



City of Longview

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

Agenda

**This is a virtual public meeting.
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the link below or call in using
the phone numbers given.**

<https://us02web.zoom.us/j/89240177116?pwd=c09jSFfluYkNFSTg4aml4VnpqVmpTdz09>

**Meeting ID: 892 4017 7116
Passcode: 1923**

253 215 8782 US (Tacoma)

Planning Commission

Wednesday, February 3, 2021

7:00 PM

City Hall

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

- 1. ROLL CALL**
- 2. PUBLIC HEARINGS**
- 3. APPROVAL OF MINUTES**
21-000563 MINUTES OF THE JANUARY 20, 2021 SPECIAL MEETING
- 4. AUDIENCE PARTICIPATION OF CORRESPONDENCE**
- 5. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
- 6. OTHER BUSINESS**
- 7. NON-PUBLIC HEARING ITEMS**

20-000562 PC 2020-5 WORKSHOP ON CODE AMENDMENTS FOR FOOD TRUCKS/MOBILE VENDORS

RECOMMENDED ACTION: Review and provide direction to staff on the amended code. Set a public hearing for March 3, 2021 if ready.

8. PLANNER'S REPORT

21-000564 PROPOSED MANUFACTURED HOME PARK 5600 BLOCK OCEAN BEACH HWY

Staff will preview an upcoming project requiring review by the Planning Commission. It is still in the staff review phase and changes may occur.

9. ADJOURNMENT



City of Longview

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Minutes

Agenda

Join the virtual Zoom Meeting using the link below:
<https://us02web.zoom.us/j/84571894821?pwd=K0J2cEhlemdoYmEvSFVrMWI1U0w5QT09>
Or us this ID and and password at zoom.us/join
Meeting ID: 845 7189 4821
Passcode: 1923
To call in- Dial by your location +1 253 215 8782 US
(Tacoma) +1 346 248 7799 US (Houston) +1 408 638 0968
US (San Jose)

Planning Commission

Wednesday, January 20,
2021

7:00 PM

City Hall

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1. **ROLL CALL**

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

Present: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Member Kalei LaFave, Member Stacey Dalgarno

Excused: Member Bill Josh

Staff Present: Ken Hash, Public Works Director; Steve Schuman, Assistant City Attorney; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

20-000561 Minutes of the December 9, 2020 Planning Commission Meeting

A motion was made by Member Ramona Leber, seconded by Member Stacey Dalgarno, to Approve minutes of December 9, 2020. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Member Kalei LaFave, Member Stacey Dalgarno

Nays: None

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

Mr. Trimble has received an email from the Department of Health offering to be of any help they can regarding food trucks/mobile vendors.

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

Waived

5. PUBLIC HEARINGS

None at this time.

6. OTHER BUSINESS**21-00042 PC 2020-4 Discussion on: COMPREHENSIVE PLAN IMPLEMENTATION WORK PLAN**

Mr. Trimble reviewed a graphic of the 10 year implementation timeline of the Comprehensive Work Plan. There were no objections and the timeline will be the current work plan.

7. NON-PUBLIC HEARING ITEMS

20-000562 PC 2020-5 WORKSHOP ON CODE AMENDMENTS FOR FOOD TRUCKS/MOBILE VENDORS

RECOMMENDED ACTION: provide direction to staff on whether to draft new regulations for food trucks, or a trial program for permitting mobile vendors/food trucks on private property or a new rule process to permit mobile vendors/food trucks as temporary uses.

Mr. Trimble reviewed the memo.

There are currently three options:

** Adopt rules similar to the City of Vancouver*

** Trial approach*

** Permitting process for temporary use permits*

A Food Vendor's License would require a mobile vendor code update and development of such a license, which would be issued by the Finance Department, similar to the Business License. There would also be changes to the zoning code.

The City of Vancouver code addresses all type of vendors - temporary, permanent, mobile and fixed. The City of Bellingham, however, requires a Right-of-Way permit with special requirements. Planning Commission members deemed this too daunting and restrictive, but do like the City of Vancouver example.

The Planning Commission opted for Option 1 (the City of Vancouver example) and directed staff to start proposing what needs to change, brick-and-mortar restaurant protection, use of sidewalks, etc. and work on draft code language.

8. PLANNER'S REPORT

** Developers of Mt. Solo Place are asking to adjust the phasing of the development in order to best place pre-loading. The decision can be made administratively.*

** The 911 Dispatch Center permit has been paid for*

** Permits are ready for the St. Helens Market apartments*

** The mobile home park proposed on Ocean Beach Hwy review has been put on hold per applicant request*

Public Works

** Homeless camp clean up*

** A lot of design work being done in Engineering for Spring projects*

** City Engineer duties will be split between Karl Enyeart and Sam Barham for the time being*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for February 3, 2021.

With no further business to discuss, the meeting adjourned at 8:10 p.m.

Lisa Vertrees, Recorder

TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

MEETING DATE: February 3, 2021

SUBJECT: PC 2020-5 – Planning for Food Trucks workshop on draft code.

At the January 20, 2021 workshop meeting the planning commission reviewed the approach to permitting food trucks/mobile vendors used by the City of Vancouver WA. The planning commission directed staff to present draft zoning code amendments that will allow food trucks in 5 different ways. See the table below for a description of each:

Desired location				
Sidewalk vending in the Public Right of Way (ROW)	Mobile Food Unit in the Public Right of Way (ROW)	Mobile Food Unit on Private Property — Temporary	Mobile Food Unit on Private Property — Permanent	Mobile Food Unit in Parks — Special Event Spaces
A mobile sidewalk food vending unit (push cart) that locates on the public sidewalk.	A mobile food vending unit (truck/trailer) that locates in the public right of way.	A mobile food vending unit (cart or truck/trailer) that locates on private property and leaves the site daily.	A mobile food vending unit (cart or truck/trailer) that locates on private property and does not leave the site daily.	A mobile food vending unit (truck/trailer) that locates in Lake Sacajawea or another park or public space.

I have addressed each scenario below and posed questions for discussion during the workshop.

- 1. Sidewalk vending (push cart):** This business will have a mobile vendor's license and if using one location will have a right-of-way use permit and the adjacent owner's permission. Each location will require review of a site plan to ensure ADA access is maintained.

Discussion: I have had two serious inquires about sidewalk vending in the last 12 years. One was a hot dog cart and the other was a barbeque stand. Both wanted to located on Commerce Ave.

Key decisions:

1. Should notification or permission from businesses on either side be required?

2. Is it necessary to allow this business at all given there have been few inquiries made in the past?

2. **On-street parking:** in the public right-of-way: This business will have a mobile vendors license and will obey posted parking time limits or obtain a parking permit for mobile food vending and a right of way use permit. This is different than a special event or one-time occurrence.

Discussion: Some cities have pre-selected the locations where food trucks can park and have a reservation system (Vancouver has a pilot program, Bellingham has 10 spaces and Olympia has City Hall as one of the available spaces for reservation). It appears applicants can propose other locations outside of the pre-selected sites as well. One advantage of pre-selecting locations is city staff can identify locations where traffic conflicts and unlikely, the sidewalk is wide enough and choose locations adjacent to public parking lots or city owned buildings or parks where conflicts adjacent businesses are unlikely. The pre-selection effort may be wasted however if most applicants are choosing to park by businesses they have a relationship with.

Providing notice or requiring permission from nearby brick-and-mortar restaurants is handled by the City of Bellingham as follows: “1. Approval of the abutting business(s) (or property owner, if no business is present) and any existing eating establishment(s) located within 50-feet (measured from the point of the parcel nearest to the eating establishment in a straight line along the sidewalk to the area of operation). 2. Notification of all other ground-floor businesses (or property owners) on the block and facing block.” If desired, these requirements will be written into a right-of-way use permit application form. Staff recommends including rules 1 and 2 in the right-of-way use permit.

Key decisions:

1. Do we skip this altogether and just allow them as one-off special event permits?
2. Do we pick the locations and let people choose from those i.e. adjacent to public parking lots or parks?
3. Do we let the business pick the location but require approval from adjacent businesses, or not?

3. **Food Trucks temporary uses (vending from private property):** A mobile food vending unit (cart or truck/trailer) that locates on private property and leaves the site daily. The business will have a mobile vendors license and a temporary use permit for each location.

Discussion: Attached are proposed code amendments to allow food trucks to locate on private property. This approach will treat these uses as temporary with an annual permit required for each location. Connections to water and sewer will not be required. Amendments are made to the mobile vendor code to allow use of private property. Amendments are made to the ‘Seasonal Sales – Temporary Use’ code to allow Temporary Use Permits- Mobile Food Vendors in addition to produce stands, and Temporary Uses are added to the Commercial zones permitted uses and Industrial zones permitted uses (except for the Heavy Industrial zone).

Key decisions:

1. Is it appropriate to permit mobile food vendors temporary uses outright after site plan approval, or are there locations where they should be a Special Property Use and a public hearing should be held?
2. Should adjacent owners be notified and given a chance to comment on the application?
3. How many locations should be allowed per food truck? Unlimited or limited.
4. Should they be allowed in the neighborhood commercial zone?
5. Should they be allowed in any other zones? Civic Center district, County Event Center District?

4. Food Trucks permanently located on private property or Food Truck Pods: A mobile food vending unit (cart or truck/trailer) that locates on private property and does not leave the site daily. Currently classified as ‘walk-up food establishments with no indoor seating’ this can continue to be the use category but allowed in additional zones with amendments to the code.

Discussion: Food trucks permanently located on private property will be treated similar to a restaurant. The business will be required to have permanent water and sewer connections, permanent restrooms (or access to some nearby), trash service, parking and not rely on generators. The main change proposed is allowing permanent locations for food trucks in more zones. Staff is recommending continuing to use the Special Property Use process for certain commercial zones where additional scrutiny of the proposal and any potential impacts can be evaluated.

Staff is not proposing to allow permanent food trucks in any Industrial zones due to not all industrial zones allowing restaurants. The temporary use – mobile food vendor license will open up opportunity for mobile food vendors to locate in industrial area on a daily basis.

Key Decisions

1. Which zones should food truck pods be permitted as a special property use (requiring a public hearing) vs permitted outright? Staff proposes permitted outright in traffic oriented commercial zones and Special Property Use in pedestrian and close-in neighborhood and office type commercial zones.

Commercial Zones	D-C	CBD	RC ¹	NC ²	GC	O/C
Walk-up food establishment with no indoor seating	SPU	<u>P</u>		<u>SPU</u>	SPU <u>P</u>	SPU

Underline denotes added text. Strikethrough indicated removed text.

6. Mobile Food Vendor- Special Events and Parks: During special events, food vendors are frequently invited to sell to guests. Mobile vendors may apply for special event permits or be invited to an event organized by others.

Discussion: Staff is not proposing changes to the existing laws for special events or park use/park vendors. The Mobile vendor code in 5.14 identifies rules for vendors in parks and the Parks Department may license vendors for city parks. The City of Longview has an existing process to allow special events under chapter 7.40 of the municipal code. These are described as: “ ‘Special events’ include any event which is to be conducted on a public right-of-way; and, also, any event held on public

January 31, 2021

or private property which would have a direct significant impact on traffic congestion; or traffic flow to and from the event over public streets or rights-of-way; or which would significantly impact public streets or rights-of-way near the event; or which would significantly impact the need for city-provided emergency services, such as police, fire or medical aid.”

Questions:

1. Does the existing special event process work for mobile food vendors who want to hold recurring events?
2. Are there ideas for use of public parks, public spaces that have not been accounted for in the existing laws?

This document contains draft code amendments for mobile food vendors/food trucks. Underline denotes added text. ~~Strikethrough~~ indicates text to be removed. The first is amendments to existing chapter 19.41 Seasonal Sales, Temporary Use Permit.

Chapter 19.41

~~SEASONAL SALES~~ TEMPORARY USE PERMITS

Sections:

- 19.41.010 Purpose and application.
19.41.030 Temporary use permit.

19.41.010 Purpose and application.

Temporary uses are characterized by their short-term or seasonal nature and by the fact that permanent improvements are not made to the site. For the purposes of this chapter, temporary uses ~~are include mobile food vendors such as food trucks or trailers and~~ seasonal sales such as tree sales, produce stands and similar seasonal goods. ~~for celebrations in November and December, pumpkin sales for celebrations in October or November, flower sales for Mother's Day in May and produce stands during growing seasons between April 1st and November 1st.~~ Fireworks stands are not regulated under this chapter; see Chapter 18.10 LMC. This chapter is applicable to the ~~NC, GC, CBD, O/C, D-C, RC and RF-1~~ zoning districts where Temporary Uses are allowed. (Ord. 3291 § 2, 2015; Ord. 3171 § 2, 2011; Ord. 3139 § 1, 2010).

19.41.020 Temporary use permit- Mobile Food Vendor

Food trucks located on private property (e.g. parking lot): Food trucks and mobile food vendors may be located on private property, subject to site plan review and any permit conditions. Long-term or problem displacement of required onsite parking may require mitigating measures. Mobile Food Vendor Temporary Uses are permitted in the NC, GC, CBD, O/C, D-C, RC, MU-C/I, LI A&B and RF-1 zoning districts.

19.41.025 Temporary use permit- Seasonal Sales

These types of uses occur only during the local growing season or during the time leading up to the celebration such as tree sales for celebrations in November and December, pumpkin sales for celebrations in October or November, flower sales for Mother's Day in May and produce stands during growing seasons between April 1st and November 1st. The use shall not occur at any one site more than 90 days in any one calendar year, except produce stands, which may operate the entire time from April 1st to November 1st. No more than one temporary use can be at a site at one time. For the purpose of this chapter, a community farmers' market that is a contractor under the Farmers' Market Nutrition Program per Chapter 246-780 WAC is recognized as one use. Otherwise, any one vendor represents one use. Seasonal Sales Temporary Uses are permitted in the NC, GC, CBD, O/C, D-C, RC and RF-1 zoning districts.

19.41.030 Temporary use permit general requirements.

~~These types of uses occur only during the local growing season or during the time leading up to the celebration. The use shall not occur at any one site more than 90 days in any one calendar year, except produce stands, which may operate the entire time from April 1st to November 1st. No more than one temporary use can be at a site at one time. For the purpose of this chapter, a community farmers' market that is a contractor under the Farmers' Market Nutrition Program per Chapter 246-780 WAC is recognized as one use. Otherwise, any one vendor represents one use.~~ The city's community development director or his/her designee ("director") shall approve, approve with conditions or deny a temporary use permit based on findings that all of the criteria are satisfied as follows:

- (1) The use is permitted in the underlying land use district and does not violate any conditions of approval for the property (e.g., prior development permit approval);

- (2) The applicant has proof of the property owner’s permission to place the use on his/her property;
- (3) No parking will be utilized by customers and employees of the temporary use which is needed by the property owner to meet their minimum parking requirement under Chapter 19.78 LMC, Off-Street Parking and Loading, unless otherwise approved by the director;
- (4) The use provides adequate vision clearance and shall not obstruct pedestrian access on public streets;
- (5) Ingress and egress are safe and adequate when combined with the other uses of the property;
- (6) The use does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare or lights that affect an adjoining use in a manner in which other uses allowed outright in the district do not affect the adjoining use;
- (7) The temporary use shall not be on public right-of-way;
- (8) The temporary use must conform to setbacks of the zone where it is located;
- (9) No temporary use shall utilize any handicap parking stalls; and
- (10) Only one on-site temporary nonilluminated sign (e.g., sandwich board or A-frame sign) is allowed per street frontage. The temporary sign(s) size shall have no more than two faces with each face no larger than 12 square feet in size. The sign(s) must be completely removed from street and neighboring properties’ view during off-hours and out-of-season times. No off-site signs are allowed and the temporary sign(s) shall not be placed on street rights-of-way. In addition, banners, advertising flags, streamers or clusters of pennants, balloons and other temporary signage placed outside are prohibited. (Ord. 3171 § 2, 2011; Ord. 3139 § 1, 2010).

The next section is the permitted uses table from 19.44, Commercial Zoning Districts

19.44.020 Uses.

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

Table 19.44.020-1. Permitted uses in commercial zones.

Use						
Retail Sales and Service	D-C	CBD	RC¹	NC²	GC	O/C
Sales oriented: stores selling, leasing, or renting consumer, home and business goods	P	P	P	P	P	P ¹²
Personal service oriented: financial, insurance, real estate, professional outlets and offices, and beauty/barber shops	P	P	P	P	P	P
Health care providers ³	P	P	P	P	P	P
Repair oriented: repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop-off; quick printing; tailor; locksmith; and upholsterer	P	P		P	P	P
Stand-alone liquor store		P ¹⁰	P		P	
Recreational marijuana retail outlets per LMC 19.44.100		P	P		P	P
Eating and Drinking Establishments	D-C	CBD	RC¹	NC²	GC	O/C
Restaurant	P	P	P	P	P	P
Restaurant, with incidental consumption of alcoholic beverages	P	P ¹⁰	P	SPU	P	P

Use						
Bars, taverns, and nightclubs	P	P ¹⁰	P		P	
Restaurant, with drive-through facility	SPU	P	P		P	P
Restaurant, with seating in the public right-of-way	P	P		P	P	P
Walk-up food establishment with no indoor seating	SPU	<u>P</u>		SPU	SPUP	SPU
Brewpub	P	P	P ¹¹		P	P
Lodging, temporary stay	D-C	CBD	RC¹	NC²	GC	O/C
Hotels, motels and lodges	P	P	P ⁴		P	P
Recreational vehicle (RV) parks per Chapters 19.65 and 19.90 LMC					P	
Bed and breakfast inns	P ⁵			P		
Vehicle sales, renting, service, and storage	D-C	CBD	RC¹	NC²	GC	O/C
Vehicle repair and service of consumer motor vehicles, including motorcycles, all-terrain vehicles and light and medium trucks		P			P	P
Automobile, light and medium truck dealers		P			P	P ¹²
Bus, heavy truck, RV, travel trailer or other large vehicle dealers						
Bicycle, motorcycle, all-terrain vehicle dealers	P ⁶	P	P		P	
Boat or marine craft dealer					P	P
Vehicle storage, outdoor					P	
Vehicle washing					P	P
Vehicle renting and leasing		P			P	P
Vehicle fueling station		P	P ¹³	P ¹⁴	P	P ¹²
Amusement/Cultural	D-C	CBD	RC¹	NC²	GC	O/C
Indoor continuous entertainment activities such as bowling alleys, skating rinks, game arcades and pool halls	P	P	P		P	
Outdoor continuous entertainment activities such as miniature golf and skateboard facilities					P	
Theaters, indoor	P	P	P		P	
Drive-in theaters, stadiums and arenas					P	
Museums, botanical and zoological gardens, public plazas, performing and cultural arts studios	P	P			P	
Athletic, health and racket clubs	P	P	P	P	P	P
Circuses, carnivals, or amusement rides		SPU			SPU	
Membership clubs such as fraternal organizations	P ⁷	P			P	
Gambling casinos, card rooms, bingo parlors, pari-mutuel betting parlors, and video arcades		SPU ¹⁰				
Residential	D-C	CBD	RC¹	NC²	GC	O/C
Residential dwellings above the first story of commercial	P	P		P	P	P

Use						
buildings						
Mixed-use multifamily residential/commercial developments per LMC 19.46.015					P	
Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses	SPU				SPU	SPU
Existing residences without any increase in density			P			
Transitional housing facility	SPU ⁸					SPU
Emergency shelters for homeless persons and families per LMC 19.44.110					SPU	SPU
Residential care facilities per Chapter 19.17 LMC	P	P	P	P	P	P
Education	D-C	CBD	RC¹	NC²	GC	O/C
Schools that meet state requirements for elementary, secondary or higher education, public or private	SPU					
Vocational or technical institutions and colleges	SPU	P			P	P
Dance, music or art schools or studios; athletic, sports-training or martial arts facilities or schools	SPU	P		SPU	P	P
Driving school	SPU	P			P	P
Miscellaneous	D-C	CBD	RC¹	NC²	GC	O/C
Day care facilities for the care of more than 12 children	SPU	P		P	P	P
Commercial off-street parking lots and garages	SPU	P			P	P
<u>Temporary Uses per 19.41</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Sidewalk businesses in accordance with LMC 12.30.090 through 12.30.140	P	P		P	P	P
Funeral parlors		P			P	P
Basic utility facilities, non-building structures ¹⁵	SPU	SPU	SPU	SPU	P	SPU
Self-service storage (mini warehouses)					P	SPU
Convention centers	SPU	P	P		P	P
Bus terminals and stations, transportation and transit facilities	SPU	P	P	P	P	P
Drive-in and drive-through facilities associated with an allowed use	SPU	P	P		P	P
Telecommunications structures and equipment, subject to the provisions of Chapter 16.75 LMC		P	P	P	P	P
Small animal clinics or veterinary hospitals	P ⁹	P ⁹			P ⁹	P ⁹
Pet grooming	P	P	P	P	P	P
Boat marinas						P
Microbrewery/microwinery/craft distillery		SPU			P	
Religious assembly and institutions, community centers	P ⁷	P			P	P
Public safety facility		P	SPU		SPU	P

1. See LMC 19.44.050 for further clarification on what is a permitted use within the regional commercial district.
2. See LMC 19.44.040 for further clarification on what is a permitted use within the neighborhood commercial district.
3. Providers of ambulance services need a special property use permit.
4. Motels/hotels and lodging facilities shall have a minimum of 40 guest rooms.
5. Bed and breakfast inns must be located above the first floor in the D-C district.
6. No outdoor display of motorized vehicles is allowed.
7. In the D-C district any property use intended to primarily provide meeting areas for secular and nonsecular uses without an ongoing active ground floor use is prohibited. An “active ground floor use” means a retail, business, or entertainment use where persons come and go on a constant and frequent basis.
8. No ground floor residential.
9. The medical care and services administered to animals shall occur only within the confines of the principal building located on the premises.
10. These uses are not allowed within 700 feet of the centerline of the west end of the city street named Mark Morris Court.
11. Brewpubs are permitted outright only in conjunction with LMC 19.44.050(4), sit-down restaurants with a minimum enclosed floor area of 5,000 square feet.
12. These uses are only allowed in the O/C district if they are located west of 12th Avenue, except Assessor’s Parcel Number 08749 is allowed to have these uses also.
13. Per LMC 19.44.050.
14. Per LMC 19.44.040.
15. City water, sewer, and drainage pump stations are permitted outright in all commercial districts and are not subject to setback requirements of this chapter.

(Ord. 3425 § 2, 2020; Ord. 3421 § 2, 2020; Ord. 3395 § 3, 2019; Ord. 3362 § 2, 2017; Ord. 3358 § 1, 2017; Ord. 3297 § 7, 2015; Ord. 3268 § 3, 2014; Ord. 3262 § 2, 2014; Ord. 3202 § 14, 2012).

The following chapter is 19.58 Industrial zoning districts

19.58.020 Uses.

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

Table 19.58.020-1. Permitted uses in industrial zones.

Use			
	LI-A & B	HI	C/I
Light manufacturing and fabrication	P	P	P
Warehousing and storage including cold storage	P	P	P
Wholesale distribution	P	P	P
Wholesale trade of durable goods including but not limited to: motor vehicle parts and supplies; furniture and home furnishings; lumber and other construction materials; professional and commercial equipment and supplies; metal and mineral (except petroleum); electrical goods; hardware, and plumbing and heating equipment and supplies; machinery, equipment, and supplies	P	P	P
Wholesale trade of nondurable goods including but not limited to: druggists’ sundries; apparel, piece goods, and notions; groceries and related products; beer, wine, and distilled alcoholic beverages; paint, varnish, and supplies	P		P
Wholesale trade of paper and paper products	P	P	P

Use			
	LI-A & B	HI	C/I
Vehicle towing and storage services	P		P
Motor vehicle rental, repair or service including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment including charging stations for electricity-powered vehicles	P		P
Service stations for vehicle fleets including retail cardlock facilities	P		P
Mortuaries			P
Office equipment and home appliance sales, rental, service, and repair			P
Printing, publishing and lithographic shops	P		P
Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services			P
Services to buildings (including dwellings), cleaning and exterminating	P		P
Incidental retail sales of durable products fabricated on site	P	P	P
Convenience store, restaurant, branch banks (drive-up and drive-through service is allowed)			P
<u>Temporary Uses- Mobile Food Vendors</u>	<u>P</u>		<u>P</u>
Large scale commercial development per LMC 19.58.090			P
Legally existing commercial and industrial uses and structures	P	P	P
Outdoor agriculture activities		P	
Indoor crop production (e.g., hydroponics business, plant nursery)	P	P	P
Recreational marijuana retail outlets per LMC 19.58.120			P
Recreational marijuana producers and processors per LMC 19.58.120	P	P	P
Adult entertainment establishments	P – See note 1	P – See note 1	P – See note 1
Wireless facilities ²	See note 2	See note 2	See note 2
Vehicle wrecking yards licensed per Chapter 46.80 RCW and junkyards ³	SPU in LI-A	P	
Brewery/winery/distillery	P	P	
Microbrewery/microwinery/craft distillery	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant	P		P
Indoor shooting range subject to LMC 19.58.110	P	P	P
Bowling centers with a minimum of 32 indoor lanes ⁶			P
Public safety facility	P	P	P

Notes:

¹Adult entertainment establishments are only permitted if they meet the criteria and standards contained within Chapter 19.70 LMC.

²Please see Chapter 16.75 LMC for wireless communication locations, standards and requirements.

³Vehicle wrecking yards and junkyards must meet the criteria and standards given in LMC 19.58.100.

⁴Only public parks and playgrounds in existence as of January 1, 2015, are permitted.

⁵Only recreational vehicle parks that are associated with a public park are permitted in the heavy industrial district.

⁶Allowed uses accompanying the bowling center include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf.

⁷City water, sewer, and drainage pump stations are permitted outright in all industrial districts and are not subject to setback requirements of this chapter.

(Ord. 3425 § 3, 2020; Ord. 3395 § 4, 2019; Ord. 3377 § 1, 2018; Ord. 3362 § 3, 2017; Ord. 3329 § 1, 2016; Ord. 3293 § 1, 2015; Ord. 3268 § 4, 2014; Ord. 3267 § 1, 2014; Ord. 3262 § 4, 2014; Ord. 3254 § 3, 2013; Ord. 3202 § 16, 2012; Ord. 3175 § 9, 2011).

This chapter is outside the zoning code, 5.14 Mobile Vendors

Chapter 5.14

MOBILE VENDORS

Sections:

- 5.14.010 Definitions.
- 5.14.020 License required.
- 5.14.030 Display of license.
- 5.14.040 Geographical restrictions – Public parks.
- 5.14.045 Geographical restrictions – Private property.
- 5.14.050 License application – Contents.
- 5.14.060 License fee.
- 5.14.070 Exemption from business and occupation tax.
- 5.14.080 Health regulations.
- 5.14.090 Violations – Revocation of license.
- 5.14.100 Penalties.
- 5.14.010 Definitions.

As used in this chapter:

(1) “Concessionaire” means a person, firm or corporation operating or maintaining a concession stand for the sale of food, in the public parks in the city, in accordance with an agreement or permit therefor.

(2) “Food” shall have its usual and ordinary meaning, and shall include all items designed for human consumption, including, but not by way of limitation, candy, gum, popcorn, hot dogs, sandwiches, peanuts, soft drinks and dairy products.

(3) “Mobile vendor” means a vendor or seller of food from a vehicle or other conveyance upon the public streets, alleys or public ways of the city, or upon privately owned premises as permitted ~~by this chapter.~~ per Chapter 19.41, with a Mobile Food Vendor Temporary Use Permit.

(4) “Special events” shall be as defined in LMC 7.40.010. (Ord. 3111 § 1, 2009; Ord. 2253 § 1, 1986; Ord. 2093 §§ 1, 2, 1982; Ord. 2007 § 1, 1980).

5.14.020 License required.

No person, firm or corporation shall engage in the business of a mobile vendor without having first obtained a license therefor from the city clerk. (Ord. 3111 § 1, 2009; Ord. 2007 § 1, 1980).

5.14.030 Display of license.

All licenses for mobile vendors shall be prominently displayed upon all vehicles from which a mobile vendor conducts business. (Ord. 3111 § 1, 2009; Ord. 2007 § 1, 1980).

5.14.040 Geographical restrictions – Public parks.

No mobile vendor license shall include the privilege to conduct the business of a mobile vendor within any public park of the city nor within 200 feet of any public park where there is a concessionaire. Provided, however, that with regard to Lake Sacajawea Park, no mobile vendor shall exercise the privilege within 500 feet of the location of a park concessionaire providing similar services, as determined by the parks and recreation director, nor within 200 feet north and south of the intersection of Hemlock Street and Nichols Boulevard. No such mobile vendor license shall include the privilege to conduct the business of a mobile vendor within 500 feet of any permitted vendor or organization during the course of a special event when such vendor or organization is permitted to engage in the sale of merchandise and food in such public park. (Ord. 3298 § 1, 2015; Ord. 3111 § 1, 2009; Ord. 2007 § 1, 1980).

5.14.045 Geographical restrictions – Private property.

No mobile vendor license shall include the privilege to conduct the business of a mobile vendor upon private property within the city except per Chapter 19.41, with a Mobile Food Vendor Temporary Use Permit. ~~for the temporary stopping of the vehicle for the specific purpose of conducting sales to persons employed upon such private property~~ as disclosed in the application for mobile vendor license under the provisions of LMC 5.14.050. (Ord. 3111 § 1, 2009; Ord. 2253 § 2, 1986).

5.14.050 License application – Contents.

- (1) Any person, firm or corporation desiring to secure a license as a mobile vendor shall make application to the city clerk, upon forms to be provided by the city clerk.
- (2) The application for mobile vendor license shall state the name and address of the applicant, the vehicle license numbers of all vehicles from which the applicant proposes to conduct business, a description of the general type of food proposed to be sold by the applicant, and the place or places where the applicant proposes to engage in business as a mobile vendor.
- (3) Such application shall be accompanied with the license fee as provided for in this chapter. (Ord. 3111 § 1, 2009; Ord. 2093 § 3, 1982; Ord. 2007 § 1, 1980).

5.14.060 License fee.

The license fee for a mobile vendor license shall be \$25.00 for each calendar month, or portion thereof, per vehicle, for which license is sought.

Mobile vendor licenses may be issued for one or more vehicles by the city clerk. (Ord. 3111 § 1, 2009; Ord. 2007 § 1, 1980).

5.14.070 Exemption from business and occupation tax.

Upon payment of the license fee as required by this chapter, a mobile vendor shall be exempt from the business and occupation tax of the city as provided in Chapter 5.04 LMC. (Ord. 3111 § 1, 2009; Ord. 2007 § 1, 1980).

5.14.080 Health regulations.

All mobile vendors engaged in the sale of food shall comply with all applicable laws, rules and regulations regarding food handling, and all vehicles used for the sale of food by mobile vendors shall comply with all the laws, rules and regulations respecting such vehicles. (Ord. 3111 § 1, 2009; Ord. 2093 § 4, 1982; Ord. 2007 § 1, 1980).

5.14.090 Violations – Revocation of license.

The license of a mobile vendor who violates this chapter, or engages in sales in areas prohibited by this chapter shall, after notice in writing and an opportunity to be heard by the city council at its next regular meeting, be revoked, and such mobile vendor shall not be entitled to a subsequent license to engage in business as a mobile vendor for one year after such revocation. (Ord. 3111 § 1, 2009; Ord. 2007 § 1, 1980).

5.14.100 Penalties.

(1) Criminal Penalties. Any violations of this chapter that may meet the criteria of a criminal act, such as theft, malicious mischief or other applicable crime, shall be referred to the Longview police department for investigation and charges. The penalties for such criminal act shall be that as set forth in the applicable laws of the Longview Municipal Code or state of Washington.

(2) Civil Penalties. Any violations not otherwise determined to be a “criminal act” shall be processed in accordance with Chapter 1.33 LMC. To supplement that chapter, civil penalties for violation of this chapter shall be as follows:

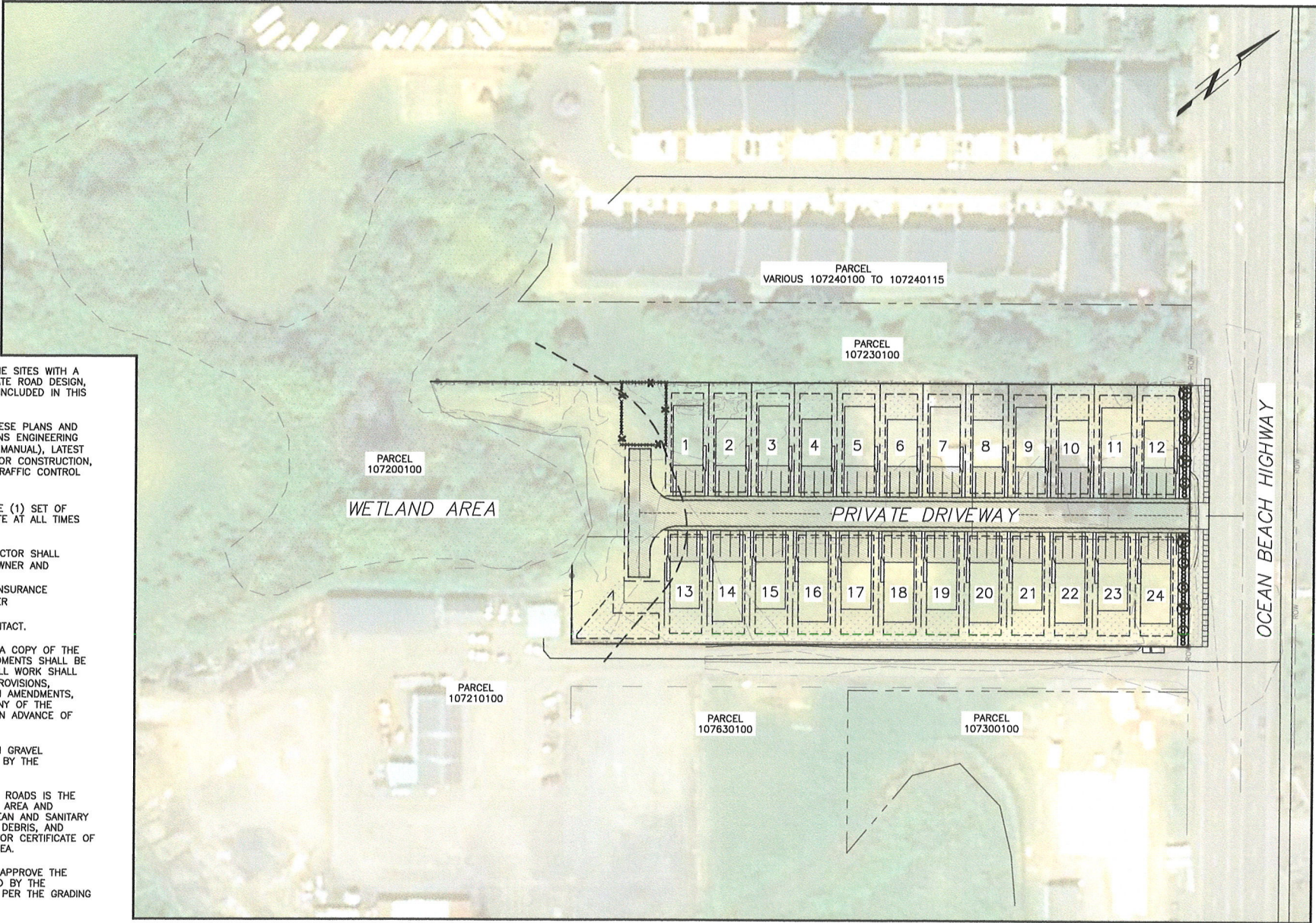
- (a) Basic initial penalty of \$200.00 per violation, plus restitution, if any, except as otherwise stated; and
- (b) Revocation of license as provided in LMC 5.14.090; and
- (c) Additional initial penalties and/or offset of such penalties as provided in LMC 1.33.430. (Ord. 3111 § 1, 2009).

GILMOUR-TRAILOR PARK LONGVIEW

GENERAL NOTES:

1. THIS DEVELOPMENT CONSISTS OF 24 MOBILE HOME SITES WITH A SINGLE PRIVATE ROAD, SITE IMPROVEMENTS, PRIVATE ROAD DESIGN, AND PUBLIC RIGHT-OF-WAY IMPROVEMENTS ARE INCLUDED IN THIS PLAN SET.
2. ALL WORK AND MATERIAL SHALL CONFORM TO THESE PLANS AND THE APPLICABLE PROVISIONS OF THE JURISDICTIONS ENGINEERING DESIGN AND STANDARD DETAILS MANUAL (DESIGN MANUAL), LATEST EDITION, APWA/WDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
3. THE CONTRACTOR SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PHASES.
4. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL PROVIDE/VERIFY THE FOLLOWING ITEMS TO THE OWNER AND ENGINEER:
A. COPY OF THE CONTRACTOR'S CERTIFICATE OF INSURANCE
B. EMERGENCY CONTACT NAME AND PHONE NUMBER
C. TRAFFIC CONTROL PLAN
D. LIST OF SUBCONTRACTORS AND POINTS OF CONTACT.
4. A COPY OF THE PERMIT WITH ALL ATTACHMENTS, A COPY OF THE APPROVED CONSTRUCTION PLANS, AND ALL AMENDMENTS SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ALL WORK SHALL CONFORM TO THE PERMIT TERMS, CONDITIONS/ PROVISIONS, APPROVED CONSTRUCTION PLANS, APPROVED PLAN AMENDMENTS, AND THESE GENERAL CONDITIONS. CHANGES TO ANY OF THE AFORESAID MUST BE APPROVED BY JURISDICTION, IN ADVANCE OF WORK PERFORMANCE.
5. ALL FENCING, ESC MEASURES, AND CONSTRUCTION GRAVEL ENTRANCES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
6. MAINTENANCE OF THE WORK AREA AND APPROACH ROADS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE WORK AREA AND APPROACH ROADS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION, FREE FROM OBSTRUCTIONS, HAZARDS, DEBRIS, AND TRASH AT ALL TIMES. A COPY OF THE CONTRACTOR CERTIFICATE OF INSURANCE SHALL BE AVAILABLE AT THE WORK AREA.
7. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THE GRADING PLANS. INSPECTIONS WILL BE PERFORMED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PER THE GRADING PERMIT AND THESE PLANS AND SPECIFICATION
8. ALL GRADING, RETAINING WALL, AND EROSION CONTROL WORK PERFORMED ONSITE SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORTS PREPARED BY STRATA-DESIGN.
9. IF CEMENT TREATMENT IS CHOSEN AS A METHOD FOR GRADING DURING WET WEATHER, AN ACTION PLAN MUST BE SUBMITTED TO THE CITY SHOWING HOW THE CONTRACTOR WILL ENSURE PH RUNOFF FROM THE SITE WILL BE BETWEEN 6.5 AND 8.5.

CONTINUED ON SHEET ####



1 SITE MAP
SCALE: 1"=60'

PROJECT TEAM:

OWNER:

PERRY GILMOUR
TDS
PERRYGILMOUR@TDS.NET
PHONE: (360) 607-6626

CIVIL AND GEOTECHNICAL
ENGINEER

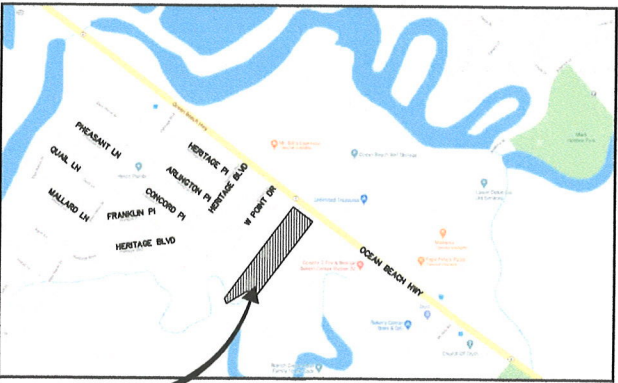
STRATA-DESIGN LLC.
519 SW PARK AVE
PORTLAND, OREGON 97205
PHONE: 503-619-4423

SURVEYOR:

BLUHM AND ASSOCIATES LAND
SURVEYORS, INC.
1088 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE: (360) 748-1551
FAX: (360) 748-6282

PLANNER:

CHILTON DEVELOPMENT SERVICES
1760 DOWN RIVER DR.
WOODLAND, WA 98674
PHONE: (360)-957-9185



PROJECT
SITE

2 VICINITY MAP
SCALE: NTS

INDEX TO DRAWINGS:

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES AND LEGEND
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	PLAN & PROFILE DRIVEWAY
7	PUBLIC STREET - SIDEWALK IMPROVEMENT
8	DETAILS, PUBLIC STREET - SIDEWALK
9	EROSION CONTROL PLAN
10	MANHOLE DETAILS
11	SANITARY SEWER DETAILS
12	STREET & TRAFFIC DETAILS
13	WATER & EROSION CONTROL DETAILS



WEST END MOBILE HOME PARK
5721 OCEAN BEACH HIGHWAY, LONGVIEW WA 98632

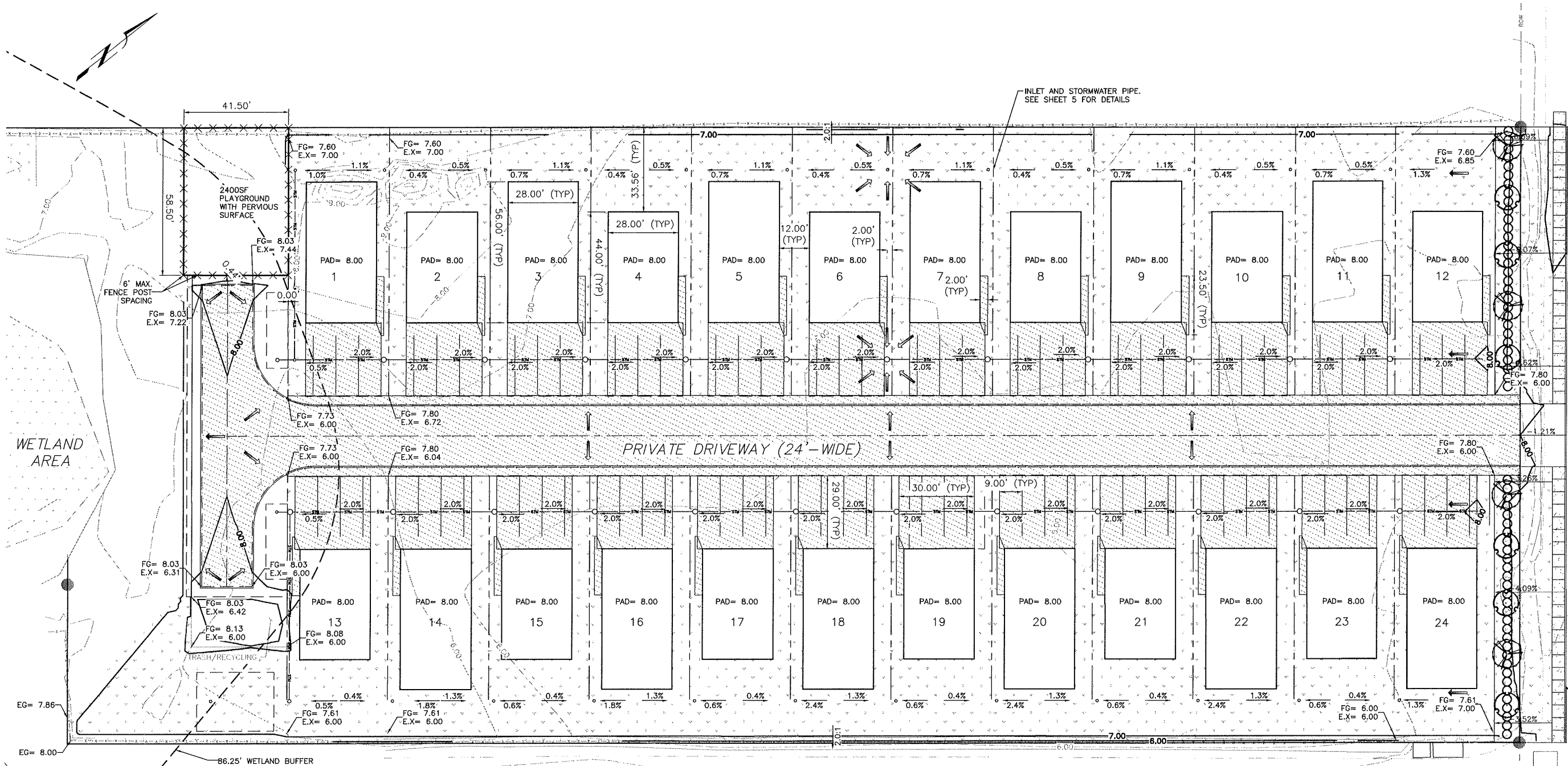
COVER SHEET

PROJECT:	C20-245	BTB	RSG
DRAWN:			
CHECKED:			
DATE:	7/13/2020		
NAME:			

EXPIRES FEB 1, 2021

SHEET:
1 OF 14

FILE: 4 GRADING PLAN DATE: 11/2/2010 2:51:42 PM PLOT DATE: 11/2/2010 2:56:18 PM



1 GRADING PLAN
4 SCALE: 1:20

EARTHWORK QUANTITIES:
CUT VOLUME: 151 CY
FILL VOLUME: 8122 CY
NET VOLUME: 7971 CY <FILL>

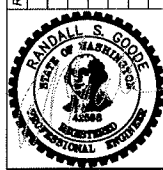


STRATADESIGN
2000 W. 10th Ave. #110, Portland, OR 97205
503-255-4433 STRATADESIGN.COM

WEST END MOBILE HOME PARK
5721 OCEAN BEACH HIGHWAY, LONGVIEW WA 98632

GRADING PLAN

PROJECT:	CD-245
DRAWN:	BTB
CHECKED:	RSG
DATE:	7/19/2020
NAME:	



RRANDALL S. GOODE
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
NO. 14500

EXPIRES FEB 1, 2021

SHEET:
4 OF 14