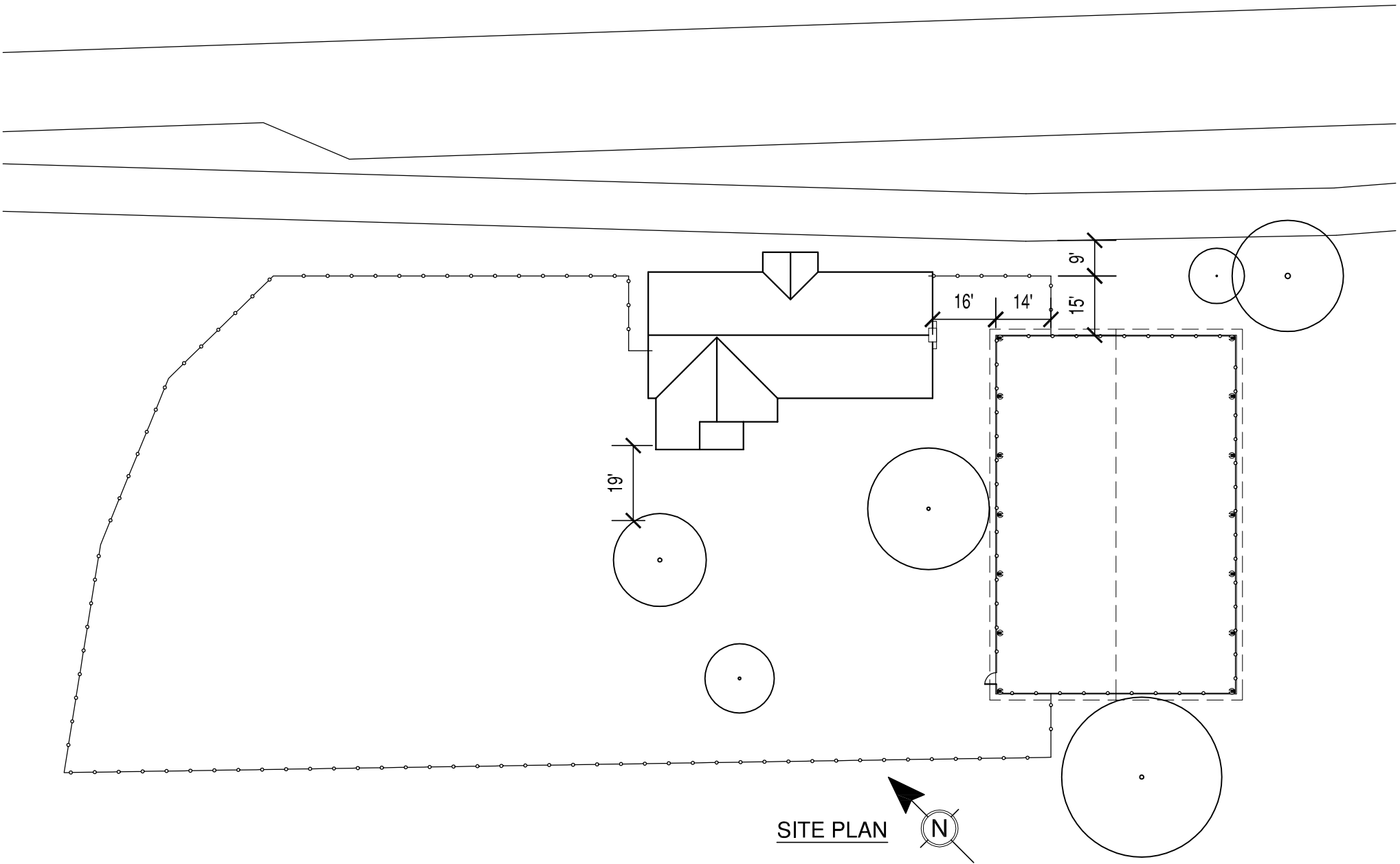
Exhibit C. Aerial photo and historic inventory excerpt

Exhibit D. Public notice

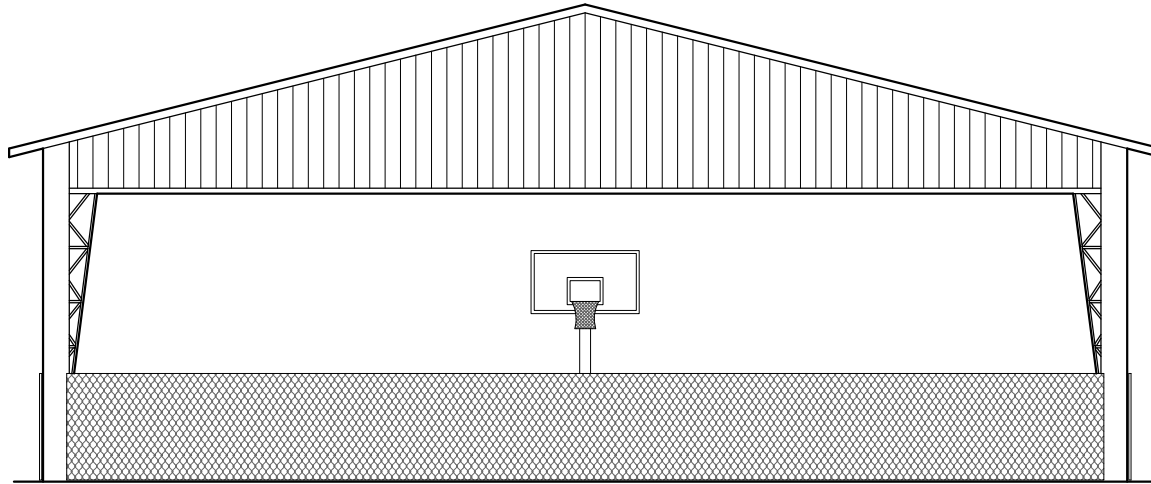
Exhibit E. Public Comments

Exhibit F. Critical Areas memo

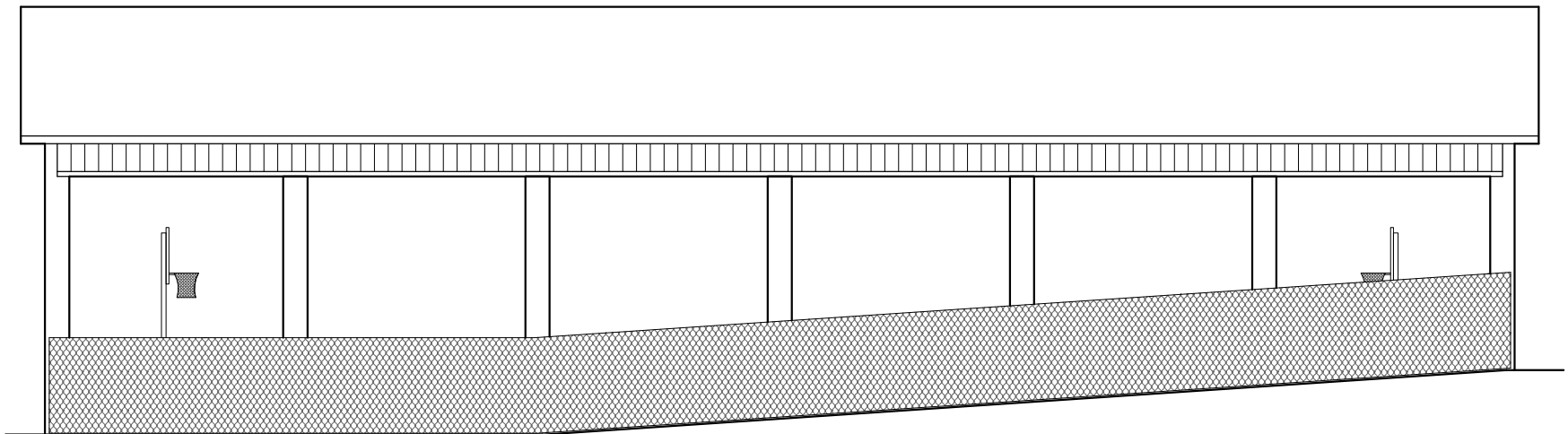
Staff Report Date: Thursday, June 06, 2019



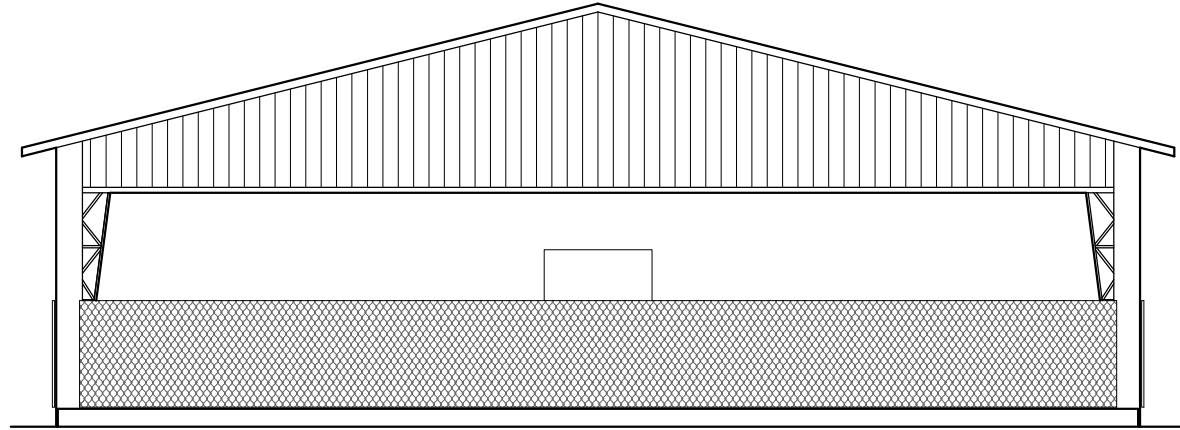
SITE PLAN



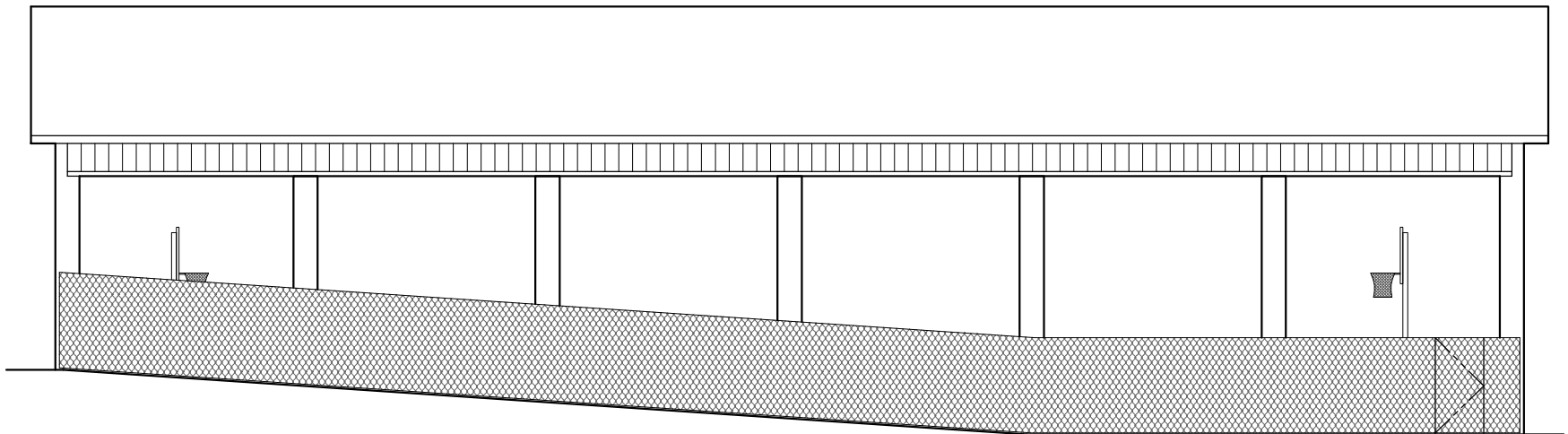
SOUTH ELEVATION



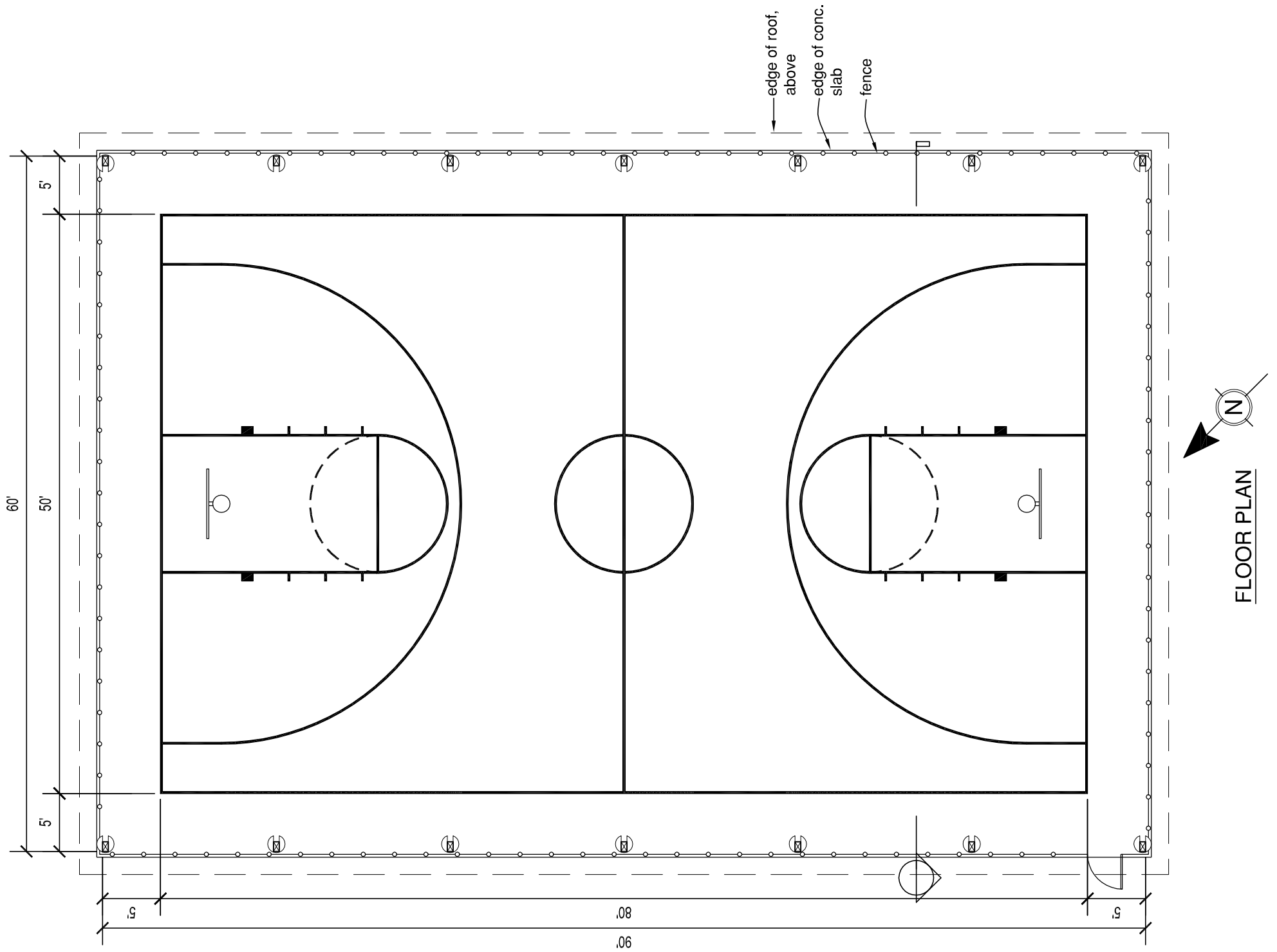
EAST ELEVATION

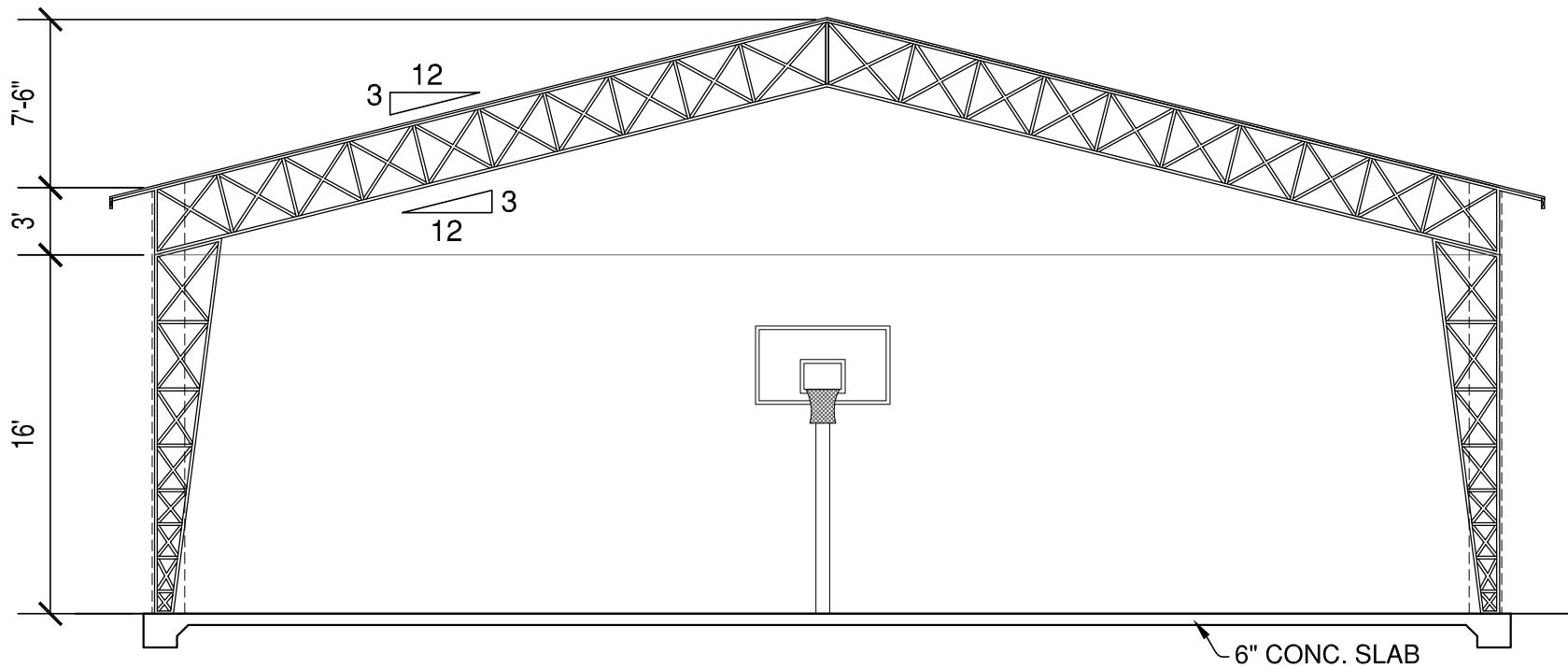


NORTH ELEVATION



WEST ELEVATION





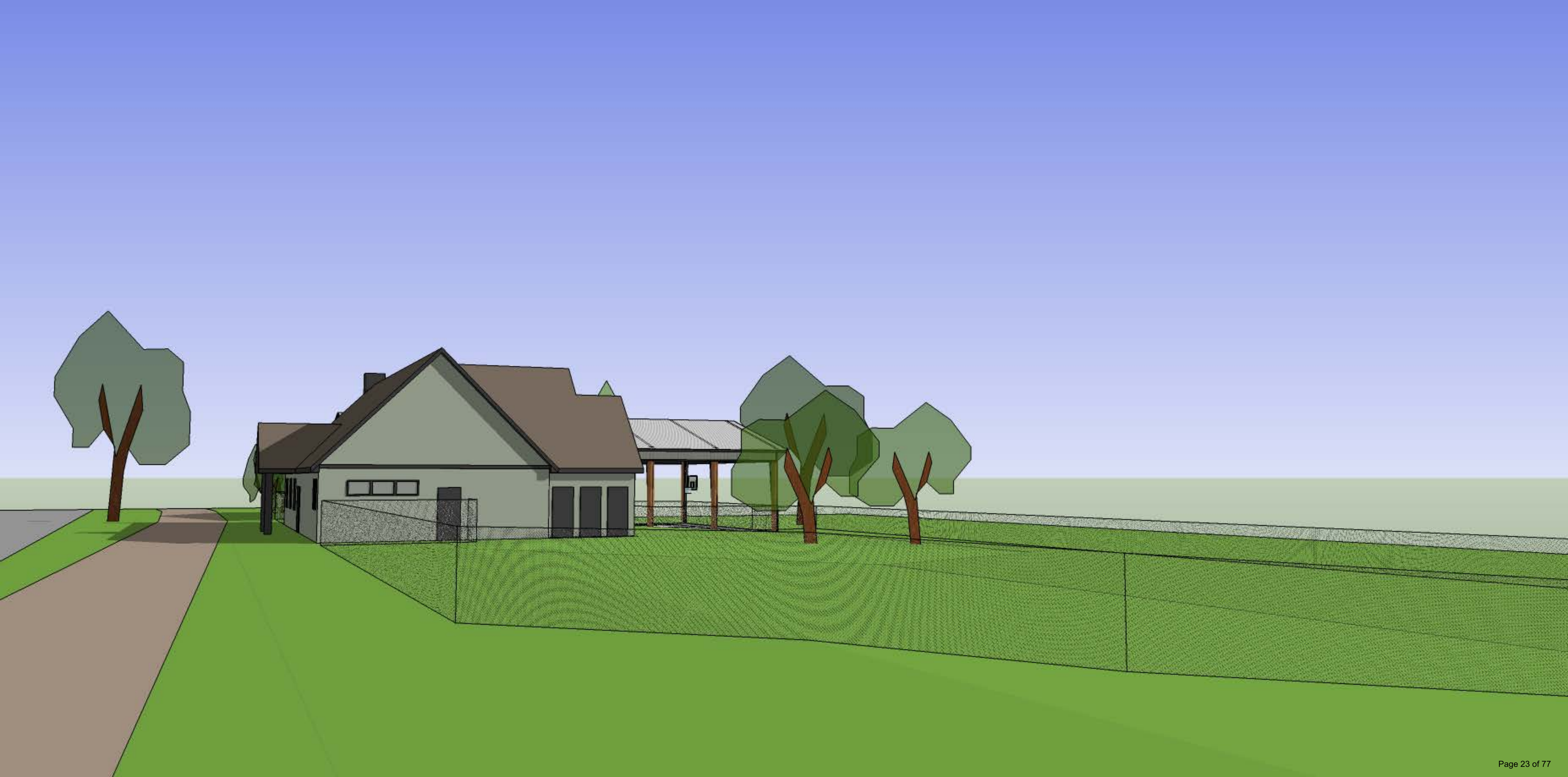
CROSS SECTION















May 10, 2019

To: Washington State E.C.Y., Environmental Review Section
E.C.Y., SWRO, Shorelines Program
Department of Natural Resources SEPA Center
Department of Fish and Wildlife SEPA Desk
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe U.S.
DAHP, SEPA reviews
Army C.O.E., Danette Guy
Elizabeth Sanchey Yakama Nation Environmental Management Program
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
CenturyLink
Ryan Hennessey, Comcast
Jim Kambeitz, Longview Fire Marshal
Mike Murray, Commercial Building Inspector
Willapa Hills Audubon Society, Permit Reviews
The Daily News

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

Subject: SEPA Environmental Checklist Review - Application #E 2019-2

Project: Jennifer DesArmo with Harlie's Hoops has submitted a Shorelines Permit application and SEPA checklist to construct a covered basketball/sport court that will serve as a play area for the Longview Teen Center and the community at Lake Sacajawea Park. The building will be a roof structure approximately 60' x 90' and 26' tall at the roof peak from the lowest elevation due to grade. A steel structure is proposed with steel posts clad in wood to comply with Longview Historic Preservation Commission requirements. A painted steel roof will be installed with a color intended to match other roofs and blend with the natural setting. The building will not have sides but will be enclosed with fencing. The property is located at 2109 E Kessler Blvd, Longview WA, Longview, WA.

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

The site is zoned **R-1 Residential**. The Comprehensive Plan classification is **Low Density Residential**. Adjacent uses include: Lake Sacajawea Park and the Elks Memorial building (teen center) and playground; a single family residence, two churches.

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. May 24, 2019**.

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

Thank you.

Attachments: JARPA, Critical Areas Survey, Site Plan and renderings.

Cc: Applicant: Harlie's Hoops PO Box 1834 Castle Rock, WA 98611
File



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

Description of Proposal: E 2019-2— construct a covered basketball/sport court that will serve as a play area for the Longview Teen Center and the community. The building will be a roof structure approximately 60' x 90' and 26' tall at the roof peak from the lowest elevation due to grade. A steel structure is proposed with steel posts clad in wood to comply with Longview Historic Preservation Commission requirements. A painted steel roof will be installed with a color intended to match other roofs and blend with the natural setting. The building will not have sides but will be enclosed with fencing. A Shorelines permit is required. The property is zoned R-1 Residential.

Proponents: Jennifer DesArmo
Harlie's Hoops
PO Box 1834
Castle Rock, WA 98611
Phone: 920-809-7271
City of Longview
PO Box 128
Longview, WA 98632

Location of Proposal, Including Street Address, if any: The site is located at Lake Sacajawea Park, 2109 E Kessler Blvd, Longview WA (Parcel Number(s): 10074). The property is located within the SW ¼ of Section 33, 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 May 24, 2019.

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

Date: May 10, 2019

Signature: _____

John H. Brickey

**NOTICE OF APPLICATION
FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT**

NOTICE IS HEREBY GIVEN that Harlie's Hoops, represented by Jennifer DesArmo has filed an application with the City of Longview Community Development Department for a Shoreline Substantial Development Permit within the Lake Sacajawea shoreline. The proposal will construct a covered basketball court adjacent to the Elk's Memorial Building at 2121 Kessler Blvd in Lake Sacajawea Park. Harlie's Hoops plans for a 21-26 ½ foot tall roof structure requires a shorelines variance to exceed the 15 foot maximum height allowed under the shoreline master program. The shorelines variance request will be heard by the Appeal Board of Adjustment on June 11, 2019 starting at 4:30 pm.

The application was determined complete on March 28, 2019. The City of Longview Shoreline Master Program provides development use regulations for recreational developments within the Urban Conservancy shoreline designation. The project is in the SW ¼ of Section 33, Township 8 North, Range 2 West of the Willamette Meridian in Cowlitz County. The site address is 2121 Kessler Blvd, Longview, WA 98632. The project is proposed to begin in fall of 2019 and end by summer 2020. Other permits required for this project are a Critical Areas Permit and building permits from the City and a Shorelines Variance from the Appeals Board of Adjustment of the City of Longview [subject to approval by Department of Ecology]. The Shoreline Permit Application Case File Number is SMP 2019-1.

The SEPA Responsible Official for the City of Longview issued a Determination of Non-Significance on May 10, 2019. The comment period for SEPA environmental review ends on May 24, 2019.

Individuals wanting to comment, request notice of meetings or copies of decisions should send written comments or requests to CITY OF LONGVIEW, COMMUNITY DEVELOPMENT DEPARTMENT, 1525 BROADWAY, PO BOX 128, LONGVIEW, WASHINGTON 98632, within thirty (30) days of the date of public notice. Written SHORELINE comments must be received prior to 4:00 PM Tuesday, June 11, 2019. Interested parties are invited to attend the public hearing to express your position regarding this proposal.

NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, June 11, 2019, at Longview City Hall Council Chambers

Written comments must be received prior to the date and time of the public hearing. Copies of the applications and materials are available for public review at the City of Longview Community Development Department, 1525 Broadway, during the hours of 7:00AM to 6:00PM, Monday through Thursday except holidays. Or online at <https://mylongview.box.com/v/HarliesHoops>

Adam Trimble, Interim Planning Manager

Dated: May 9, 2019

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [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: Harlie's Hoops Basketball Court at Teen Center
2. Name of applicant: Jennifer DesArmo
3. Address and phone number of applicant and contact person: PO Box 1834, Castle Rock, WA 98611
4. Date checklist prepared: 3/14/18 Revised March 2019
5. Agency requesting checklist: City of Longview

6. Proposed timing or schedule (including phasing, if applicable): Once council has given approval and once all permits have been obtained. Completion approximately 6 months after approval.

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

No

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

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.

No

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

Joint Aquatic Resources Permit

Shoreline Permit

Environmental Review/Mitigation

Height Variance Request

City Building Permit

City Electrical Permit

City of Longview Grading Permit

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.)

Harlie's Angels proposes to construct a lighted covered basketball court that will serve as a play area for the Longview Teen Center and the community. The project will also possibly be striped for tennis and pickleball to broaden the uses. The building will be approximately 60' X 90' and 26' at the roof peak from the lowest elevation due to grade work. The end of the building closest to the lake will also be used to store Longview Parks kayaks used in summer programs. The building will be steel structure, though the exposed steel posts will be covered with wood to comply with historic preservation requirements. Roofing will be steel of the same color as other structures previously approved for use in other park area. The building will not have sides, but will be enclosed with fencing.

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.

2109 E Kessler Blvd, Longview, WA 98632 (Cowlitz County)

SW 33 8N 2W

Lat 46° 07' 52" Lon 122° 56' 53"

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

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

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

(Circle one): Flat, rolling, hilly, steep slopes, mountainous, other slight slope
Slight slope, open grassy area.

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

Less than 1% on project site

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. [\[help\]](#)

Sandy Loam

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.

The project site will require excavation of approximately 300 yards of material to grade and level the project site. Approximately 100 yards of crushed gravel will be placed and compacted for base for the foundation. Excavation and gravel placement will be with excavators, dump trucks, and rollers. A concrete slab and footings will be poured for the foundation of the structure. This will include delivery by concrete truck and light concrete finishing tools. The steel structure will be erected using a boom truck to lift structural steel in place. Two trees will be removed during construction by certified arborists. One tree was previously marked for removal and the other is small enough for removal and replacement elsewhere in the park.

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

Yes erosion could result. All erosion control measures will be in place prior to start of construction. The area in the park is confined and no significant erosion is anticipated due to construction activities.

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

Less than 1% of Lake Sacajawea Park

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

BMP and compliance with Stormwater Maintenance Manual including straw wattles, sediment fence, inlet protection, tree protection, construction entrance, and other erosion control measures as needed.

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

- 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.

Normal heavy equipment emissions during construction. No emissions during operation or maintenance.

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

No

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

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

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Manmade lake. Lake Sacajawea

- 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.

The lighted covered play structure will be within 200' of Lake Sacajawea, located approximately 90' from the Lake at it's closes point.

The project is located as far as possible within the constraints of the site to avoid proximity to wetlands and the Lake. A Critical Areas Determination and Impact Analysis was completed by Ecological Land Services and no critical areas were located within the proposed building footprint.

- 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.

NA

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

None of the project lies within the 100 year flood plan.

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. [\[help\]](#)

NA

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. [\[help\]](#)

The project has been located on the site as far as possible from the edge of Lake Sacajawea. Stormwater from the new impervious surface will be routed to french drains to recharge groundwater.

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

Yes, but all of stormwater drains will have adequate preventive measures in place.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

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

impacts, if any: [\[help\]](#)

Yes, erosion and stormwater controls in place.

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? [\[help\]](#)

There are two trees expected to be impacted by the project. One is small enough to be relocated by City of Longview Parks Department. The other tree is a cottonwood that is diseased and dying. The project will include planting two new trees between the lake and the project site. Trees will be selected in coordination with City staff to be consistent with the Urban Forest Management and the Lake Sacajawea Historic Preservation Plans. A 60' X 90' patch of grass will be removed. During the project much of the excavated soil will be retained on site with an estimated 150 yards of soil needed to be removed from the location.

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

None

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

Replanting of trees and shrubs to enhance project at completion.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Blackberry and yellowflag iris

5. **Animals** [\[help\]](#)

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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: Nutria, Raccoon
fish: bass, salmon, trout, herring, shellfish, other: Carp

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

None

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

No

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

Wildlife will not be disturbed

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

Nutria, Beaver

6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

NA

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: [\[help\]](#)

NA

7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the

project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None

- 4) Describe special emergency services that might be required. [\[help\]](#)
None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Will follow all MSDS procedures needed.

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

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

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

Project will create short term moderate noise levels during the construction phase due to the use of heavy equipment and various construction methods.

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

Will follow noise ordinance in place by the City of Longview.

8. Land and Shoreline Use [\[help\]](#)

- 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 land is used as open space park land. The space is adjacent to space used by the City of Longview Teen Center. Project will have minimal effect on land use.

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

No

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

Elks Memorial Building and a Playground

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

Exterior fence will be removed and relocated to enclose the proposed basketball court.

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

R-1 Residential District

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

Public/Quasi-Public/Institutional

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

Urban Conservancy

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

Yes, project is in the shoreline jurisdiction and is within 100ft of waters of the state.

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

None

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

None

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

NA

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

Project will be reviewed by the City of Longview Parks and Recreation Commission and the Historic Preservation Commission. Will be vetted and constructed to match other structures previously approved in the park area and will require a Certificate of Appropriation.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

NA

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

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

NA

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

NA

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

NA

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

- 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

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

Views are already impeded by the Elks Memorial Building. The basketball court and cover will impeded the view of the home directly across Kessler Blvd.

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

Robust design review process. Lake Sacajawea is on the local and national historic registry. This project will go through Historic Preservation and Parks and Recreation board review and will use materials and colors meant to blend with the natural setting.

The HPC has granted a partial approval and will require the final colors, cladding and signage to be reviewed before complete.

11. Light and Glare [\[help\]](#)

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

Roofing designed to be non-reflective. Lights will be shielded.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

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

None

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

NA

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

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

Proposed site is part of Lake Sacajawea Park. There is opportunity for open space play, running, biking, walking, and fishing.

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: [\[help\]](#)

This project will increase the recreation opportunities as it adds a basketball court and potential for tennis and pickleball.

13. Historic and cultural preservation [\[help\]](#)

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? If so, specifically describe. [\[help\]](#)

Elks Memorial Building has been determined not eligible for local historic building and Lake Sacajawea Park is listed on the local and national register.

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. [\[help\]](#)

No, site is heavily modified for a modern park.

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. [\[help\]](#)

Consultation with the City of Longview Historic Preservation Commission, Lake Sacajawea Preservation Plan, and Washington Department of Archeology and Historic Preservation.

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

The building will be steel structure, though the exposed steel posts will be covered with wood to comply with historic preservation requirements. Roofing will be steel of the same color as other structures previously approved for use in other park area. The building will not have sides, but will be enclosed with fencing. Inadvertent discovery agreement will be attached to any construction permit.

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

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

Kessler Blvd.
21st Ave.

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

It is not currently served by public transit. Although there is a public transit bus stop approx.. 500 feet SE of the proposed site.

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

NA

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

Adequate on street parking to meet the needs of users. Existing bike parking available at the Elks Memorial Building.

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Less than, on average, 5 in and out per day.

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

No

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

Will use entry mats and ramps to access site. Will block walking path and reroute to alternate path.

15. Public Services [\[help\]](#)

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

NA

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

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

☒ electricity, ☒ natural gas, ☒ water, refuse service, telephone, ☒ sanitary sewer, septic system, other ☒ Stormwater lines

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity and Water will be needed for the project.

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

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Jennifer Desfrano

Position and Agency/Organization Harlie's Angels

Date Submitted: 3/27/19

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



WASHINGTON STATE



US Army Corps
of Engineers
Seattle District

Exhibit B

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Harlie's Hoops Basketball Court at Teen Center

Part 2–Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Jennifer DesArmo

2b. Organization (If applicable)

Harlie's Angels

2c. Mailing Address (Street or PO Box)

PO Box 1834

2d. City, State, Zip

Castle Rock, WA 98611

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

(920) 809-7271

harliesangels2013@gmail.com

Additional forms may be required for the following permits:

If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.

- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at <http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [\[help\]](#) screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Mark Wilson			
3b. Organization (If applicable)			
NA			
3c. Mailing Address (Street or PO Box)			
PO Box 1326			
3d. City, State, Zip			
Kalama, WA 98625			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
360-957-4102	360-673-4197		wilson@kalama.com

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☐ Same as applicant. (Skip to Part 5.)
- ☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization._

4a. Name (Last, First, Middle)			
Jennifer Wills			
4b. Organization (If applicable)			
City of Longview			
4c. Mailing Address (Street or PO Box)			
2920 Douglas Street			
4d. City, State, Zip			
Longview, WA 98632			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
360.442.5405			jennifer.wills@ci.longview.wa.us

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☐ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [\[help\]](#)

- ☐ Private
- ☐ Federal
- X Publicly owned (state, county, city, special districts like schools, ports, etc.)
- ☐ Tribal
- ☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete [JARPA Attachment E](#))

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [\[help\]](#)

2109 E Kessler Blvd

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [\[help\]](#)

Longview, WA 98632

5d. County [\[help\]](#)

Cowlitz

5e. Provide the section, township, and range for the project location. [\[help\]](#)

¼ Section	Section	Township	Range
SW	33	8N	2W

5f. Provide the latitude and longitude of the project location. [\[help\]](#)

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

Lat 46° 07' 52" Lon 122° 56' 53"

5g. List the tax parcel number(s) for the project location. [\[help\]](#)

- The local county assessor's office can provide this information.

10074

5h. Contact information for all adjoining property owners. (If you need more space, use [JARPA Attachment C.](#)) [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
Steven Peterson	2108 E Kessler	'01397
	Longview, WA 98632	
First Christian Church	2000 E. Kessler	'01265
	Longview, WA 98632	
East Hills Alliance Church	2116 E. Kessler	'01399
	Longview, WA 98632	

5i. List all wetlands on or adjacent to the project location. [help]
Fringe wetlands on the shoreline of Lake Sacajawea are adjacent to the project site.
5j. List all water bodies (other than wetlands) on or adjacent to the project location. [help]
Lake Sacajawea is adjacent to the project site.
5k. Is any part of the project area within a 100-year floodplain? [help]
☐ Yes ☒ No ☐ Don't know
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
The location is a maintained public park. Ground cover is mowed grass with two existing trees that will need to be improved. Kessler Blvd is adjacent to the project site to the north. The site provides limited habitat for wildlife due to the extensive human use and maintenance.
5m. Describe how the property is currently used. [help]
The project site is currently mowed grass for recreational use. A portion of the project site is within the fenced play area associated with the Elks Memorial Building.
5n. Describe how the adjacent properties are currently used. [help]
The site is part of parklands associated with Lake Sacajawea. A fenced play area includes the Elks Memorial Building and extensive playground. The area to be used for the project partially within the boundary of the fenced area.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
There is a chain link fence along one side of the property. Irrigation lines run below the surface of the ground.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
From I-5, take exit 36 and follow signs for Longview (SR 432). SR 432 (Tennant Way) becomes Nichols Blvd once past 15 th Avenue. Turn right on 20 th Avenue, then left on Kessler Blvd. The site is on the left.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

Harlie's Angels proposes to construct a lighted covered basketball court that will serve as a play area for the Longview Teen Center and the community. The project will also be striped for tennis and pickleball to broaden the uses. The building will be approximately 60' X 90' and 26' at the roof peak. The end of the building closest to the lake will also be used to store Longview Parks kayaks used in summer programs. The building will be steel structure, though the exposed steel posts will be covered with wood to comply with historic preservation requirements. Roofing will be steel of the same color as other structures previously approved for use in other park area. The building will not have sides, but will be enclosed with fencing.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

To provide a lighted covered play structure for children to allow year round all weather play. This structure will enhance the use of the existing fenced play area and teen center. The structure will be open to the general public.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- | | | | | |
|--------------------------------------|--|--|---|--|
| ☐ Commercial | ☐ Residential | ☐ Institutional | ☐ Transportation | ☒ Recreational |
| ☐ Maintenance | ☐ Environmental Enhancement | | | |

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|---|---|--|--|
| ☐ Aquaculture | ☐ Culvert | ☐ Float | ☐ Retaining Wall (upland) |
| ☐ Bank Stabilization | ☐ Dam / Weir | ☐ Floating Home | ☐ Road |
| ☐ Boat House | ☐ Dike / Levee / Jetty | ☐ Geotechnical Survey | ☐ Scientific Measurement Device |
| ☐ Boat Launch | ☐ Ditch | ☐ Land Clearing | ☐ Stairs |
| ☐ Boat Lift | ☐ Dock / Pier | ☐ Marina / Moorage | ☐ Stormwater facility |
| ☐ Bridge | ☐ Dredging | ☐ Mining | ☐ Swimming Pool |
| ☐ Bulkhead | ☐ Fence | ☐ Outfall Structure | ☐ Utility Line |
| ☐ Buoy | ☐ Ferry Terminal | ☐ Piling/Dolphin | |
| ☐ Channel Modification | ☐ Fishway | ☐ Raft | |

X Other: A covered lighted structure with concrete floor.

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The lighted covered play structure will be within 200' of Lake Sacajawea, located approximately 90' from the Lake at it's closes point. None of the project lies within the 100 year flood plan.

The project site will require excavation of approximately 300 yards of material to grade and level the project site. Approximately 100 yards of crushed gravel will be placed and compacted for base for the foundation. Excavation and gravel placement will be with excavators, dump trucks, and rollers. A concrete slab and footings will be poured for the foundation and play surface of the structure. This will include delivery by concrete truck and light concrete finishing tools. The steel structure will be erected using a boom truck to lift structural steel in place. Two trees will be removed during construction by certified arborists. One tree was previously marked for removal and the other is small enough for removal and replacement elsewhere in the park.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: August 2018

End Date: September 2018

☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$150,000.00

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If yes, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

X Check here if there are wetlands or wetland buffers on or adjacent to the project area.

(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

☐ Not applicable

The project is located as far as possible within the constraints of the site to avoid proximity to wetlands and the Lake.

7b. Will the project impact wetlands? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If Yes, submit the report, including data sheets, with the JARPA package.

☐ Yes ☒ No A wetland delineation was completed for the nearby Washington Way bridge project dated Feb 20, 2014. That wetland delineation indicated that wetlands are located on the fringe of the Lake only. Topography of the land is not indicative of wetlands extending into the property.

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If Yes, submit the wetland rating forms and figures with the JARPA package.

☒ Yes ☐ No ☐ Don't know Category IV

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 7g.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

Adjacent wetlands are not expected to be impacted.

An attached Critical Areas Determination and impact analysis conducted by a qualified biologist does not identify any impacts to wetlands associated with Lake Sacajawea.

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

Not Applicable.

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable. ⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)
Page number(s) for similar information in the mitigation plan, if available:
7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]
Not applicable.
7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]
Not applicable.

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

X Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]
☐ Not applicable
The project has been located on the site as far as possible from the edge of Lake Sacajawea. Stormwater from the new impervious surface will be routed to french drains to recharge groundwater. The building will be constructed of materials so that it appears similar to other structures at the Lake.
8b. Will your project impact a waterbody or the area around a waterbody? [help]
☒ Yes ☐ No

The project is located approximately 90' from the OHW of Lake Sacajawea. Impacts are not expected to the Lake.

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 8d.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☒ Yes ☐ No ☐ Don't know

There are two trees expected to be impacted by the project. One is small enough to be relocated by City of Longview Parks Department. The other tree is a cottonwood that is diseased and dying. The project will include planting two new trees between the lake and the project site. Trees will be selected in coordination with City staff to be consistent with the Urban Forest Management and the Lake Sacajawea Historic Preservation Plans.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

The plan is intended to restore tree canopy to the area around the project and to aid visual screening of the structure from areas around the lake.

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Not Applicable					

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

Not applicable.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

Not applicable

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Longview	Adam Trimble	360.442.5092	2.22.2018 & 4-22-19

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If Yes, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <http://www.ecy.wa.gov/programs/wq/303d/>.

☒ Yes ☐ No

Lake Sacajawea

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

Lower Cowlitz Watershed -- 17080005

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/water/wria/index.html> to find the WRIA #.

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help] Go to http://www.ecy.wa.gov/programs/wq/swqs/criteria.html for the standards. ☐ Yes ☐ No ☒ Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] - If you don't know, contact the local planning department. - For more information, go to: http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html. ☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other: Urban Conservancy
9g. What is the Washington Department of Natural Resources Water Type? [help] Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System. ☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help] If No, provide the name of the manual your project is designed to meet. ☐ Yes ☐ No Name of manual: City of Longview Stormwater Management Program 2017
9i. Does the project site have known contaminated sediment? [help] If Yes, please describe below. ☐ Yes ☒ No
9j. If you know what the property was used for in the past, describe below. [help] The project site has been used as parkland.
9k. Has a cultural resource (archaeological) survey been performed on the project area? [help] If Yes, attach it to your JARPA package. ☐ Yes ☒ No However, the project has been reviewed with the Historical Preservation Commission.

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

None.

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

No impacts to PHS listed species or habitats are expected.

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to www.ecy.wa.gov/programs/sea/sepa/e-review.html.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

X A SEPA determination is pending with City of Longview (lead agency). The expected decision date is unknown.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other:

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

X Substantial Development ☐ Conditional Use X Variance

☐ Shoreline Exemption Type (explain):

Other City/County permits:

☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☐ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.
Do not send cash.

Washington Department of Ecology:

☐ Section 401 Water Quality Certification

FEDERAL GOVERNMENT

United States Department of the Army permits (U.S. Army Corps of Engineers):

☐ Section 404 (discharges into waters of the U.S.) ☐ Section 10 (work in navigable waters)

United States Coast Guard permits:

☐ General Bridge Act Permit ☐ Private Aids to Navigation (for non-bridge projects)

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _____ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. _____ (initial)

Jennifer DeArmo [Signature] 3/27/19
Applicant Printed Name Applicant Signature Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Authorized Agent Printed Name Authorized Agent Signature Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Kurt Sacha KURT H. SACHA 3.28.2019
Property Owner Printed Name Property Owner Signature Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 07/2017

X [Signature]
Longview City Attorney / Date

Aerial Photo



IDENTIFICATION

ELEMENT	ORIGINAL DESIGN	ALTERATIONS	STATUS LEVEL CONDITION
World War II Elks Memorial Building 	NA	• Added in 1947 and dedicated in June to children, this building is a Living War Memorial. The BPOE dedicated the building to the youth of America. The Elks operated a play center each summer until 1975 when the building transferred to the city. City opened it to community. • In 1948, American Red Cross used the building during flooding of the Columbia and Cowlitz rivers, 24 hours a day for two weeks, as they threatened to break dikes. • The wood frame building stands on a concrete foundation. A side gable roof with front gable roof entry shelters the interior. Slender metal posts support the outer edge of the front entry gable roof. The rooflines feature modest eave and gable projections. Stucco clad the building exterior with vertical board in the upper gable ends. Metal gutters and down spouts direct storm water away from the building. Glass block windows on the front facade provide day lighting to interior spaces. Flush panel double entry doors provide access to the interior. Both interior and exterior restrooms serve playground users.	NHNC None Intact

IDENTIFICATION

ELEMENT	ORIGINAL DESIGN	ALTERATIONS	STATUS LEVEL CONDITION
Playgrounds 	NA	- Contemporary additions installed playgrounds in sections C, D, and E. - Playground in section C occupies a portion of gently sloped open space just south of the pedestrian portion of Hemlock Street. This playground is open. - Playground in section D occupies a former proposed tennis court location just north of the 1947 World War II Elks Memorial Building. This playground is fenced and used in conjunction with child care facilities in the building. Playground installed by the Elks Club when the building was built in 1947. - Playground in section E occupies a flat section near the intersection of 16th Avenue and Nichols Boulevard. This playground is open.	NHNC None Intact
Purple Martin Nesting Boxes 	NA	A September 21, 2005 donation by Pacific Lamination, these two poles stand in section B along the east shore of the lake. They provide dedicated nesting space for Purple Martins. Each pole features three wood nesting boxes attached to its upper end.	NHNC None Intact

ELEMENT	ORIGINAL DESIGN	ALTERATIONS	STATUS	LEVEL	CONDITION
Proposed Tennis Courts	Proposed tennis courts in grading plans for sections A and D were not built. Tennis court in section D corresponds to area with Elks building and playground, as well as in section A with the Rolleo log towers.	NA	Not Built	NA	NA
Pump Station	NA	A 1974 addition in section B along the west shore of the lake, this pump station was removed in 1995.	NHNC	None	Missing

City of Longview
Lake Sacajawea Park
Preservation Plan

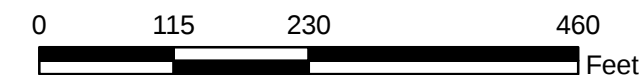
Section D

Legend

Built Environment

Status, Level, Condition

- Historic Contributing, Primary, Intact
- Historic Contributing, Primary, Missing
- Historic Contributing, Secondary, Intact
- Historic Contributing, Secondary, Missing
- Historic Contributing, Minimal, Intact
- Historic Contributing, Minimal, Missing
- Historic Non-Contributing, None, Missing
- Non-Historic Non-Contributing, None, Intact





NOTICE OF PUBLIC HEARING
Longview Appeal Board of Adjustment
June 11, 2019 starting at 4:30 P.M.

Case No: SMP 2019-1

Applicant: Harlie's Hoops represented by Jennifer DesArmo

Location: Lake Sacajawea Park, Elks Memorial building 2121 Kessler Blvd.

Request: The proposal will construct a covered basketball court adjacent to the Elks Memorial building at 2121 Kessler Blvd in Lake Sacajawea Park. Harlie's Hoops plans for a 21-26 ½ foot tall covered basketball court requires a shorelines variance to exceed the 15 foot maximum height allowed under the City of Longview shorelines master program.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the shorelines substantial development permit and variance request. 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

Copies of the applications and materials are available for public review at the City of Longview Community Development Department, 1525 Broadway, during the hours of 7:00AM to 6:00PM, Monday through Thursday except holidays. Or online at <https://mylongview.box.com/v/HarliesHoops>

The application was determined complete on March 28, 2019. The City of Longview Shoreline Master Program provides development use regulations for recreational developments within the Urban Conservancy shoreline designation. The project is in the SW ¼ of Section 33, Township 8 North, Range 2 West of the Willamette Meridian in Cowlitz County. The site address is 2121 Kessler Blvd, Longview, WA 98632. The project is proposed to begin in fall of 2019 and end by summer 2020. Other permits required for this project are a Critical Areas Permit and building permits from the City and a Shorelines Variance from the Appeals Board of Adjustment of the City of Longview [subject to approval by Department of Ecology]. The Shoreline Permit Application Case File Number is SMP 2019-1.

The SEPA Responsible Official for the City of Longview issued a Determination of Non-Significance on May 9, 2019. The comment period for SEPA environmental review ended on May 23, 2019.

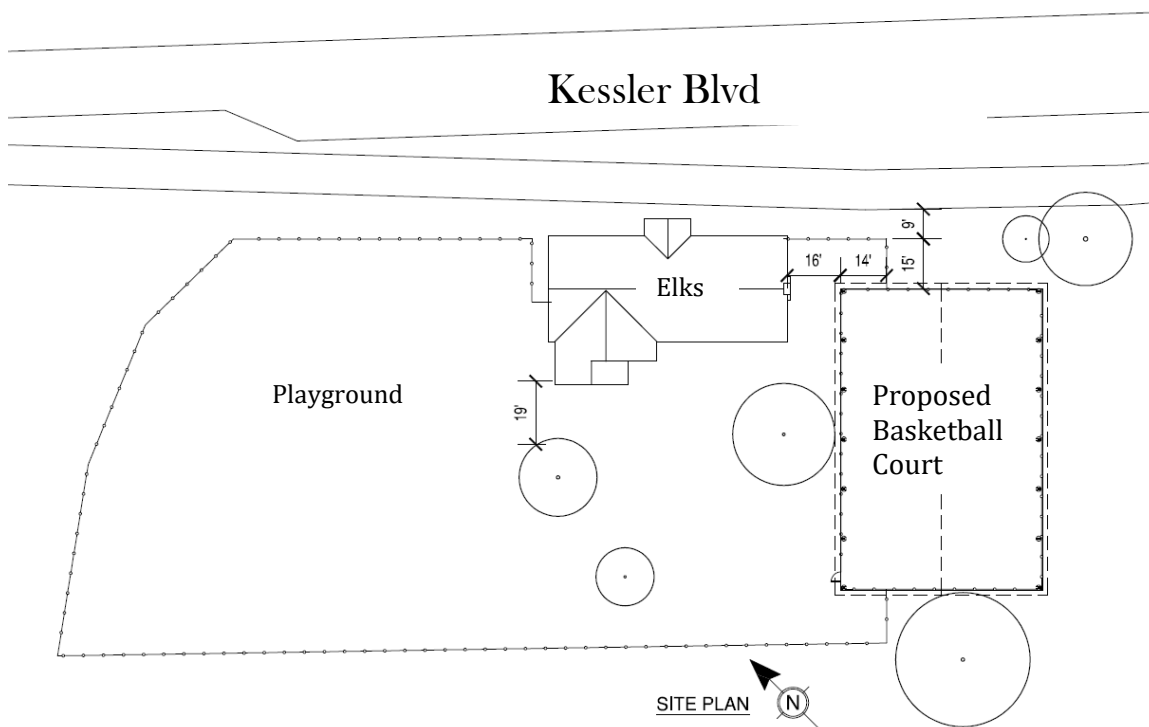
Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, June 11, 2019** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner**. For electronic submissions, provide your comments along with full name, address and contact information to adamt@mylongview.com **RE: SMP 2019-1**. Written comments must be received prior to 4:00 PM Tuesday, June 11, 2019.

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for **4:30 p.m. on Tuesday, June 11, 2019**. You may provide comments either for or against this petition at the meeting. The public hearing will be held in the Longview City Council Chambers, located on the 2nd floor of City Hall at 1525 Broadway Street, Longview, Washington.

Attachment: Proposed site plan, computer rendering of building

Date Mailed: May 30, 2019

Proposed Site Plan





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

May 24, 2019

Adam Trimble, Planner
City of Longview
Community Development Department
PO Box 128
Longview, WA 98632

Dear Adam Trimble:

Thank you for the opportunity to comment on the determination of nonsignificance for the Lake Sacajawea Harlie's Hoops Basketball Court at Teen Center Project (E 2019-3) located at 2109 East Kessler Boulevard in Longview as proposed by Harlie's Hoops and City of Longview. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE:

Rebecca Rothwell, Wetlands/Shorelands Specialist (360) 407-7273

Ensure that the proposal will meet all the variance criteria in WAC 173-27-170, as Ecology will require that these criteria be met in order to be able to approve the project.

WATER QUALITY/WATERSHED RESOURCES UNIT:

Chris Montague-Breakwell (360) 407-6364

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201902689)

cc: Rebecca Rothwell, SEA
Chris Montague-Breakwell, WQ
Jennifer DesArmo, Harlie's Hoops (Proponent)
Jennifer Wills, City of Longview (Proponent/Owner)
Mark Wilson, City of Kalama (Agent/Contact)

May 16, 2019

Attn: Adam Trimble, Planner
Community Development
PO Box 128
Longview WA 98632

RE: Lake Sacajawea Harlie's Hoops Basketball Court; E 2019-3; SEPA 201902689

Mr. Trimble:

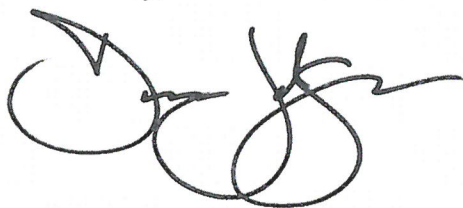
The Southwest Clean Air Agency (SWCAA) has become aware that your agency has issued/will issue a SEPA Determination for the above project. Please be advised that SWCAA administers/enforces a number of regulations that may apply to the proposed project. The applicability of these regulations depends on the exact nature of the project in question. The following section provides a brief summary of the requirements for the general types of activity that may be affected by this project.

Construction Dust [SWCAA 400 - General Regulations for Air Pollution Sources]:

- Construction and earthmoving activities have the potential to generate excessive dust emissions if reasonable control measures are not implemented. SWCAA Regulation 400-040(2) requires that "no person shall cause or permit the emission of particulate matter from any stationary source to be deposited beyond the property under direct control of the owner or operator of the stationary source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited". Furthermore, SWCAA Regulation 400-040(8)(a) requires that "the owner or operator of any source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions".
- Common control measures to mitigate the emission of dust from construction and earthmoving activities include: application of water before and during earthmoving operations, application of water to disturbed surface areas (including access roads and staging areas) after earthmoving operations, application of chemical dust control products and/or surfactants, limiting access to open/disturbed areas, reducing equipment/vehicle speeds, establishing vegetative cover on inactive areas and ceasing operations altogether during high wind events.
- Violations of SWCAA Regulation 400-040 may result in civil penalties being assessed against the project operator and/or property owner.

The proponent of this project may contact SWCAA at 360-574-3058 for more information regarding the agency's requirements. Notification forms, permit applications, regulations and other information are available on the internet at <http://www.swcleanair.org>.

Sincerely,



Duane Van Johnson
Air Quality Specialist II

From: [Fornes, George L \(DFW\)](#)
To: [Adam Trimble](#)
Subject: City of Longview SEPA DNS notice E 2019-3 Notice of Shorelines Application SMP 2019-1 Lake Sacajawea Harlie's Hoops
Date: Monday, May 20, 2019 4:03:42 PM

Mr. Trimble,

Thank you for providing the Washington Department of Fish & Wildlife (WDFW) opportunity to review this proposal.

Portions of the site are documented by WDFW as nesting habitat for cavity-nesting ducks (wood ducks and bufflehead). This occurrence constitutes a Priority Species included on WDFW's Priority Habitats and Species List. Prior to removing the "diseased and dying" cottonwood tree, we recommend ensuring that the tree does not contain nest cavities. Nest cavities are often found in mature trees that are decaying or damaged.

Regards,

George Fornes
Habitat Biologist

Washington Department of Fish and Wildlife
5525 S 11th Street, Ridgefield, WA 98642
Cell: (360) 623-0651
Desk: (360) 906-6731

From: [Pastor Dave Martin](#)
To: [Adam Trimble](#)
Cc: [Jennifer Des Armo](#)
Subject: Re: SMP 2019-1
Date: Monday, May 13, 2019 2:23:04 PM

Dear Adam,

I want you to know I heartily endorse the DesArmo's plans to build this covered basketball court near the Elks Memorial Building at 2121 Kessler Blvd. I believe most of our congregation also stand with the DesArmo family on this project. We believe our youth need a safe, dry place to play during the rainy months and year round. We do not see it as detracting from the beauty of the lake. Quite the opposite, we see it as a huge asset and proof that we care about our young people.

God bless,

Pr. Dave Martin

Senior Pastor, Emmanuel Church

2218 E. Kessler Blvd.

Cell #: 360-431-5515

From: [GARY S COTTON](#)
To: [Adam Trimble](#)
Subject: Fw: SMP2019-1
Date: Monday, May 13, 2019 5:41:41 PM

To: Adam Trimble, Planner

Subject: Written Shoreline Comment

My wife and I are strongly opposed to this proposal. Although the idea of a basketball area we could enjoy with our children and grandchildren sounds like a good idea, the more likely idea of **ANOTHER HOMELESS SHELTER** across the street from my property sounds like a horrible idea.

It doesn't take a genius to look across the lake to the similar covered park area less than a 1/4 mile away, near Nichols and 16th Ave where **8-20 homeless people currently reside FULL TIME**, to realize that this similar structure would **ENABLE and ENCOURAGE** that population to increase substantially!!

This homeless population has effectively driven away nearly every legitimate activity from this area of the park. Where families played with their kids, renaissance groups gathered, RC boat clubs held regattas and kids birthday parties use to exist, now we a **full time homeless village** that no one wants to be near that is staining this area of our city.

With it's **ENCREASED CRIME, LITTER, ILLEGAL DRUG USE and UNSANITARY CONDITIONS** this homeless shelter proposal will create a blight in our otherwise peaceful and beautiful neighborhood.

While we support this great oasis of beauty and serenity called Lake Sacajawea park, we will muster every resource we can to protect our property values from plummeting by allowing another **HOMELESS CAMP** to be created here.

Respectfully submitted,

Gary and Laura Cotton
905 22nd Ave
Longview, Wa.

pilotmanz@msn.com



May 2, 2018

Jennifer DesArmo
Harlie's Angels
P.O. Box 1834
Castle Rock, WA 98611

Re: Critical Areas Determination and Impact Analysis for Proposed Harlie's Hoops Basketball Court at Teen Center, Lake Sacajawea, Longview Washington, in accordance with *Appendix A, Shorelines Critical Areas Regulations of the City of Longview Shoreline Management Program, 2015*.

Dear Jennifer,

Ecological Land Services, Inc. (ELS) conducted a site visit on April 25, 2018 at the location of a proposed basketball court located immediately east of the Teen Center facility on the north side of Lake Sacajawea, near the intersection of Kessler Blvd and 21st Avenue, in Longview, Washington. The reason for the site visit was to determine if any critical area impacts would occur as a result the proposed construction of a 50 foot by 110 foot covered basketball court. Lake Sacajawea is a Shoreline of the State in accordance with the *City of Longview Shoreline Management Program, 2015 (SMP)*. Critical areas (CAR) are regulated in Appendix A of the SMP.

Site Description

The proposed basketball court will be located just east of the fenced area which surrounds the Teen Center facility along Kessler Boulevard on the north side of Lake Sacajawea. The building will be oriented with its longer side north-south. The current site consists of mowed lawn, a picnic bench, one white bark birch tree, and several other ornamental shrubs located near the perimeter of the proposed building. At a minimum, the white bark birch tree will have to be removed to facilitate construction of the building. Other trees and shrubs may need to be

pruned or moved to allow construction. In addition, the picnic bench will also need to be moved. The proposed building is located approximately 90 feet from Lake Sacajawea at its closest point to the east. See attached photos for views of the proposed project site.

Critical Areas

We found no critical areas located within the proposed building footprint. No wetlands, Oregon white oak habitat, or aquatic habitats occur within this building footprint area. Lake Sacajawea is a designated *Fish and Wildlife Habitat Conservation Area per Section IV of the CAR. In section G. Riparian Zones. Table IV.G.1. Standard Riparian Buffer Width, Reach 5 – Lake Sacajawea_* has a 200 foot buffer. The buffer from Lake Sacajawea, a shoreline and water of the state, is effectively interrupted by a well-traveled impervious trail (also used as a road for park maintenance equipment) running around the lake and in between the lake and the site, as well as mowed lawn, landscape area, and non-native trees. The impervious trail functionally isolates the project site from the buffer of Lake Sacajawea in accordance with *Section G.4 of the CAR*.

The entire area of the proposed building is heavily used currently for active public recreation. The proposed building will not change this use, in fact, will increase recreational opportunities. The project also meets *Section IV.B.3 by locating buildings and structures in a manner that preserves the majority of habitat or minimizes adverse impacts and Section IV.B.8. by preserving trees to the extent possible.*

The project may generate some additional roof-generated stormwater runoff, but no polluted runoff such as those created by parking lots or roads. As Lake Sacajawea is a water body that is controlled by an outlet, no hydrologic impacts (for example from flooding) are anticipated from some nominal addition of roof runoff. Water quality treatment of the roof runoff can be obtained through grass filter strips where the gutters discharge.

Impact Assessment

No critical area impacts will occur as a result of this project, however, some measures are recommended to avoid or compensate environmental impacts to this outdoor recreational area:

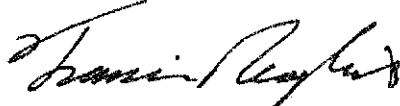
1. Replace, relocate or compensate for any trees or shrubs removed for the building by following park facility guidelines.
2. Relocate the existing picnic table to another area.
3. Use grass filter strips to infiltrate or otherwise treat roof runoff.

Summary

In summary, no critical areas impacts will occur as a result of this project. The proposed project will replace a heavily used grass-dominated public recreation area with a heavily used building housing a basketball court for public recreation and sport. The impervious trail located between the lake and the project site functionally isolates the project site from the buffer of Lake Sacajawea in accordance with *Section G.4 of the Critical Areas Regulations of the Longview SMP*. Impacts to the few trees and shrubs can be mitigated by moving or replacing the lost ornamental vegetation to other areas of the park surrounding Lake Sacajawea.

Thank you for the opportunity to provide this assessment and feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Francis Naglich", written in a cursive style.

Francis Naglich, Principal

Attachments: 3 Photos



View toward southeast corner of proposed covered building.

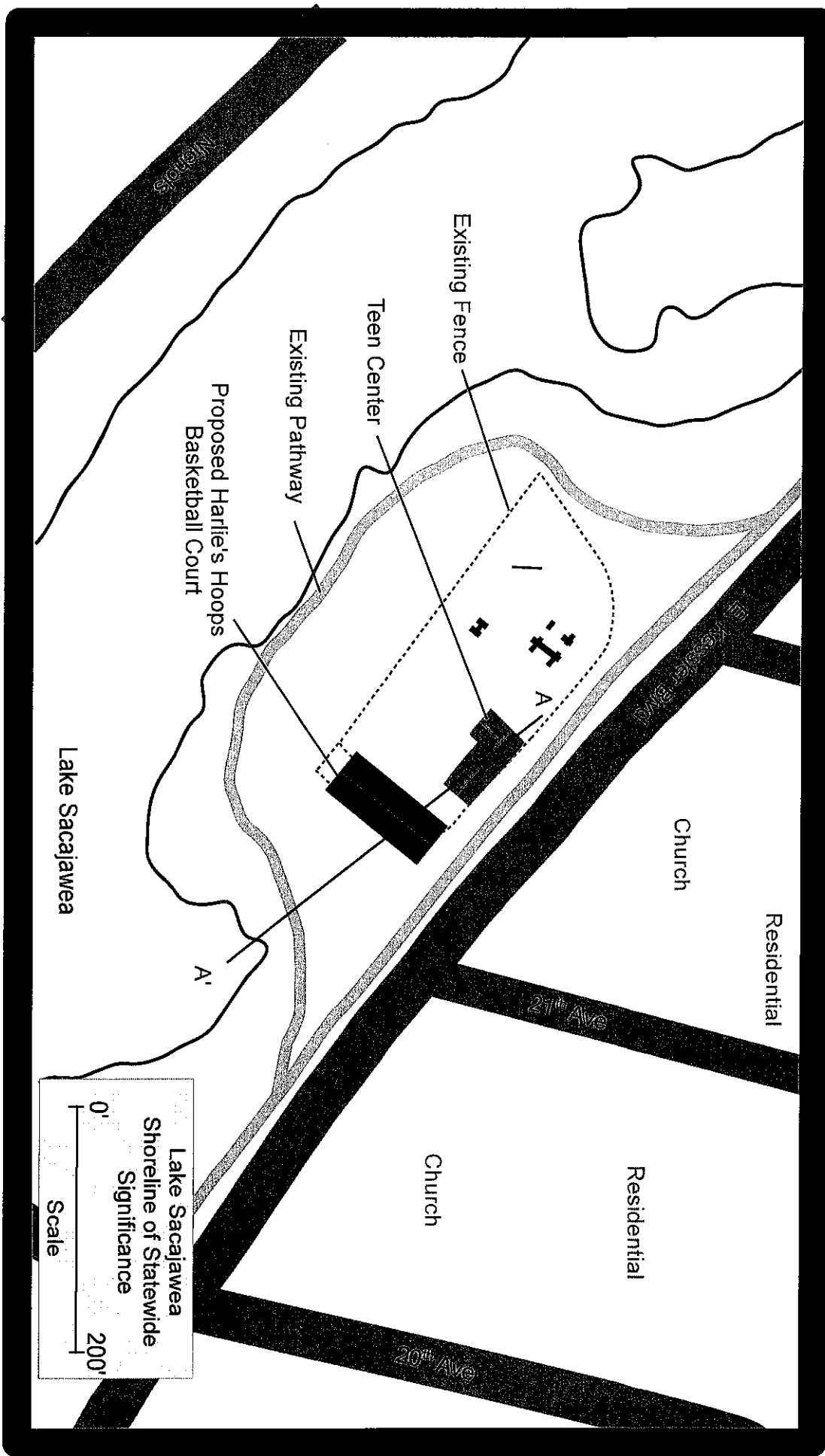


View of tree to be removed in location of north part of proposed building.



View from proposed building location toward Lake Sacajawea.

Harlie's Hoops Sports Courts Vicinity Map



Harlie's Hoops Sports Courts Cross Section View

