



City of Longview

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

Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/89240177116?pwd=c09jSFJuYkNFSTg4aml4VnpqVmpTd09>

Meeting ID: 892 4017 7116 Passcode: 1923

Or call in for audio: +1 253 215 8782 US (Tacoma) +1 346
248 7799 US (Houston)

Planning Commission

Wednesday, May 5, 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. APPROVAL OF MINUTES

21-000708 Minutes of the April 7, 2021 Planning Commission meeting

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

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

5. PUBLIC HEARINGS

21-000705 PC 2021-2 PeaceHealth/St. John Rezone and Comprehensive Plan amendment proposal for 4 lots on 800 Block of 18th Avenue & Staff recommendation to include 1 additional lot.

Recommended Action: Motion to adopt the findings and recommendation of the staff report and recommend the City Council approve the proposed rezone and Comprehensive Plan Amendment for 5 properties, from R-1 to R-4, and re-designate 4 of the properties (828 18th Avenue, 840 18th Avenue, and 846 18th Avenue, and 1751 Delaware Street per staff recommendation) from Low Density Residential to Public/Quasi-Public/institutional.

21-000707 PC 2021-3 Zone text amendment to allow Outdoor continuous entertainment activities such as miniature golf and skateboard facilities in the Mixed Use Commercial/Industrial district, MU-C/I

Recommended Action: Motion to adopt the findings of the staff report and recommend that the City Council to adopt the subject zoning code amendments.

6. OTHER BUSINESS

Discussion on Infill vs. Accessory Dwelling Unit code amendments.

Staff update on progress on future street connections map.

7. NON-PUBLIC HEARING ITEMS

8. PLANNER'S REPORT

9. ADJOURNMENT



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Minutes

Agenda

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Meeting ID: 892 4017 7116 Passcode: 1923
Or Dial in for audio: 1 253 215 8782 US (Tacoma) 1 346 248
7799 US (Houston) 1 408 638 0968 US (San Jose)

Planning Commission

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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 Bill Josh, Member Shawn Marvin, Member Kalei LaFave

Excused: Member Ramona Leber, Member Stacy Dalgarno

Staff Present: Ken Hash, Public Works Director; Steve Schuman, Assistant City Attorney; Sam Barham, Engineer; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant
Also attending: Keshia with Cowlitz Wahkiakum Council of Governments

2. **APPROVAL OF MINUTES**

21-000671 MINUTES OF THE MARCH 3, 2021 REGULAR MEETING

Recommended Action: Motion to approve.

A motion was made by Member Kalei LaFave, seconded by Member Bill Josh, to Approve the regular Planning Commission meeting minutes of March 3, 2021. The motion carried by the following vote:

Ayes: All

Nays: None

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time.

4. NON-PUBLIC HEARING ITEMS**21-000672 PC 2021-1 WORKSHOP #1 ON INFILL HOUSING ZONING CODE AMENDMENTS**

Mr. Trimble reviewed the staff report.

Infill could include: Small subdivision, multiple dwellings on a lot, duplexes in single-family zones, different housing types, private roads, etc.

Discussion centered around the need for housing, and units of all types.

Mr. Trimble shared his screen showing the residential code regarding townhouses, and aerial views of areas that could be good for infill. Infill looks at areas that are difficult to develop.

Discussion of ADUs. Mr. Trimble questioned whether that should be addressed with infill or a modernization of the code. Mr. Davis feels we should do anything and everything we can within reason to increase density.

Mr. Trimble pointed out growth is slow here, and we need to continue to focus on quality of life.

Keshia, CWCOG, reported HB 2343 is an initiative from the State that can provide monetary incentives to communities in the form of grants to assist with Code updates, etc.

With infill housing, we are not addressing density limits, height limits, parking, character and/or design. We could see some design standards, however. Infill would work in low density areas, lots with greater depth than width, corner lots and difficult to develop areas. Infill could allow for further subdivision for lots. We could consider compromising on lot frontage, maybe allowing flag lots again.

5. PLANNER'S REPORT

** A consultant has been hired to work on the update to the Shorelines Management code.*

** PeaceHealth has submitted a zoning application that will be a future public hearing.*

** Mt. Solo Place has submitted preliminary plats for phases 4 and 5.*

Public Works

** Longview Business Park and the Beech Street extension will hopefully be completed in June.*

6. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for May 5, 2021 at 7 p.m.

With no further business to discuss, the meeting adjourned at 8:45 p.m.

Lisa Vertrees, Recorder



Staff Report

TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

HEARING

DATE: May 5, 2021

TYPE OF

DECISION: Quasi-judicial

APPLICANT: PeaceHealth St. John Medical Center represented by Erin Forbes –
Schwabe Williamson and Wyatt PC

PROPOSAL: A Rezone and Comprehensive Plan Map Amendment for 4 properties, from R-1 to R-4, and re-designate 3 of the properties (828 18th Avenue, 840 18th Avenue, and 846 18th Avenue) from Low Density Residential to Public/Quasi-Public/institutional. City staff has recommended the property at 1751 Delaware Street be included in the re-zone and comprehensive plan map amendment bringing the total properties to 5 to be re-zoned and 4 to have a map amendment. The properties are zoned R-1 Residential District.

ADDRESS: 822, 828, 840, 846 18th Avenue and per staff recommendation, 1751 Delaware Street. Parcel Number(s): 01186, 01187, 01188, 01189, 01190

BACKGROUND

PeaceHealth owns 4 residential single family homes on 18th Ave adjacent to the St. John Hospital and PeaceHealth Lakefront Clinic. The last house on the block, addressed 1751 is under private ownership. PeaceHealth has applied to re-zone the homes under its ownership from R-1 to R-4 and amend the comprehensive plan designation for the properties from low density residential to Public/Quasi-Public/Institutional. Staff is recommending the remaining home on the block be included in the changes for consistency with the surrounding zoning and uses and in the interest of fairness. See **Exhibit A** for maps of the applicant proposal and staff recommended map amendments.

The applicant states in the submitted rezone narrative:

One of these properties (828 18th Ave.) is an unoccupied private residence owned by PeaceHealth. The other three properties are being used as residences by PeaceHealth's Sisters and occasionally by contract workers who require overnight lodging. All four properties are currently zoned R- 1, and three of the four (excluding 822 18th Ave.) are designated Low Density Residential. PeaceHealth proposes rezoning...to allow for the unoccupied residence to be converted to office space for approximately four PeaceHealth employees whose offices at St. John Medical Center were damaged by flooding in September 2020. Rezoning and re-designating this property will allow the displaced employees to have a dedicated office space again, and will allow PeaceHealth to use the flooded space for cleaning and storage of dialysis machines on its campus. Finally, rezoning and re-designating the properties will give PeaceHealth the flexibility to similarly convert the other three residences into office space in the future, should such a need arise.

The Re-zone application and justification is attached as **Exhibit B**. The Comprehensive Plan Amendment application is attached as **Exhibit C**.

Ownership

PeaceHealth St. John Medical Center

Existing Land Uses

There are 5 existing single family homes and accessory buildings.

Adjacent Land Uses

East: Office Commercial zone, St. John hospital and surface parking lot

South: R-4 Residential Zone, PeaceHealth Lakefront Clinic

West: R-1 Residential Zone, Kessler Elementary

North: R-2 Residential Zone, duplexes

Comprehensive Plan

The 2019 Longview Comprehensive Plan currently classifies 4 of the parcels low density residential. The Comprehensive Plan classifications for the adjoining properties are all Public/Quasi-Public/Institutional except for the north, which is Medium Density Residential.

Zoning

East: Office Commercial zone

South: R-4 Residential Zone

West: R-1 Residential Zone

North: R-2 Residential Zone

The purpose statement for the Residential Districts (all) is given below (LMC 19.20.010):

It is the city's intent that residential neighborhoods and uses be developed and preserved against intrusions by incongruous land uses. These zone

classifications are established, in order to permit a variety of housing and population densities with minimum conflict. Protection is provided against hazards, objectionable influences, traffic and building congestion, undue strain on municipal services, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in these districts.

There are five primary residential zoning districts established for the city, including two lower density designations (R-1, TNR), one medium density designation (R-2) and two high density zones (R-3, R-4). More limited (secondary) residential development is allowed in some commercial zone designations as provided for in other chapters. This chapter provides standards for residential land use and development and is based on the following principles:

- (1) Promote the orderly expansion and improvement of neighborhoods;
- (2) Make efficient use of land and public services and implement the Longview comprehensive plan;
- (3) Designate land for the range of housing types and densities needed by the community, including owner-occupied and rental housing;
- (4) Provide flexible lot standards that encourage compatibility between land uses, efficiency in site design, and environmental compatibility;
- (5) Provide for compatible building and site design at an appropriate neighborhood scale; provide standards that are in character with the landforms and architecture existing in the community;
- (6) Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services. Reduce reliance on the automobile for neighborhood travel and provide options for walking, bicycling, and transit use; and
- (7) Provide direct and convenient access to schools, parks and neighborhood services. (Ord. 3122 § 14, 2010).

Availability of Utilities

Sanitary sewer, water and fire protection are available to the subject properties via the public alley. Stormwater sewer is in 18th Ave.

S.E.P.A Determination

An Environmental Checklist for the proposed zoning code revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on April 21, 2021. [E 2021-4 SEPA checklist] The comment period for the SEPA checklist ends May 5, 2021. SEPA documents are attached as Exhibit B. SEPA documents are attached as **Exhibit D**.

Traffic

No traffic study was required.

Critical Areas

Geologic Hazards:	No mapping indicators
Shoreline Designation:	NA
Floodplains:	Zone X – areas protected by levees from 100-year flood
Wetlands:	No mapping indicators
Steep Slopes:	No mapping indicators
Unstable Soils:	No mapping indicators
Soils Description:	Caples silty clay loam
Gradient of Soils on-site:	0-1%

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on April 25, 2021 and May 2, 2021. Notice of the land-use application and public hearing was posted on the property in two locations on April 22, 201. On April 22, public notice was mailed to property owners in the rezone area [Exhibit E].

Citizen Correspondence

As of this writing, the City has received a comment from Dave Fine, a Longview resident regarding a desire for PeaceHealth to promote bicycle use by employees and visitors and accommodate bicycles on campus with secure bicycle parking. Staff has corresponded with the owners of 1751 Delaware St. who while not making an official comment did express that they would attend the public hearing, offered no objection to being included in the re-zone proposal and asked questions about maintenance and fencing of the existing buildings and the potential for redevelopment of the PeaceHealth properties in the future [Exhibit F].

COMPREHENSIVE PLAN POLICIES AND INTENT STATEMENTS

The relevant Comprehensive Plan goal and policy and map intent statements are given below.

Goal LU-A Establish an enduring vision of land development that encourages an orderly, efficient, and beneficial balance between business, residential, and other land uses.

Policy LU-A.1.1 Provide a variety of residential zoning districts at different densities to meet the needs of all economic segments of Longview's population.

Policy LU-A.1.3: Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses into the residential environment where appropriate to create a quality community which has a full range of facilities and services.

Policy LU-A.2.2 Identify complementary zoning when considering amendments to the future land-use map, and process changes to both maps simultaneously so that zoning

remains consistent with the identified future land use. Assure that any site- or area-specific requests for rezones conform to the future land-use map.

Policy LU-A.2.3 Enable discrete amendments initiated outside of the periodic review and update, whether by the City or a private individual, to proceed on a standalone basis using the established amendment process.

Policy HO-A.1.4 Promote efficient use of land and infrastructure by encouraging infill development in neighborhoods and redevelopment activities.

Intent Statements

The Comprehensive Plan Map Intent Statements for the High Density Residential and the Public/Quasi Public/Institutional classifications are given below.

High Density Residential

This classification provides primarily for multi-family dwellings of more than four units. Multi-family development adjacent to lower density residential uses should incorporate elements in the site design and building design to soften its impact and to result in a compatible transition. Multi-family development should incorporate provisions for transit service and pedestrian and bicycle access. Manufactured housing parks designed according to firm standards for screening, buffering, parking, recreational areas, distance between units, and other matters may be appropriate when deemed compatible with adjacent property by the City or County planning commissions and local legislative bodies. Some home occupations may be acceptable including some professional offices. The recommended density is up to 25 dwelling units per gross acre.

Public/Quasi Public/Institutional

This classification is merely intended to note most major facilities and tracts that are in public or quasi-public ownership or are operated for a purpose benefiting the public. It includes public parks, public schools, the community college, the library, governmental buildings, major utility stations, cemeteries, hospitals, and golf courses. Church properties are not differentiated, although they are usually considered a public/quasi-public use.

19.81.090 Approval criteria for site-specific rezones.

In its review of an application for rezoning, the city shall consider subsections (1) through (5) of this section. No single factor is controlling; instead, each must be weighed in relation to the other standards. The city shall not consider any representations made by the petitioner that if the change is granted the rezoned property will be used for only one of the possible range of uses permitted in the requested zoning designation. Rather, the city shall consider whether the entire range of permitted uses in the requested designation is more appropriate than the range of uses in the existing designation.

Staff comments: The applicant has stated both that the immediate plan is to convert one of 4 homes for an office use while retaining the building, and that the re-zone, if approved, will provide flexibility “to use its residential properties in a manner more consistent with its business and purpose should the properties currently used as private residences be needed for office space in the future. Moreover, moving administrative offices from the hospital campus to these residences will open up space in the hospital for patient-based services.”

(1) The proposal is in accordance with the adopted city of Longview comprehensive plan, any relevant sub-area plans, and the purpose section of the proposed zoning district.

Staff comments: The applicant’s proposal only includes properties under their ownership and leave out the last lot on the block which would create a single parcel sized island of R-1 single family zoning surrounded on all sides by more intense zoning or Kessler School which is an institutional use. Staff is recommending the Planning Commission include the last parcel on the block, 1751 Delaware in the proposal. Staff recommends denial of the application without inclusion of the last parcel for several reasons:

- 1) Comprehensive Plan Policy LU-A.2.2 above calls for the Planning Commission to “Identify complementary zoning when considering amendments” which staff finds to require rezoning of the entire 800 block of 18th Avenue so all parcels are consistent in the uses and rights available to them.
- 2) An entire section of the Comprehensive Plan land use goals is dedicated to compatibility. Land Use Goals B 1-3 and policies, deal with development compatibility which starts with the zoning. Excluding the last property on the block could easily result in an unfair and incompatible situation where 1751 Delaware is denied the option to redevelop into a higher intensity use and then have to be a neighbor those higher intensity uses.
- 3) Staff finds that re-zoning the privately held property at 1751 Delaware to R-4 will not impact the property or building’s conformance with the zoning code as the R-4 zone Table 19.20.020-1 notes “1. New single-family dwellings are only permitted within the R-3 and R-4 zones on lots existing at the time of the initial enactment of the ordinance codified in this chapter.” As an existing lot, a single family home will be permitted at 1751 Delaware under the R-4 zone.

The applicant provides additional justification for the rezone and comprehensive plan amendment in Exhibit B which staff endorses for all 5 properties as recommended by staff.

(2) The proposal must bear a substantial relationship to the public health, safety, morals, or general welfare, or protect and preserve historical and cultural places and areas. The rezone may be justified, however, if a substantial public need or purpose exists, and this is so even if the private owner(s) of the land will also benefit.

Staff comments: Staff finds that the proposal has a substantial relationship to the general public health, safety, morals and general welfare by its association with the local/regional hospital and medical services provider. The applicant provides that allowing office uses in the properties on 18th Ave allows greater flexibility for use of the

main hospital building for patient-based service. The re-zone and construction of the Lakefront Clinic on Kessler Blvd. adjacent to this re-zone request demonstrates the growing need for medical services in the community and the region. Inclusion of the entire block in the re-zone area and reclassifying the entire block to Public/Quasi-Public/Institutional on the future land use map encourages an orderly, efficient, and beneficial balance between business, residential, and other land uses.

(3) The property and affected area is presently provided with adequate public facilities, services, and transportation networks to support the zoning designation, or such facilities, services and transportation networks can be adequately provided in an efficient and timely manner (or are planned to be provided within six years).

Staff comments: The properties in the 800 block of 18th Ave are well served by utilities and transportation via a partial public alley and stormwater sewer in 18th Ave.

(4) The proposal shall not have a substantial adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive.

Staff comments: Staff recommends inclusion of 1751 Delaware in the proposed rezone and future land use map amendment area to satisfy this criteria. The surrounding area is higher intensity commercial, residential and institutional uses. Exclusion of one property that would remain low density residential will be substantially inconsistent if it is not provided the same use-rights and opportunities as neighboring properties in the future and it may experience substantial impacts as a result.

(5) Whether conditions in the area for which comprehensive plan change/zoning amendment is requested have changed or are changing to such a degree that it is in the public interest to encourage a change in land use for the area.

Staff comments: Substantial changes to the 800 block of 17th and 18th Avenue have occurred to such a degree that it is in the public interest to classify the entire area Public/Quasi-public/Institutional and re-zone for higher intensity land uses. Between 1994 and 2000, PeaceHealth/St. John has expanded its campus considerably, vacating 17th Ave, constructing a large hospital addition and a multi-level parking garage. Between 2009 and 2012, purchasing and demolishing a church property on Kessler Blvd. for construction of the Lakefront Clinic and demolishing all remaining home buildings on 17th Avenue for a new surface parking lot. The applicant cites the Comprehensive Plan observation that "healthcare jobs are important to Longview's economy - 'healthcare and social assistance peaked at 6,000 jobs in late 2011, declined in 2012, but began adding jobs again in 2014 and again reached 6,000 jobs in 2017. The sector employed 15 percent of the workforce in 2016." Id. at p. 66.

STAFF DISCUSSION

The proposal will complete the transformation of the 800 block of 17th and 18th Avenues and prepare the area with zoning rules to allow the potential redevelopment of the area into office or medical offices in the future. The applicant does not include the sole property it does not own on the block in its application for a re-zone. Staff finds that

excluding the property is harmful as is will deny this property the same opportunity and use-rights as those in the vicinity. The change to R-4 zone is a good fit as opposed to Office/Commercial zone which borders these properties to the east and would create a non-conforming situation for an existing residences.

STAFF FINDINGS

Staff has examined the merits of the petition to amend the City of Longview Comprehensive Plan Future Land Use Map and the Zoning Map for the subject property, and has made the following findings:

1. With inclusion of the property at 1751 Delaware Street (parcel 01190), the proposal is consistent with the 2019 Longview Compressive plan Goals, Policies and Objectives.
2. With inclusion of the property at 1751 Delaware Street (parcel 01190) the proposal meets the Approval criteria for site-specific rezones per LMC 19.81.090.
3. It is in the public interest to encourage a change in land use for the area as there is a substantial relationship to the public health.

STAFF RECOMMENDATION

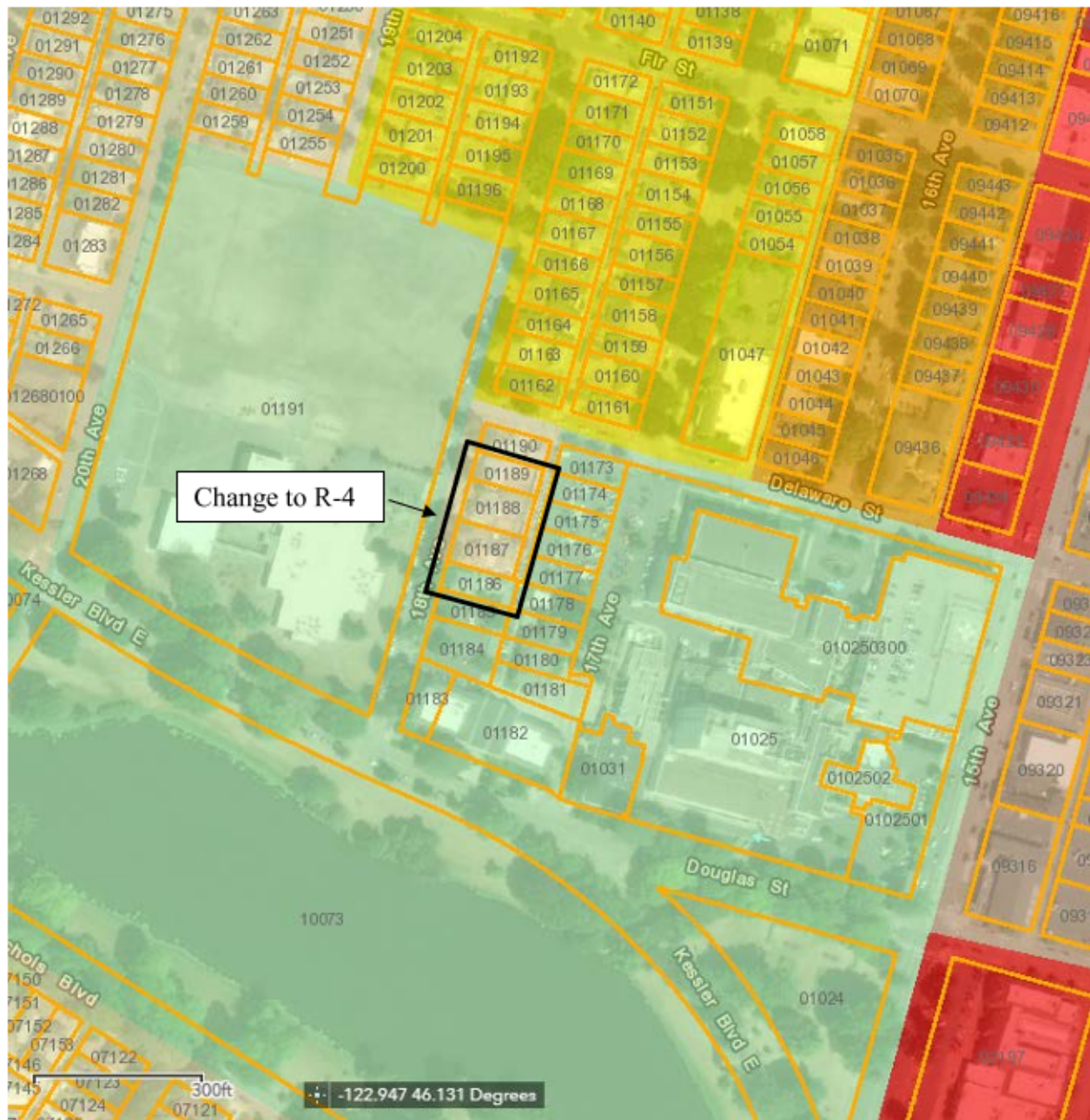
Staff recommends that the Planning Commission adopt the staff findings and analysis and forward a recommendation of approval to the City Council for the proposed Comprehensive Plan Future Land Use Map and Zoning Map amendments for properties at 822, 828, 840, 846 18th Avenue and per staff recommendation, 1751 Delaware Street. Parcel Number(s): 01186, 01187, 01188, 01189, 01190.

EXHIBITS

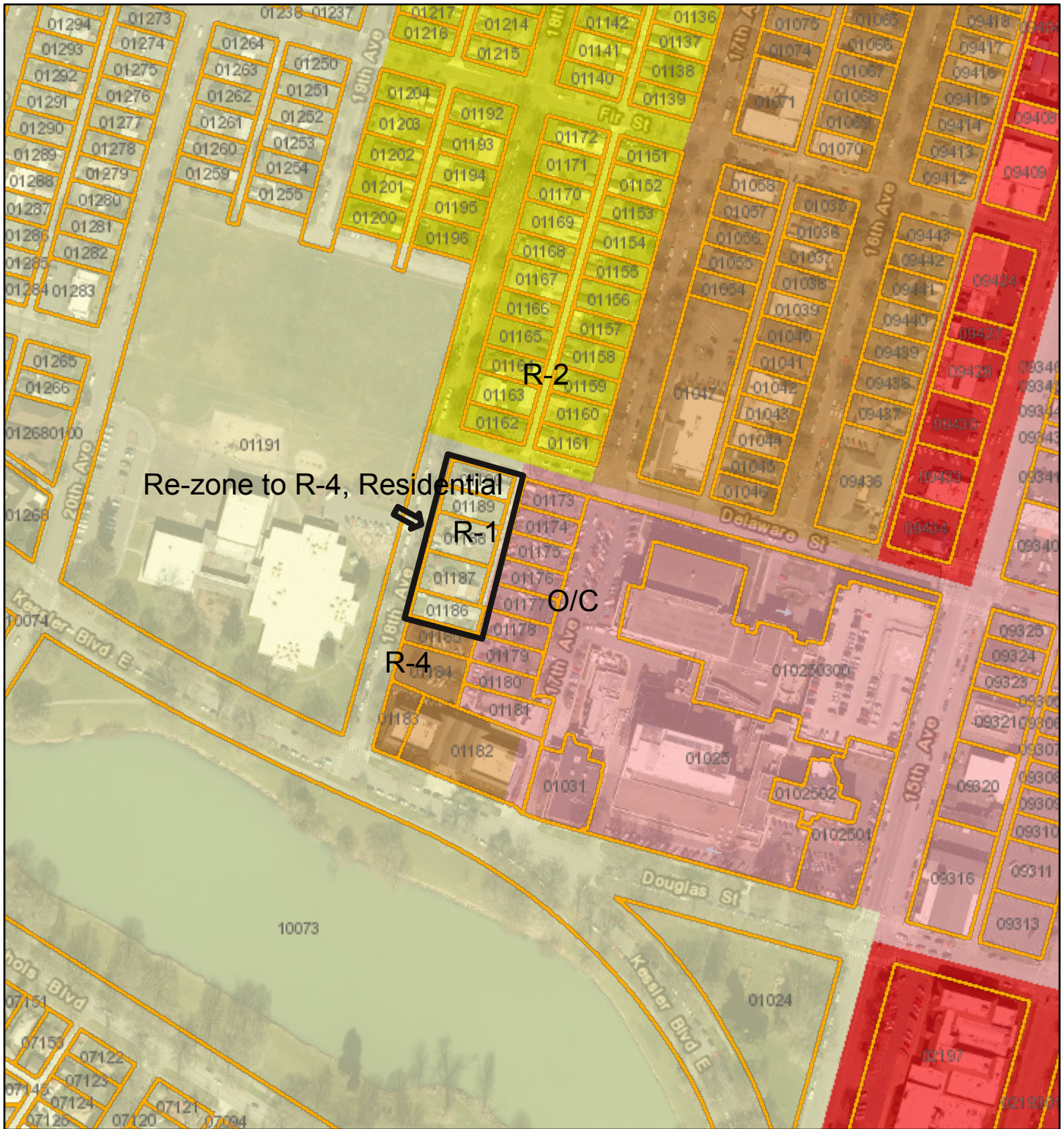
- A. Maps showing applicant and staff recommended proposed zoning map amendment and proposed Comprehensive Plan map amendment.
- B. Application for Rezone
- C. Application for Comprehensive Plan amendment
- D. SEPA documents.
- E. Public notice.
- F. Public Comment letter.

Staff Report Date: April 30, 2021

REZONE

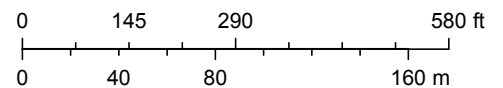


City staff recommended Re-zone Area



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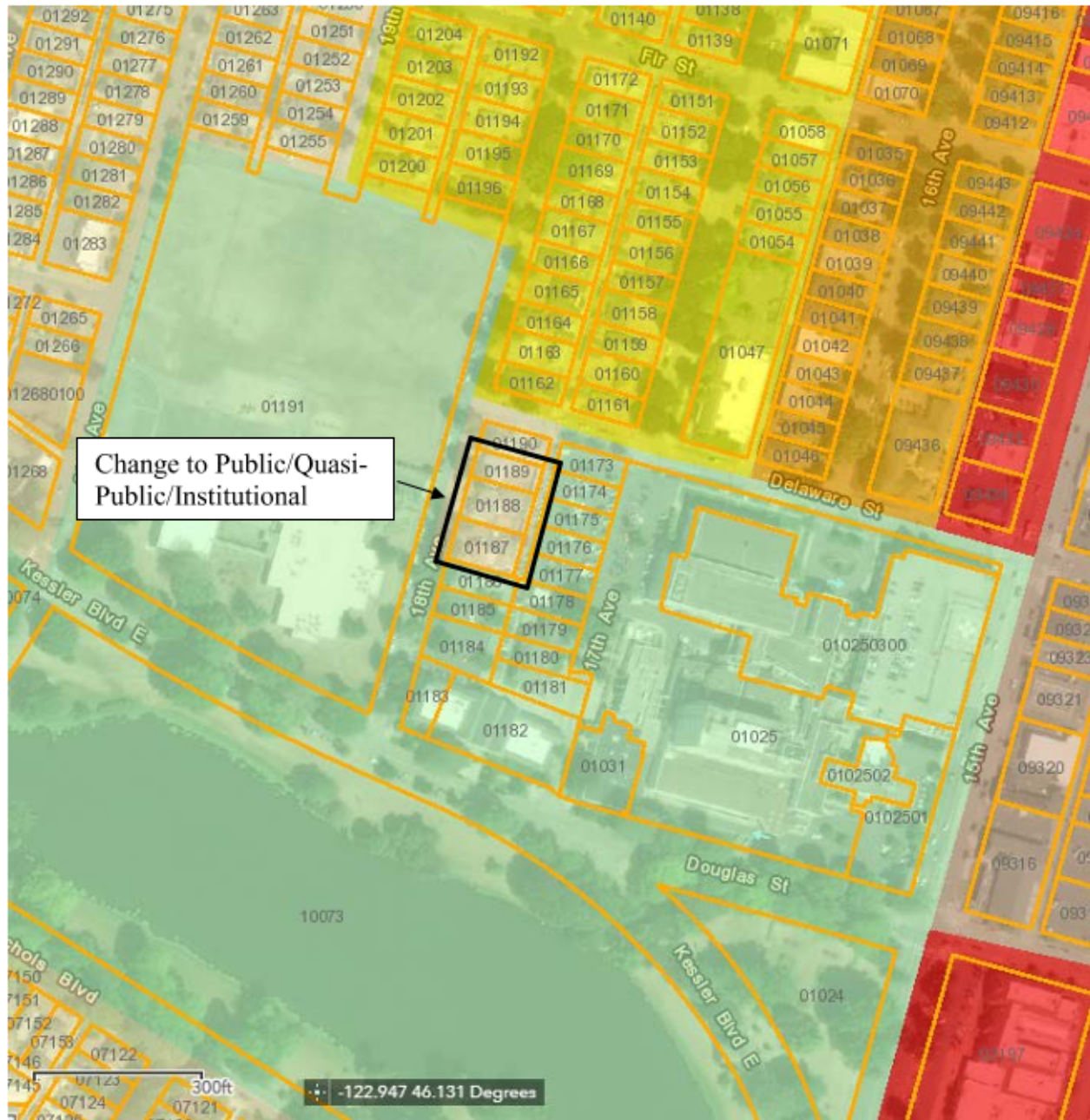
1:4,514



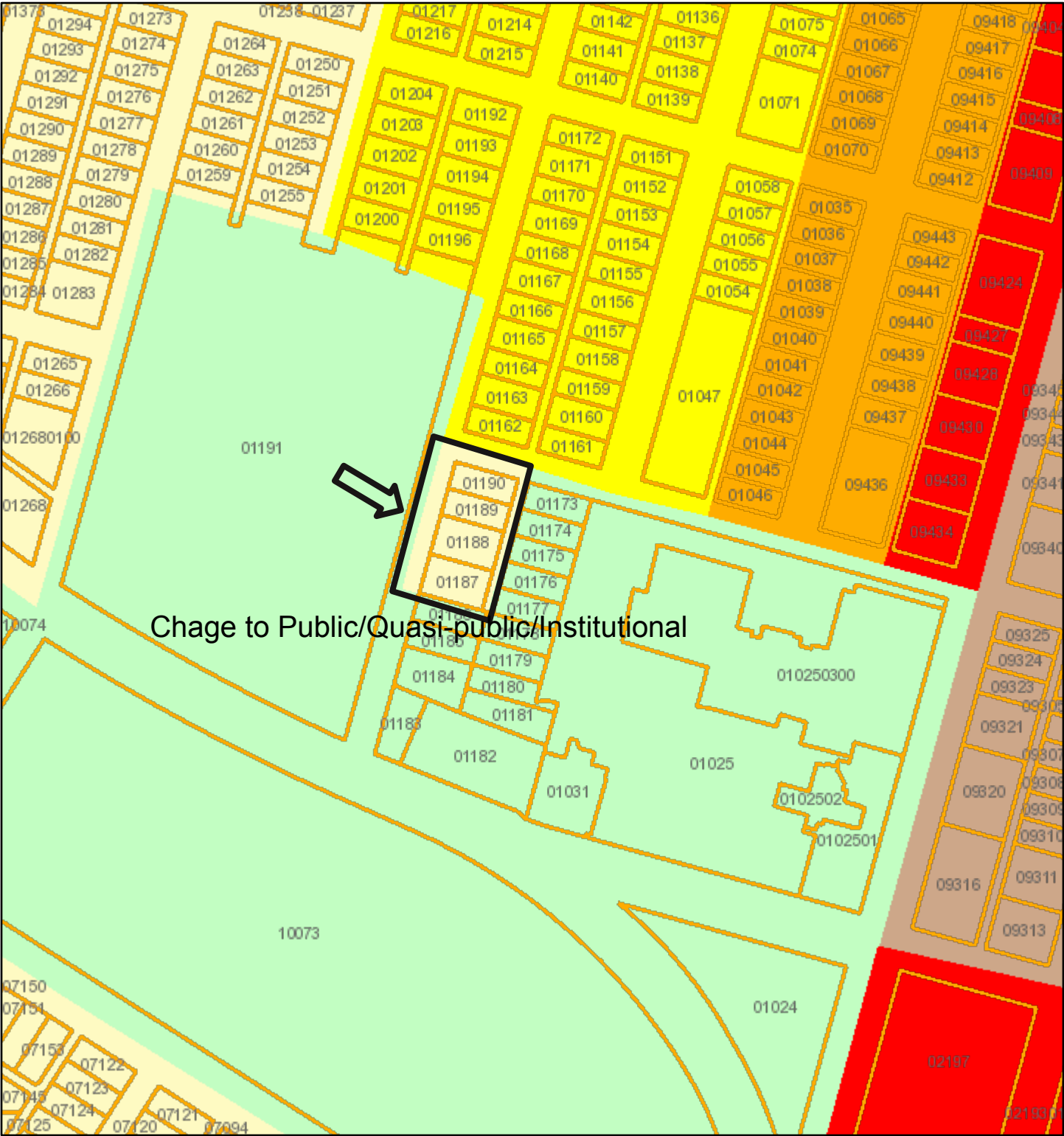
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

Attachment 2: Vicinity Maps

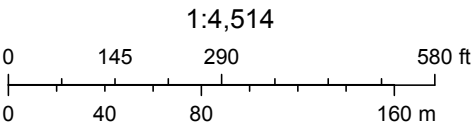
COMPREHENSIVE PLAN AMENDMENT



City Staff Recommendation for Comprehensive Plan Map Amendment



3/31/2021, 2:40:34 PM



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China



Rezone Request Application

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

Application to Rezone Property

LMC 19.81.040

Case Number: PC 2021-2

Related Case Number: E 2021-5

THIS SECTION FOR OFFICE USE ONLY:

To the City of Longview Planning Commission and City Council:

We, the undersigned, hereby petition to Rezone and/or change the Zoning District for the following property or properties:

From: R-1 Present Zoning District To: R-4 Requested Zoning District

Applicant: PeaceHealth St. John Medical Center Phone: 503-796-2054
(Print All Information)

Contact Name: Erin Forbes - Schwabe Williamson & Wyatt PC Fax: 503-796-2900

Mailing Address: 1211 SW 5th Avenue, Suite 1900
(Street or PO Box)

City: Portland Email: eforbes@schwabe.com
State: OR Zip: 97204

Address of Property/Properties: 846 18th Avenue; 840 18th Avenue; 828 18th Avenue; and 822 18th Avenue, Longview, WA 98632

Assessor's Parcel Number(s): 01189; 01188; 01187; and 01186

Description of Property: See Attachment 1

Name of Subdivision: Longview 8 Lot(s): 17, 18, 19, 20, 21

Block(s): 145

Location: Section 33 Township & Range 8N - 2W Willamette Meridian
(Attach additional sheets as necessary)

REQUIRED SUBMITTAL MATERIALS

Have you had a pre-application conference with City staff? No _____ Date: _____

X (Attachment 2) Maps or Plans Showing Affected Property.

X _____ Completed Environmental Checklist (SEPA).

X (Attachment 3) Narrative Explaining Reason for Zone Change Classification Requested (below).

X (Attachment 1) Legal Description of Property.

X (Attachment 1) Acceptable Proof of ownership such as notarized petitions, deed, or title report.

X (Attachment 1) One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.

N/A _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

Explain the reason(s) for the Zone Change Classification Requested: The current zoning of the above properties is R-1. This zoning does not allow for home occupations or professional offices. PeaceHealth wishes to convert one of the residential properties listed above (828 18th Ave.), which is currently unoccupied, into office space for four employees in its Facilities Administration department so that those employees may return to work after being displaced from their prior offices due to a flood. The Rezone will also give PeaceHealth the flexibility to similarly convert the other residential properties if needed, though no such changes are currently planned.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 1.03 _____ Square Feet: 44,710 _____

Comprehensive Plan Designation: Low Density Residential (Parcels 01187, 01188, and 01189) & Public/Quasi-Public/Institutional (Parcel 01186)

Does this Rezone also require a Comprehensive Plan Designation change? Yes, for Parcels 01187, 01188, and 01189

Is the site vacant? No – each parcel currently consists of a single-family dwelling.

Current Use of the Land

Describe geographical features and note any structures: Single-family dwellings are currently located on each parcel. The sites are flat. One of the dwellings (828 18th Ave.) is currently unoccupied, and the other three are being used as residences.

Current Sewerage System: City of Longview sewer

Street System serving area: Kessler Boulevard, 18th Avenue, and Delaware Street serve the area.

ZONE CHANGE PETITION

The owner or owners of any property located within the City may submit a request for a change of zoning classification on that property. This request will be considered by the Planning Commission. The change in the zoning classification of a property or properties must be signed by the owner or owners of not less than fifty-one (51%) percent of the area of property for which a change in zoning classification is sought.

[Photocopy this page and attach as many pages as is needed]

Name: <u>PeaceHealth St. John Medical Center</u> _____ (Please Print All Information) Mailing Address: <u>PO Box 3002</u> _____ (Street or PO Box) City: <u>Longview</u> _____ State: <u>WA</u> _____ Zip: <u>98632</u> _____ Phone: <u>360-729-1119</u> _____	Description/use of Property: <u>822 18th Avenue (Parcel 01186). A single-family dwelling is located on this parcel and is currently used as a residence.</u>
Name: <u>PeaceHealth St. John Medical Center</u> _____ (Please Print All Information) Mailing Address: <u>PO Box 3002</u> _____ (Street or PO Box) City: <u>Longview</u> _____ State: <u>WA</u> _____ Zip: <u>98632</u> _____ Phone: <u>360-729-1119</u> _____	Description/use of Property: <u>828 18th Avenue (Parcel 01187). A single-family dwelling is located on this parcel; it is currently unoccupied.</u>
Name: <u>PeaceHealth St. John Medical Center</u> _____ (Please Print All Information) Mailing Address: <u>PO Box 3002</u> _____ (Street or PO Box) City: <u>Longview</u> _____ State: <u>WA</u> _____ Zip: <u>98632</u> _____ Phone: <u>360-729-1119</u> _____	Description/use of Property: <u>840 18th Avenue (Parcel 01188). A single-family dwelling is located on this parcel and is currently used as a residence.</u>

Name: <u>PeaceHealth St. John Medical Center</u> _____ (Please Print All Information) Mailing Address: <u>PO Box 3002</u> _____ (Street or PO Box) City: <u>Longview</u> _____ State: <u>WA</u> _____ Zip: <u>98632</u> _____ Phone: <u>360-729-1119</u> _____	Description/use of Property: <u>846 18th Avenue (Parcel 01189). A single-family dwelling is located on this parcel and is currently used as a residence.</u>
--	--

FILING FEES:

Public Hearing Fee:.....	<u>\$2,173.00</u>
SEPA Review Fee:.....	<u>0.00</u>
Total Fees:.....	<u>\$2,173.00</u>

Comments: This request for rezone is being submitted simultaneously with a request comprehensive plan amendment. Only one SEPA checklist, and as such one SEPA Review Fee, is being submitted – that Fee is noted on the application form for the comprehensive plan amendment.

NOTES TO APPLICANT/OWNER:

1. Community Development Staff will review this application for completeness and will contact you if additional information is needed. Incomplete applications will not be scheduled for a hearing before the Planning Commission.
2. If the City Council, Planning Commission or Community Development Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
3. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
4. The applicant may be required to conduct studies, such as a traffic study, and have the studies reviewed by the City prior to any public hearing on the application. The cost of all required studies shall be borne by the applicant.
5. All fees required by the City in reviewing this application shall be paid prior to any public hearings.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

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

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

Signature of Property Owner: St. W. Al Date: 4-13-2021

Signature of Applicant: St. W. Al Date: 4-13-2021

Below is for Staff Use Only:

Longview Planning Commission:

Public Hearing Scheduled: _____ Date: _____
_____ 7:00 pm

Comments: _____

Longview City Council:

Public Hearing Scheduled: _____ Date: _____
_____ 7:00 pm

Comments: _____

Attachment 3: Rezone & Comprehensive Plan Amendment Project Narrative Addressing Nature of Proposed Amendment & Approval Criteria

I. Nature of the Proposed Amendment

PeaceHealth St. John Medical Center is proposing a Rezone and Comprehensive Plan Amendment of four properties located at 822, 828, 840, and 846 18th Avenue, Longview, WA 98632.¹ One of these properties (828 18th Ave.) is an unoccupied private residence owned by PeaceHealth. The other three properties are being used as residences by PeaceHealth's Sisters and occasionally by contract workers who require overnight lodging. All four properties are currently zoned R-1, and three of the four (excluding 822 18th Ave.) are designated Low Density Residential. PeaceHealth proposes rezoning the properties to R-4 and changing their Comprehensive Plan designation to Public/Quasi-Public/Institutional to allow for the unoccupied residence to be converted to office space for approximately four PeaceHealth employees whose offices at St. John Medical Center were damaged by flooding in September 2020. Rezoning and re-designating this property will allow the displaced employees to have a dedicated office space again, and will allow PeaceHealth to use the flooded space for cleaning and storage of dialysis machines on its campus. Finally, rezoning and re-designating the properties will give PeaceHealth the flexibility to similarly convert the other three residences into office space in the future, should such a need arise.

II. Approval Criteria (LDC 19.81.090)

Criterion 1: The proposal is in accordance with the adopted city of Longview comprehensive plan, any relevant sub-area plans, and the purpose section of the proposed zoning district.

- The requested Rezone and Comprehensive Plan amendment is in accordance with relevant portions of the City of Longview Comprehensive Plan:
 - *Chapter 1 – Introduction – City Vision.* Longview's City Vision provides that "Longview in 2023 is a vibrant regional economic center. Support for . . . health care services . . . result from an environment that welcomes business." Comprehensive Plan at p. 5. The amendment of the Comprehensive Plan designation of the subject property to Public/Quasi-Public/Industrial is consistent with Longview's 2023 vision to support healthcare services and create a vibrant economic center.
 - *Chapter 2 – Land Use.* The Comprehensive Plan discusses several land use issues relevant to the requested Rezone and Comprehensive Plan amendment. For example, if approved, the Rezone and Comprehensive Plan amendment will allow PeaceHealth to convert an existing but unoccupied residence to an office space, thereby "taking advantage of [an] area[] where infrastructure is already in place and where there are fewer environmental constraints." Comprehensive Plan at p. 15. The proposal is also consistent with the goal of maintaining attractive

¹ The property located at 822 18th Avenue is only subject to the request for Rezone; it is already designated Public/Quasi-Public/Institutional.

locations to work, which is “key to Longview’s prosperity.” *Id.* The amendment of the Comprehensive Plan designation of the subject property to Public/Quasi-Public/Industrial will allow the unoccupied property to be operated for a purpose benefitting the public – namely, providing office space for employees of PeaceHealth whose offices were flooded several months ago. *Id.* at p. 26. The amendment will also give PeaceHealth the flexibility to use its residential properties in a manner more consistent with its business and purpose should the properties currently used as private residences be needed for office space in the future. Moreover, moving administrative offices from the hospital campus to these residences will open up space in the hospital for patient-based services.

- *Goal LU-A:* “Establish an enduring vision of land development that encourages an orderly, efficient, and beneficial balance between business, residential, and other land uses.” *Id.* at p. 28.
 - The proposal is in accordance with this goal because the requested Rezone and Comprehensive Plan amendment will maintain a residential district zoning of the subject properties so that the current residents may remain in their homes, but will allow for the immediate and future office use of those single-family dwellings owned by PeaceHealth. It will also provide PeaceHealth with way to more efficiently utilize its space (i.e., offices off-campus, patient-based services on campus as described above).
- *Policy LU-A.1.3:* “Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses into the residential environment where appropriate to create a quality community which has a full range of facilities and services.” *Id.*
 - The proposal will do just this – if the Rezone and Comprehensive Plan amendment is approved, PeaceHealth will be able to integrate an institutional use into a residential environment.
- *Goal LU-B:* “Ensure that the location and design of new development is appropriate in type, density, and location considering existing land-use patterns, capacity of public facilities, natural characteristics of the land, and community preferences.” *Id.* at p. 29.
 - If approved, the Rezone and Comprehensive Plan amendment will not significantly change the land use pattern of the area, which includes a mix of institutional, commercial and residential designations. While there will be no new development as a result of this Rezone and Comprehensive Plan amendment, if approved, there will be one immediate change in use of one of the residential properties. This subsequent change in use of one of the properties—which is currently unoccupied—to an office is compatible with the surrounding land uses, and will not put strain

on public facilities because it is simply shifting employees from the hospital campus nearby to the residential property. No additional parking will be needed because there is off-street parking at the property, and traffic patterns will not significantly change in the area due to the shift in these employees' office location.

- *Chapter 4 – Economic Development.* Longview's economic goals for 2023 include that "Longview in 2023 is a vibrant regional economic center. Support for . . . health care services . . . result from an environment that welcomes business." Comprehensive Plan at p. 63. The amendment of the Comprehensive Plan designation of the subject property to Public/Quasi-Public/Industrial is consistent with Longview's 2023 vision to support healthcare services and create a vibrant economic center. The Comprehensive Plan also makes clear that healthcare jobs are important to Longview's economy – "[h]ealthcare and social assistance peaked at 6,000 jobs in late 2011, declined in 2012, but began adding jobs again in 2014 and again reached 6,000 jobs in 2017. The sector employed 15 percent of the workforce in 2016." *Id.* at p. 66. The amendment will allow Longview to continue to add healthcare jobs to its total workforce, consistent with Longview's economic development goals.
- The Proposal is in Accordance with the Purpose of the Residential Zoning District as Set Forth in LDC 19.20.010:

"It is the city's intent that residential neighborhoods and uses be developed and preserved against intrusions by incongruous land uses. These zone classifications are established, in order to permit a variety of housing and population densities with minimum conflict. Protection is provided against hazards, objectionable influences, traffic and building congestion, undue strain on municipal services, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in these districts.

There are five primary residential zoning districts established for the city, including two lower density designations (R-1, TNR), one medium density designation (R-2) and two high density zones (R-3, R-4). More limited (secondary) residential development is allowed in some commercial zone designations as provided for in other chapters. This chapter provides standards for residential land use and development and is based on the following principles:

- (1) Promote the orderly expansion and improvement of neighborhoods;*
- (2) Make efficient use of land and public services and implement the Longview comprehensive plan;*
- (3) Designate land for the range of housing types and densities needed by the community, including owner-occupied and rental housing;*

(4) Provide flexible lot standards that encourage compatibility between land uses, efficiency in site design, and environmental compatibility;

(5) Provide for compatible building and site design at an appropriate neighborhood scale; provide standards that are in character with the landforms and architecture existing in the community;

(6) Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services. Reduce reliance on the automobile for neighborhood travel and provide options for walking, bicycling, and transit use; and

(7) Provide direct and convenient access to schools, parks and neighborhood services.”

- The intent of the request for Rezone and Comprehensive Plan amendment is to maintain the residential nature of the properties and thus the area while allowing for a change in use to accommodate employees of PeaceHealth whose offices were damaged by flooding. Specifically, rezoning from R-1 to R-4 and changing the Comprehensive Plan designation from Low Density Residential to Public/Quasi-Public/Institutional will allow the immediate change in use of one single-family dwelling in the subject area from residence into an office space for four employees of PeaceHealth. It will also provide PeaceHealth the flexibility to make similar changes in use as needed in the future without delay. The change in use allowed by the request for Rezone and Comprehensive Plan Amendment, if approved, will create minimal impact on the neighborhood given the small number of persons who will be working at the property or properties, and given no changes will be made to the outside of the structures on the properties. That is, the structures on the properties will maintain their current appearance and construction will only take place indoors to create office spaces. The change in use allowed by the request for Rezone and Comprehensive Plan Amendment, if approved, will also not significantly or substantially increase traffic congestion because PeaceHealth anticipates that employees using the converted residence(s) will either use off-street parking provided at the residence or will use the existing parking infrastructure at the hospital campus. The change in use allowed by the request for Rezone and Comprehensive Plan Amendment, if approved, will also not place undue strain on municipal services because change in use of the residences will be to accommodate employees of PeaceHealth who already work in the area at the hospital campus.
- There are no relevant sub-areas applicable to the properties subject to the request for Rezone and Comprehensive Plan Amendment.

CONCLUSION: For the reasons stated above, the proposal is consistent with the relevant portions of the Longview Comprehensive Plan and the Purpose of the residential zoning district. As such, the Planning Commission can find that Criterion 1 is met.

Criterion 2: The proposal must bear a substantial relationship to the public health, safety, morals, or general welfare, or protect and preserve historical and cultural places and areas. The rezone may be justified, however, if a substantial public need or purpose exists, and this is so even if the private owner(s) of the land will also benefit.

- The requested Rezone and Comprehensive Plan Amendment will allow for PeaceHealth's St. John Medical Center to provide office space displaced employees, whose offices were damaged by flooding in September of 2020. The four displaced employees are currently working in a borrowed, shared office space on the hospital main campus. The change in use that will be allowed as a result of the Rezone and Comprehensive Plan Amendment, if approved, will allow those employees to once again have their own office spaces, and will allow PeaceHealth to use their damaged office space for an on-campus patient-based service—namely, storage and cleaning of dialysis machines. Finally, if approved, the proposal will give PeaceHealth flexibility to change the use of the other three properties subject to this proposal without significant delay, if such a change is needed.

CONCLUSION: For the reasons stated above, the proposal bears a substantial relationship to the public health. As such, the Planning Commission can find that Criterion 2 is met.

Criterion 3: The property and affected area is presently provided with adequate public facilities, services, and transportation networks to support the zoning designation, or such facilities, services and transportation networks can be adequately provided in an efficient and timely manner (or are planned to be provided within six years).

- The properties and area subject to the requested Rezone and Comprehensive Plan Amendment are currently served by City of Longview public transit, electricity, sewer, and water services. If the request is approved, the immediately-planned change in use of the property at 828 18th Avenue from an unoccupied residence to an office space for four persons will not substantially impact those services as they currently exist. The four employees already use office space located at PeaceHealth's nearby campus, and no changes or updates are planned to the internal electrical/water/sewer services at that property with this change in use. Any future change in use of the remaining PeaceHealth properties subject to the requested Rezone and Comprehensive Plan Amendment will be of a similar nature to that planned for 828 18th Avenue and as such, it is not anticipated that public facilities, services, and transportation networks will be adversely impacted by such change in use.

CONCLUSION: For the reasons stated above, the property and affected area are provided with adequate public facilities, services, and transportation networks to support the new zoning and Comprehensive Plan designation. As such, the Planning Commission can find that Criterion 3 is met.

Criterion 4: The proposal shall not have a substantial adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive.

- The requested Rezone and Comprehensive Plan Amendment will not have a substantial adverse impact upon neighboring lands. This request is applicable to four residential properties owned by PeaceHealth. The surrounding area includes Office/Commercial, General Commercial, R-1, R-2, and R-4 zoning. Rezoning the properties from R-1 to R-4 is therefore consistent with the surrounding area, and the immediately-planned change in use from residential property to an office property (both of which are permitted uses in the R-4 zone, *see* LDC 19.20.020 Table 10.20.020-1) will not adversely impact the neighboring lands. Amending the Comprehensive Plan designation of these properties will similarly not create adverse impact upon the neighboring lands, as those lands surrounding the subject properties are all designated Public/Quasi-Public/Institutional. Rather, it will create consistency with the surrounding properties.

CONCLUSION: For the reasons stated above, the proposal does not have a substantial adverse impact upon neighboring lands. As such, the Planning Commission can find that Criterion 4 is met.

Criterion 5: Whether conditions in the area for which comprehensive plan change/zoning amendment is requested have changed or are changing to such a degree that it is in the public interest to encourage a change in land use for the area.

- The area that is the subject of this Rezone and Comprehensive Plan Amendment is surrounded by PeaceHealth's St. John Medical Center, other higher-density residences (duplexes, triplexes, multi-family complexes), and an educational campus. The Rezone and Comprehensive Plan Amendment is in the public interest because it will allow PeaceHealth to change the use of its residential properties generally and to immediately convert one of its residential properties, which is currently unoccupied, into office space for four currently displaced employees whose offices were damaged by flooding in September 2020. Giving PeaceHealth the ability and flexibility to quickly change the use of its other residential properties into office spaces if needed in the future is in the public interest given PeaceHealth's presence in the area and its need to provide better patient-based facilities on its hospital campus.

CONCLUSION: For the reasons stated above, it is in the public interest to encourage a change in land use for the area. As such, the Planning Commission can find that Criterion 5 is met.



Application to Amend the Longview Comprehensive Plan

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

Application to Amend the Longview Comprehensive Plan

LMC 19.03

Case Number: PC 2021-2

Related Case Number: E 2021-5

THIS SECTION FOR OFFICE USE ONLY:

To the City of Longview Planning Commission and City Council:

We, the undersigned, hereby petition to **Amend the Longview Comprehensive Plan** in the following manner:

Proposed Plan Amendment: Please indicate type of amendment and its location within the Longview Comprehensive Plan:

☐

Text Amendment: Element _____ Section _____ Goal _____

City Objectives _____ City Policies _____

☒

Map Amendment: Element: _____

From: Low Density Residential To: Public/Quasi-Public/Institutional
Present Land Use District Requested Land Use District

Address of Property/Properties 846 18th Avenue; 840 18th Avenue; and 828 18th Avenue, Longview, Washington 98632

Assessor's Parcel Number(s): 01189; 01188; and 01187

Legal Description of Property Under Consideration: See Attachment 1

(Attach additional sheets as necessary)

Describe Your Proposed Amendment. Also provide suggested new language if *Text Amendment*:

This proposal would amend the Comprehensive Plan designation of the above properties from Low Density Residential to Public/Quasi-Public/Institutional. PeaceHealth is simultaneously requesting a rezone of the properties from R-1 to R-4.(Attach additional sheets as necessary)

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

If the amendment is approved, PeaceHealth plans to convert one of the residential properties listed above (828 18th Ave.), which is currently unoccupied, into an office space for four employees in its Facilities Administration department. The amendment will give PeaceHealth the flexibility to similarly convert the other residential properties if needed, though no such changes are currently planned since they are being used as residences for PeaceHealth's Sisters and contract employees. This amendment (and the simultaneous request for rezone) is in the public interest because if approved, it will allow for an immediate change in use of one of PeaceHealth's residential properties that will allow several employees of PeaceHealth who were displaced from their prior offices due to a flood to return to work. These displaced employees are all currently sharing an office space at the hospital campus, and the prior occupant of that office is working from home until the displaced employees can be relocated. When the change in use is implemented, the four Facilities Administration employees will once again have separate office spaces, and their flooded office space will be used to store and clean dialysis machines, allowing PeaceHealth to provide this patient-based service in the hospital where it is needed. The amendment will also provide for improved consistency with the neighboring properties, the majority of which are designated Public/Quasi-Public/Institutional.

(Attach additional sheets as necessary)

Describe how the current language or map designation affects you or your property. _____

The current Comprehensive Plan designation of parcels 01187, 01188, and 01189 is Low Density Residential. This designation (and their R-1 zoning) does not allow for professional offices, but the Public/Quasi-Public/Institutional designation does. PeaceHealth wishes to convert its unoccupied residential property (located at 828 18th Ave.) into office space for four Facilities Administration employees so that its employees may once again have their own office space after being displaced from their prior office since September 2020 due to a flood.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 0.76 _____ Net Acres: 0.53 _____ Square Feet: 23,124.9 _____

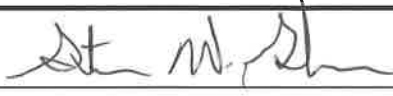
Comprehensive Plan Designation: Low Density Residential _____ Is the site vacant? No. _____

Current use of the land. Describe geographical features and note any structures: Single-family dwellings are currently located on each parcel. The sites are flat. One of the dwellings (828 18th Ave.) is currently unoccupied, and the other two are being used as residences.

PETITION TO AMEND THE LONGVIEW COMPREHENSIVE PLAN

The information provided is said to be true under penalty of perjury by the Laws of the State of Washington. The undersigned state that they are the owner(s) of the property described herein, and hereby give authorization for the filing of this application. The undersigned also certify that the information contained in this application is true and correct to the best of your/their knowledge and belief. Further, I/we do by my/our signature(s) on this application absolve the City of Longview of all liabilities regarding any deed restrictions that may be applicable to the property described herein. The names, addresses and signature of all property owners is needed (Owner in escrow is not acceptable).

[Photocopy this page and attach as many pages as is needed]

Signature: <u></u> Name: <u>PeaceHealth St. John Medical Center</u> (Please Print) Mailing Address: <u>PO Box 3002</u> (Street or PO Box) City: <u>Longview</u> State: <u>WA</u> Zip: <u>98632</u> Phone: <u>360-729-1119</u>	Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____
Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____	Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____
Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____	Signature: _____ Name: _____ (Please Print) Mailing Address: _____ (Street or PO Box) City: _____ State: _____ Zip: _____ Phone: _____

CERTIFICATION

City of Longview)
County of Cowlitz) SS

I/we, being first duly sworn, do/does hereby depose and say that PeaceHealth am/are the legal owner(s) of property described herein, and the information herewith submitted is in all respects true and correct to the best of PeaceHealth's knowledge and belief, and have affixed Steven W Glenn, EUP/CAO signature(s) hereto in the presence of the undersigned.

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

Signature of applicant(s):

Mailing Address: C/O Erin Forbes, Schwabe Williamson & Wyatt PC, 1211 SW 5th Ave, Suite 1900 See Note 3
(Street or PO Box)

City: Portland State: OR Zip: 97204 Phone: 503-796-2054

Subscribed and sworn to before me this 13 day of April, 202021



Notary Public

Printed Name

Residing In:

My Commission Expires:

NOTES:

1. Signatures of all owners are required if property is in joint ownership, which may include husband and wife.
2. A detailed map of the area that is subject of the Comprehensive Plan Amendment request must be submitted to the Community Development Department.
3. The mailing address on this page will be the address all reports and notices concerning this application will be sent to.

FILING FEES:

Public Hearing Fee:..... \$2,173.00
SEPA Review Fee:..... \$543.00
Total Fees:..... \$2,716.00

Comments: This request for comprehensive plan amendment is being submitted simultaneously with a request for rezone. Only one SEPA checklist, and as such one SEPA Review Fee, is being submitted.

BELOW IS FOR STAFF USE ONLY:

DATE APPLICATION COMPLETE: _____

LONGVIEW PLANNING COMMISSION:

Set on Planning Commission

Agenda For a Future Public Hearing: Date _____ 7:00 PM

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Ordinance No: _____ Adopted: _____ Effective: _____

Comments: _____

NOTES TO APPLICANT/OWNER:

1. Community Development Staff will review this application for completeness and will contact you if additional information is needed. Incomplete applications will not be scheduled for a hearing before the Planning Commission.
2. If the City Council, Planning Commission or Community Development Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
3. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
4. The applicant may be required to conduct studies, such as a traffic study, and have the studies reviewed by the City prior to any public hearing on the application. The cost of all required studies shall be borne by the applicant.
5. All fees required by the City in reviewing this application shall be paid prior to any public hearings.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____



April 21, 2021

To: Washington State E.C.Y., Environmental Review Section
Dr. Dan Zorn, Superintendent, Longview School District
Emily Wilcox, Cowlitz County Assessor
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
CenturyLink
Ryan Hennessey, Comcast
The Daily News
Jon Dunaway, Longview Fire Marshal
Mike Murray, Commercial Building Inspector

From: Ken Hash, Interim Director of Community Development/Public Works Director

Subject: SEPA Environmental Checklist Review - Application #E 2021-5

Project: Erin Forbes with Schwabe, Williamson & Wyatt PC on behalf of PeaceHealth St. John Medical Center has submitted a SEPA checklist for a non-project action for a Rezone and Comprehensive Plan Amendment relating to four residential properties owned by PeaceHealth. City staff will recommend the last property on the block, 1751 Delaware St, parcel 01190, be included in the Re-zone and Comprehensive Plan amendment area. Total property involved is 0.87 acres. The proposal would rezone the 5 properties from R-1 to R-4, and redesignate 4 of the properties (828 18th Avenue, 840 18th Avenue, and 846 18th Avenue) (and 1751 Delaware Street per staff recommendation) from Low Density Residential to Public/Quasi-Public/institutional. The property located at 822 18th Avenue is already designated Public/Quasi-Public/institutional. Following the Rezone and Comprehensive Plan Amendment, if approved, PeaceHealth immediately plans to convert its residential property at 828 18th Avenue into office space. PeaceHealth does not have immediate plans to convert the other three properties at this time. The property is located at 822, 828, 840, 846 18th Avenue and per staff recommendation, 1751 Delaware Street, 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 District*. The Comprehensive Plan classification is *Public/quasi-public/institutional and low density residential*. Adjacent uses include: PeaceHealth St. John medical center parking lot and medical office building, Kessler Elementary School, duplexes and single family homes.

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 5, 2021**.

If you have any questions or need additional information, please contact Adam Trimble, Interim Planning Manager at (360) 442-5092 or me at (360) 442-52020.

Thank you.

Attachments: Re-zone and comprehensive plan amendment applications and maps.



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

Description of Proposal: **E 2021-5– A non-project action for a Rezone and Comprehensive Plan Amendment for 5 properties, from R-1 to R-4, and redesignate 4 of the properties (828 18th Avenue, 840 18th Avenue, and 846 18th Avenue) (and 1751 Delaware Street per staff recommendation) from Low Density Residential to Public/Quasi-Public/institutional. The property is zoned R-1 Residential District.**

Proponents: Erin Forbes PeaceHealth St. John Medical Center
 Schwabe, Williamson & Wyatt PC 1615 Delaware Street
 1211 SW 5th Avenue, Suite 1900 LONGVIEW, WA 98632
 Portland, OR 97204
 Phone: 503-796-2054

Location of Proposal, Including Street Address, if any: The site is located at 822, 828, 840, 846 18th Avenue and per staff recommendation, 1751 Delaware Street (Parcel Number(s): 01186, 01187, 01188, 01189, 01190). The property is located within the SW 1/4 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 5, 2021.

Responsible Official: Ken Hash

Position/Title: Interim Director/Public Works Director

Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Interim Planning Manager

Phone: (360) 442-5092

Date: April 21, 2021

Signature: 

City of Longview
Community Development

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

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

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

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

Instructions for Lead Agencies:

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

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

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

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

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

Rezone and Comprehensive Plan Amendment Request to Allow for Change of Use of Residential Properties Owned by PeaceHealth St John Medical Center.

2. Name of applicant: [\[help\]](#)

PeaceHealth St. John Medical Center.

The request is to re-zone 4 residential properties from R-1 (single family) to R-4 (high density residential) which allows office and medical office uses in addition to residential uses. City staff has recommended including a 5th property from the block, in the rezone area. AT

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

**Applicant: PeaceHealth St. John Medical Center
1615 Delaware Street
Longview, Washington 98632
360-729-1119**

**Contact: Schwabe, Williamson & Wyatt PC
Attn: Erin Forbes
1211 SW 5th Avenue, Suite 1900
Portland, OR 97204
503-796-2054**

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

04/05/2021

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

City of Longview

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

PeaceHealth anticipates that the Rezone and Comprehensive Plan Amendment, if approved, will occur in the Spring of 2021. Once approved, PeaceHealth's intent is to convert one of the residential properties (located at 828 18th Avenue, Longview, WA 98632) into office spaces for PeaceHealth Facilities Administration employees (the Construction Project Manager, Safety Manager, and their support staff) so that it may provide those employees with dedicated office space after being required to share a smaller office space due to flooding that occurred at PeaceHealth's St. John Medical Center in September 2020. PeaceHealth has no plans to change the use of its other three residential properties subject to the Rezone and Comprehensive Plan Amendment (located at 822 18th Avenue; 840 18th Avenue; and 846 18th Avenue, Longview, WA 98632) because they are currently being used as residences, but may need to do so in the future.

If the request for Rezone and Comprehensive Plan Amendment is approved, it is anticipated that updates to the residential properties located at 828 18th Avenue in connection with the change in use will begin as soon as possible. Those updates are currently intended to be general cosmetic improvements to the interior of the existing structure to allow for the new office use. Specifically, PeaceHealth anticipates needing to make interior cosmetic updates to flooring, paint, and window treatments. Updates to the other three properties are not currently planned, but may occur in the future if needed.

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

None at this time.

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

SEPA environmental checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None are known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Longview SEPA environmental checklist review is required for the request for Rezone and Comprehensive Plan Amendment. If the request for Rezone and Comprehensive Plan Amendment is approved, the change in use of the residential property located at 828 18th Avenue may require additional permits, which PeaceHealth understands may include an electrical trade permit in connection with updating lighting and ensuring adequate power and data sources are available for the office use. PeaceHealth does not anticipate requiring any additional permits as it does not anticipate making any structural changes to the property.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This proposal is for a Rezone and Comprehensive Plan Amendment relating to four residential properties owned by PeaceHealth. The proposal would rezone the four properties from R-1 to R-4, and redesignate three of the properties (828 18th Avenue, 840 18th Avenue, and 846 18th Avenue) from Low Density Residential to Public/Quasi-Public/Institutional. The property located at 822 18th Avenue is already designated Public/Quasi-Public/Institutional. Following the Rezone and Comprehensive Plan Amendment, if approved, PeaceHealth immediately plans to convert its residential

City staff will recommend the last property on the block, 1751 Delaware St, parcel 01190 is included in the Re-zone and Comp. Plan amendment. AT

property located at 828 18th Avenue into office space, and will obtain the necessary permits for doing so. PeaceHealth does not have immediate plans to convert the other three properties, but the Rezone and Comprehensive Plan Amendment, if approved, will give PeaceHealth the flexibility to do so in the future without delay.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The properties subject to the request for Rezone and Comprehensive Plan Amendment are located at 822 18th Avenue; 828 18th Avenue; 840 18th Avenue; and 846 18th Avenue, Longview, WA 98632. Legal descriptions for these properties are found in Attachment 1. A vicinity map is found in Attachment 2.

City staff will recommend the last property on the block, 1751 Delaware St, parcel 01190 is included in the Re-zone and Comp. Plan amendment. Attachment 3. AT

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

1. Earth

a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

Flat.

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

5%.

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 loams with mixed strata of clay, fine gravels, and mixed alluvial deposits characteristic of the lower Columbia River basin. If the request for Rezone and Comprehensive Plan Amendment is approved, the subsequent change in use of the properties are not anticipated to include any removal of soils.

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

No.

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

No filling, excavation, or grading will be required as part of the request for Rezone and Comprehensive Plan Amendment; and none is proposed for the subsequent improvements to the residential property that will be converted from an unoccupied residence to an office space, should the Rezone and Comprehensive Plan Amendment be approved.

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

No clearing, construction, or use will be required by the request for Rezone and Comprehensive Plan Amendment, and as such will not result in any erosion. Should the Rezone and Comprehensive Plan Amendment be approved, erosion is not expected to occur as a result of the change in use of a residential property to an office space. Any construction that occurs will take place inside the residential property, and erosion is not expected to occur as a result of that construction.

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

If the request for Rezone and Comprehensive Plan Amendment is approved, the change in use of the residential property proposed will not result in any change in the amount of the property covered with impervious surfaces.

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

N/A - No activities are planned that would cause erosion or other impacts to the earth.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

The request for Rezone and Comprehensive Plan Amendment, if approved, will not result in any emissions to the air.

Should the Rezone and Comprehensive Plan Amendment be approved, emissions to the air are not expected to occur as a result of the change in use of the residential property to an office space, as any construction that occurs will take place inside the residential property, and the use of the property as an office space for four persons will not result in any additional new emissions to the air.

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

None to our knowledge.

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

The request for Rezone and Comprehensive Plan Amendment, if approved, will not result in any emissions to the air.

Should the Rezone and Comprehensive Plan Amendment be approved, emissions to the air are not expected to occur as a result of the change in use of the residential property (or properties) to an office space, as any construction that occurs will take place inside the residential property, and the use of the property as an office for four persons will also not create any emissions.

3. Water

a. Surface Water: [\[help\]](#)

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

Yes; Lake Sacajawea and the Coweeman River both drain or flow into Columbia River.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

The request for Rezone and Comprehensive Plan Amendment, if approved, will not require such work; nor will the change in use of the residential property (or properties) to an office space, should the request for Rezone and Comprehensive Plan Amendment be approved.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

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

The request for Rezone and Comprehensive Plan Amendment, if approved, will not require surface water withdrawals or diversions; nor will the change in use of the residential property (or properties) to an office space, should the request for Rezone and Comprehensive Plan Amendment be approved.

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

No.

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

The request for Rezone and Comprehensive Plan Amendment, if approved, will not result in any discharges of waste materials; nor will the change in use of the residential property (or properties) to an office space, should the request for Rezone and Comprehensive Plan Amendment be approved.

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 groundwater will be withdrawn from a well for any purposes in connection with the request for Rezone and Comprehensive Plan Amendment, if approved; nor will it in connection with the change in use of the residential property (or properties) to an office space, should the request for Rezone and Comprehensive Plan Amendment be approved.

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

This is a non-project action. If the re-zone is successful, the applicant indicates an existing residence will be converted to an office. AT

No waste material will be discharged in connection with the request for Rezone and Comprehensive Plan Amendment, if approved. Should the request be approved, all sanitary sewerage created by the change in use of the residential property (or properties) to an office space will be collected per Uniform Plumbing Code. The amount of waste may increase, but we do not expect it to substantially or significantly impact the current system because at most, each property subject to a change in use to an office space will employ four persons during the hours of 7am and 5pm – this is consistent with the number of persons typically living in a single-family dwelling.

This is a non-project action. If the re-zone is successful, the applicant indicates an existing residence will be converted to an office. AT

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 only current source of water runoff at the subject properties is stormwater. Stormwater currently either soaks into the pervious surfaces at the properties or drains from the impervious surfaces to the street and is collected in the storm drains provided by the City. No changes to the source(s) of runoff are expected from the request for Rezone and Comprehensive Plan Amendment, nor from the change in use of the residential property (or properties) to an office space, should the request for Rezone and Comprehensive Plan Amendment be approved.

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

Waste materials will not enter ground or surface water as a result of the request for Rezone and Comprehensive Plan Amendment, if approved. Nor is it anticipated with the change in use of the residential property into an office space.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

None are associated with the request for Rezone and Comprehensive Plan Amendment.

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? [\[help\]](#)

None.

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

None known.

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

None.

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

None known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Heron, songbirds, bass, and trout are known to exist in the area that would be subject to the request for Rezone and Comprehensive Plan Amendment.

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

None known.

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

The general area of the site is within the Pacific Flyway, a broad migratory corridor that extends from Alaska to Central America and is used by waterfowl, eagles, hawks, falcons, songbirds, and shorebirds (WDFW, Management Recommendations for Washington's Priority Species, Volume IV: Birds).

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

None.

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

None known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

No energy will be used as part of the request for Rezone and Comprehensive Plan Amendment, if approved. Energy use for the change in use of the residential property (or properties) to an office space will consist of electricity for lighting, heat, air, and power. No significant changes to types of energy used at the properties impacted by the requested Rezone and Comprehensive Plan Amendment are expected.

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

No energy conservation features are included or needed as part of the request for Rezone and Comprehensive Plan Amendment, if approved. For any internal improvements that may be required for the change in use of the residential property (or properties) to an office space, PeaceHealth will comply with the latest energy codes.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

There will be no environmental health hazards associated with the Rezone and Comprehensive Plan Amendment, if approved. For the change in use of the residential property (or properties) to an office space, other than standard hazards associated with any interior renovations / construction (which is not currently planned outside of the cosmetic improvements discussed above), we are not aware of any specific hazards the project would encounter.

- 1) Describe any known or possible contamination at the site from present or past uses.

None are known.

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

None are known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored, used, or produced as a result of the Rezone and Comprehensive Plan Amendment, if approved; nor will they be stored, used, or produced in connection with the change in use of the residential property (or properties) to an office space.

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

No special emergency services are anticipated to be necessary as a result of the Rezone and Comprehensive Plan Amendment, if approved. For the change in use of the residential property (or properties) to an office space, standard fire and police protection are currently provided.

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

No such measures are anticipated to be necessary in connection with the Rezone and Comprehensive Plan Amendment, if approved. For the change in use of the residential property (or properties) to an office space, no extraordinary measures are proposed other than standard safety that is employed in construction practices.

b. Noise

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

Noise will not affect the Rezone and Comprehensive Plan Amendment, if approved. For the change in use of the residential property (or properties) to an office space, there are no known noises in the area that would prohibit normal use and enjoyment of the new office space or of the existing residences that will be subject to the Rezone and Comprehensive Plan Amendment.

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. [\[help\]](#)

No noise will be created by or associated with the Rezone and Comprehensive Plan Amendment, if approved. For the change in use of the residential property (or properties) to an office space, standard noise levels associated with interior cosmetic improvements will be encountered while renovations are underway, and the hours of renovation will be limited to those set by ordinance for construction by the City of Longview. On a long-term basis, standard noise associated with office facilities will be created.

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

There are no extraordinary measures, other than adhering to the standard hours of construction, proposed during the implementation of the change in use.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The sites that are the subject of the request for Rezone and Comprehensive Plan Amendment are single-family dwellings. The site that is the subject of the immediate plan for change in use is an unoccupied single-family residence; the other three properties are being used as residences for PeaceHealth's Sisters and occasionally by contract workers who require overnight lodging. To the East of this area is PeaceHealth's hospital campus; to the West is an educational institution. The Rezone and Comprehensive Plan Amendment, if approved, will not affect current land uses on nearby or adjacent properties, except to allow implementation of the change in 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:

No.

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

The area that will be subject to the Rezone and Comprehensive Plan Amendment, if approved, consists of four single-family residences.

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

Staff will recommend that the property at 1751 Delaware Street be included in the Re-zone area as it completes the block. This existing residence will remain a conforming use if the re-zone occurs. The properties will all be allowed the uses permitted in the R-4 zone which include office, medical offices and higher density residential developments. Existing lots may have one single family home under the R-4 zone regulations. AT

No.

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

Low Density Residential (for parcels 01187, 01188, and 01189) and Public/Quasi-Public/Institutional (for parcel 01186).

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

N/A

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

No.

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

If the Rezone and Comprehensive Plan Amendment is approved, it is anticipated that approximately four (4) persons would work inside the residence that will be immediately subject to the change in use to an office space.

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

None – the Rezone and Comprehensive Plan Amendment, if approved, will allow for the one residential property, which is currently vacant, to be converted into an office space. The other three properties are currently used as residences and there are no plans to displace those living in the residences at this time.

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

No such measures are needed.

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

If the request for Rezone and Comprehensive Plan Amendment is approved, the planned office space will be consistent with the allowable land uses under the new zoning and comprehensive plan designation.

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

N/A – there are no nearby agricultural or forest lands of long-term commercial significance.

9. Housing

1751 Delaware
likewise is in the
R-1 zone district
and low density
residential
comprehensive
plan designation.
AT

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

No housing units will be provided by the request for Rezone and Comprehensive Plan Amendment itself, if approved.

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

No housing units would be eliminated by the request for Rezone and Comprehensive Plan Amendment itself, if approved. If the request is approved, one housing unit would be eliminated because PeaceHealth intends to immediately change the use of one of its four residential properties, which is currently unoccupied, to an office.

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

None are proposed. PeaceHealth does not expect the change in use of one residential property to create any adverse housing impacts because the property subject to the subsequent change in use, should the request for Rezone and Comprehensive Plan Amendment be approved, is currently unoccupied. As to the other three properties, PeaceHealth does not anticipate any adverse housing impacts from the proposal as it does not anticipate any change in use of those properties at this time.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

No new structures are proposed.

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

None.

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

The Rezone and Comprehensive Plan Amendment, if approved, will not create any aesthetic impacts. The change in use from a residential property (or properties) to an office space will not create any aesthetic changes to the exterior of the dwelling because changes will be made internally only, so no measures are proposed.

11. Light and glare

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

The Rezone and Comprehensive Plan Amendment, if approved, will not produce any glare or light, nor will the change in use from a residential property (or properties) to an office space.

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

N/A – no light or glare will be produced.

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

The Rezone and Comprehensive Plan Amendment, if approved, will not produce any glare or light, nor will the change in use from a residential property (or properties) to an office space. As such no such measures are proposed.

12. Recreation

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

Lake Sacajawea Park lies to the south. It contains paths and trails that surround the lake and scenic views and vistas across the lake.

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

N/A – the Rezone and Comprehensive Plan Amendment, if approved, will not have any impacts on recreation, and PeaceHealth has no plans to create additional recreation opportunities.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Lake Sacajawea Park is listed as a National Register Historic District. It is on the Local Register of Historic Places. The Longview Community House (YMCA) is listed on the Local Register of Historic Places.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None are known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A – the Rezone and Comprehensive Plan Amendment, if approved, will not have any impacts on the known historical sites discussed above, and no other cultural sites are known to be on or near the site. As such, potential impacts need not be assessed.

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

N/A – the Rezone and Comprehensive Plan Amendment, if approved, will not have any impacts on the known historical sites discussed above, and no other cultural sites are known to be on or near the site. As such, no such measures need be proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Kessler Boulevard, 18th Avenue, and Delaware Street serve the area that is subject to the Rezone and Comprehensive Plan Amendment, if approved. Attachment 2 shows this area. No new access to the existing street system is proposed because new access is not necessary.

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

Public transit (bus) serves Delaware Street.

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

The Rezone and Comprehensive Plan Amendment, if approved, will not create or eliminate any parking spaces; nor will the change in use of a residential property (or properties) to an office space.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No new roadways or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities will be required.

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

The Rezone and Comprehensive Plan Amendment, if approved, will not itself generate any vehicular trips. If approved, the immediately planned change in use of one residential property to an office space may increase traffic flow to the specific area by 3-4

additional cars because it is expected that 4 persons will be working at the property. The office space will be open from 7 a.m. – 5 p.m. and any additional traffic to and from the property will likely occur at or around the opening and closing times. The residential property planned for an immediate change in use (828 18th Avenue) has a driveway and parking area for at least four cars, so street parking is not anticipated by the change in use. If the use of the other three properties is similarly changed, PeaceHealth anticipates similar impact on traffic flow for each of the properties, and does not anticipate that street parking will be required since each of the properties has a driveway and parking area or garage. PeaceHealth will also offer parking at its hospital campus, which is across the street, for these employees and for anyone who may need to visit the office space if off-street parking at the properties is unavailable.

- 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.

Not to our knowledge.

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

The overall anticipated impacts will be minimal (as described above in 14(g)). The Rezone and Comprehensive Plan Amendment, if approved, is limited in the near term to a single dwelling, and the residential / institutional nature of the surrounding area will be preserved. Any change in use for the other residential properties to office spaces may create limited additional traffic by the persons who will use the office space, although that is unlikely for the reasons explained above in 14(g).

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No increased need will occur for the Rezone and Comprehensive Plan Amendment, if approved. The change in use from residential property to office space may result in a commensurate level of need for increased services for the additional persons working in the office space.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None are proposed.

16. Utilities

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

Electricity, water, telephone, sanitary sewer.

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

No utilities are proposed for the Rezone and Comprehensive Plan Amendment, if approved. The property subject to the Rezone and Comprehensive Plan Amendment is served by the City of Longview for water, sanitary sewer and stormwater; PUD No. 1 of Cowlitz County for electricity; Qwest for telephone; and Comcast for cable.

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

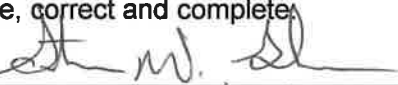
I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____



Steven W. Glenn

Executive VP, Chief Administrative Officer
PeaceHealth

4-13-2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Unlikely to affect the above. AT

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Unlikely to affect the above.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Unlikely to affect the above.

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Unlikely to affect the above.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will re-zone (5) residential properties if the city staff recommendation is followed, from low density, single-family to high density residential which allows some office and medical uses. Four of the 5 properties are owned by PeaceHealth which owns the adjacent hospital and medical office. This last row of existing single family houses on the block will benefit from the expanded uses allowed under the R-4 zone while the neighborhood will retain a residential character due to the limited commercial uses allowed under the R-4 district regulations. AT

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposal to re-zone to R-4 is a form of mitigation when the option to re-zone to Office/Commercial (the zoning for the adjacent hospital) is considered as a possibility. The R-4 zone is a residential zone and regulations will prevent the properties from converting to parking lots or more intense commercial uses. The R-4 zoning does not create any non-conforming situations for any of the properties involved. Other zones have regulations which buffer and protect residential zones; retaining a residential zone for the 5 properties will retain this built in mitigation. AT

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Unlikely to affect the above.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Unlikely to conflict with the above.



P.O. Box 128
Longview, WA 98632-7080
www.mylongview.com

April 30, 2021

NOTICE OF PUBLIC HEARING
Longview Planning Commission virtual Meeting
May 5, 2021

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Longview Washington will conduct a public hearing on the virtual meeting platform Zoom (online or phone-in), beginning at **7:00 pm, Wednesday, May 5, 2021** to consider the following:

Details for joining a virtual meeting will be published with an online agenda before the meeting. Visit mylongview.com under 'Agendas & Minutes'. Public comment can be submitted in advance to adamt@mylongview.com. Please contact the City Clerk's Office at 360-442-5041 for virtual meeting accessibility information.

Application #: PC 2021-2, E 2021-5

Applicant: PeaceHealth St. John Medical Center

Proposal: A non-project action for a Rezone and Comprehensive Plan Amendment for 5 properties, from R-1 to R-4, and redesignate 4 of the properties (828 18th Avenue, 840 18th Avenue, and 846 18th Avenue, and 1751 Delaware Street per staff recommendation) from Low Density Residential to Public/Quasi-Public/institutional. City staff has recommended the property at 1751 Delaware Street be included in the re-zone application. The property is zoned R-1 Residential District.

Location: The site is located at 822, 828, 840, 846 18th Avenue and per staff recommendation, 1751 Delaware Street. Parcel Number(s): 01186, 01187, 01188, 01189, 01190

Why You are Receiving This Notice: You own real property located near a proposal which requires a public hearing. The public hearing is an opportunity to provide comments for consideration by the Planning Commission. The Planning Commission's role is to review the applications, hold a public hearing and make a recommendation to the City Council which will vote on the applications at a future meeting.

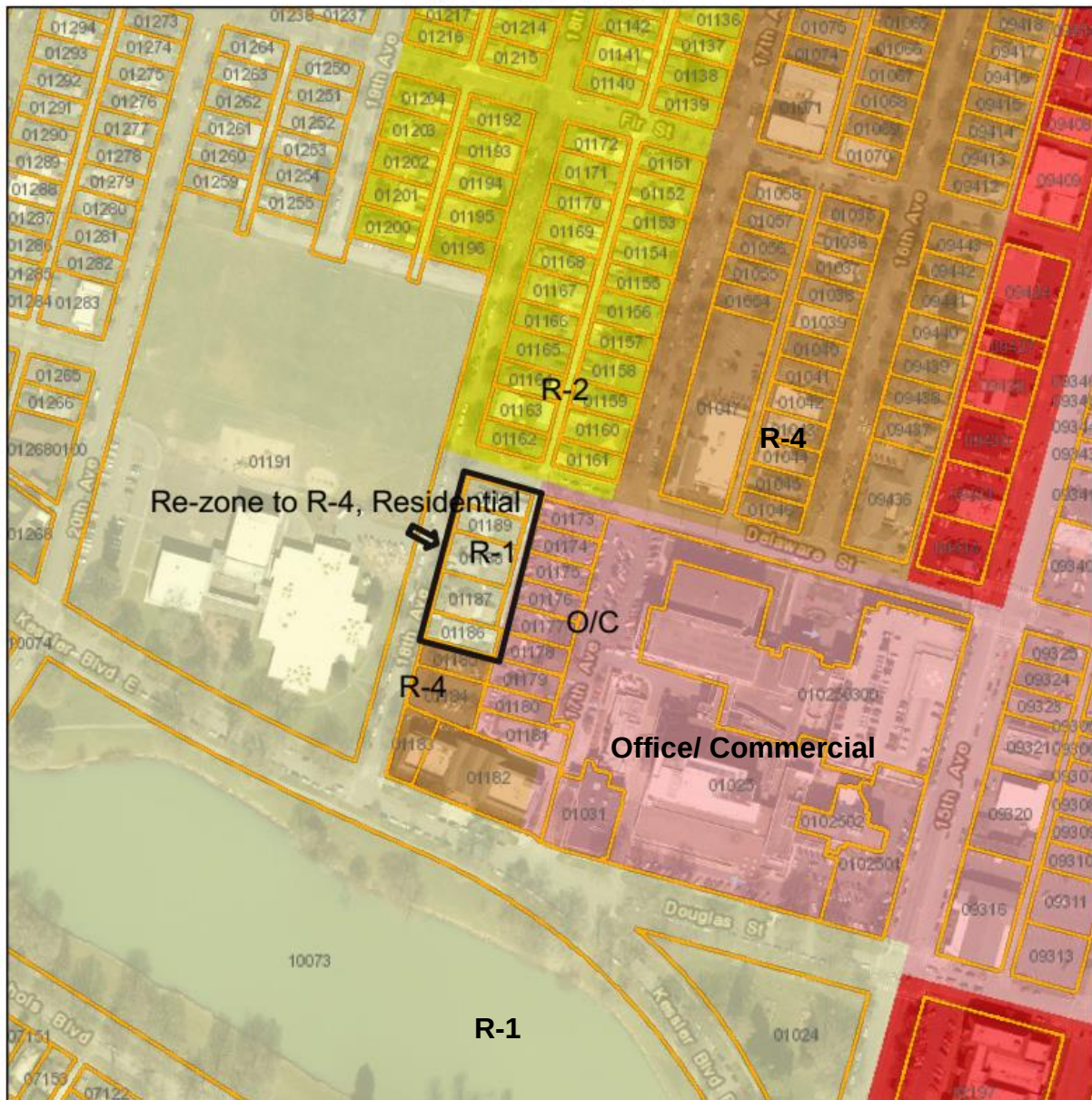
Public Hearing: You are invited to attend the virtual public hearing to express your position regarding this proposal. Written comments should be directed to Adam Trimble, Interim Planning Manager, P.O. Box 128, Longview, Washington 98632. Written or emailed comments must be received prior to the date and time of the public hearing, and will be read into the record. Mr. Trimble's phone number is (360) 442-5092 and his email address is adamt@mylongview.com.

Notice of Determination of Non-significance: As lead agency under the State Environmental Policy Act (SEPA), the City of Longview Community Development Department has issued a

COMMUNITY DEVELOPMENT • 1525 Broadway • Longview, WA 98632
(360) 442.5086 • (360) 442.5093 fax

Determination of Non-significance (DNS) per the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the above proposal on April 21, 2021. Copies of the notice, environmental checklist, and other application materials supporting this determination are on file with the Community Development Department, and are available for public review at this location: <https://mylongview.box.com/v/E2021-5PeaceHealth18thAve> or can be mailed by request. The public has a right to submit written comments concerning the proposal's environmental impacts. Written comments need to be submitted no later than 6:00 p.m. on May 5, 2021 at the Community Development Department [PO Box 128], Longview, WA 98632 or to adamt@mylongview.com

City staff recommended Re-zone Area



The R-1 Residential zone allows single-family dwellings. The R-4 Residential zone allows single-family, duplex, triplex, fourplex and multifamily dwellings as well as office buildings, office uses, and medical offices (with no ambulance service).

Adam Trimble

From: Dave Fine <dave@finetastic.com>
Sent: Wednesday, April 28, 2021 8:55 AM
To: Adam Trimble
Subject: To: Longview Zoning Committee (May 5, 2021 meeting comment)

I feel it is very good news for our community that PeaceHealth is requesting the rezoning of 5 properties in Longview for expansion. A successful PeaceHealth means a lot to Longview. However, right now, the on-street parking congestion is extremely high in and around PeaceHealth. Before accepting this request from PeaceHealth, I would like for them to commit to helping resolve this parking problem.

It is expected that PeaceHealth, with their many resources and support from volunteers in the community, could develop a Bicycle Friendly Business program per the League of American Bicyclists. This program is designed to encourage employees and users of their facilities to bike vs drive to their properties. There are 1,400 businesses that have earned the award in the USA of which 45 are in the state of Washington and more than 15% of those are hospitals or health related businesses. This is a doable program, with minimal cost constraints and well within the reach of a large organization like PeaceHealth.

Building such programs to encourage employees living within 5 miles of work will help alleviate street parking. Additionally, it will improve their employees' personal health outcomes. And it will be an example to the community, in a very visible way, that PeaceHealth 'walks the walk' and 'talks the talk' of community health and safety. This program will be contagious and we will see community members changing their commuting habits too.

I am asking that PeaceHealth commit to earning the Bicycle Friendly Business(BFB) award from the League of American Bicyclists (LAB) as this is the best program in the USA to get people out of their motor vehicles for commuting. To support PeaceHealth, community volunteers will be available to assist their staff in program development which would include suggesting low traffic bicycling routes, safe bicycle riding techniques, bicycle selection and more. LAB through its auditing effort will also assist PeaceHealth to get to the finish line with at least a Bronze level award. PeaceHealth will have some minimal out of pocket expenses for this effort.

I feel the approval of this rezoning application should be contingent on a commitment from PeaceHealth for an active Bicycle Friendly Business effort based on the LAB program. It is hoped PeaceHealth strives for the highest award level provided by LAB as they develop the program. And in addition to measuring success by an increased number of cyclists at PeaceHealth, they also measure success by a reduction of parked cars on the streets around their facilities.

Sincerely,

Dave Fine

<https://bikeleague.org/business>

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From: Dave Fine <dave@finetastic.com>
Sent: Wednesday, April 28, 2021 8:55 AM
To: Adam Trimble
Subject: To: Longview Zoning Committee (May 5, 2021 meeting comment)

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Sincerely,

Dave Fine

<https://bikeleague.org/business>

Adam Trimble

From: Dave Fine <dave@finetastic.com>
Sent: Saturday, May 01, 2021 7:15 AM
To: Adam Trimble
Cc: Trey Davis
Subject: Re: To: Longview Zoning Committee (May 5, 2021 meeting comment)

I wanted to share this thought as well for the May 5th Planning Meeting

Kaiser in Seattle has developed a master plan to alleviate a parking issue near their facility. Their goal is to focus on Single Occupied Vehicle (SOV) reduction for their employees. Bicycling to work could prove to be a significant part of this program but perhaps this is what we should be requiring for PH. Below are a couple of summary points from their plan and a link to their plan.

In addition, they have focused on bicycling to work having earned a gold level recognition from the League of American Bicyclists.

Objective:

5. KP shall set biennial goals for reducing the parking shortfall to zero as early as possible but no later than ten years from the date of the approval of this master plan (October 3, 1988). KP shall conduct such studies as are needed to report to the director every two years regarding progress toward meeting the goals for reducing parking shortfall.

Status Update:

In 2019, Kaiser Permanente's workforce completed the Commute Trip Reduction Survey at the affected Capitol Hill Campus, achieving the required response rate. The 2019 survey showed a significant decline in the SOV rate from the 2017 survey. The current SOV rate is 42.8% This is a reduction of nearly 17% below the previous survey rate at 59.4%. The current rate of 42.8% meets the MIMP goal of 50% drive alone rate. In 2020 KP will be updating the latest traffic study to determine our current parking utilization.

Objective

7a. KP's Employee Transportation Coordinator shall be given the flexibility and management support needed to implement and enforce all aspects of the TMP.

Status Update

In compliance with the TMP, Kaiser Permanente has an established department within the organization to coordinate and maintain building transportation. One focus of the Commute Solutions team is to reduce the SOV rate in compliance with the MIMP

<https://www.seattle.gov/Documents/Departments/Neighborhoods/MajorInstitutions/Kaiser%20Permanente/KPWA%20MIMP%20Annual%20Status%20Report%202019%203.3.20.pdf>

On Wed, Apr 28, 2021 at 8:55 AM Dave Fine <dave@finetastic.com> wrote:

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Sincerely,

Dave Fine

<https://bikeleague.org/business>

Adam Trimble

From: Alyssa Fine <alyssa.fine@gmail.com>
Sent: Tuesday, May 04, 2021 2:03 PM
To: Adam Trimble
Subject: Longview Zoning Committee (May 5, 2021 meeting comment)

Good afternoon,

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Sincerely,

Alyssa Fine

Adam Trimble

From: Clark Lee Carroll, Jr. <ccarrolls@gmail.com>
Sent: Monday, May 03, 2021 2:48 PM
To: Adam Trimble

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Sincerely,

Adam Trimble

From: David Schaafsma <pulpdragon@hotmail.com>
Sent: Monday, May 03, 2021 10:20 AM
To: Adam Trimble
Subject: Longview Zoning Committee (May 5, 2021 meeting comment)

I feel it is very good news for our community that PeaceHealth is requesting the rezoning of 5 properties in Longview for expansion. A successful PeaceHealth means a lot to Longview. However, right now, the on-street parking congestion is extremely high in and around PeaceHealth. Before accepting this request from PeaceHealth, I would like for them to commit to helping resolve this parking problem.

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Sincerely,

David Schaafsma
(360) 431-0742

"Be who you are and say what you feel because those who mind don't matter and those who matter don't mind."

~Dr. Seuss

Adam Trimble

From: Alumni - estratton <estratton@alumni.uidaho.edu>
Sent: Monday, May 03, 2021 8:47 AM
To: Adam Trimble
Subject: Longview Zoning Committee (May 5, 2021 meeting comment)

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Sincerely,

Elizabeth Stratton

Adam Trimble

From: Matt Keebler <matt.keebler@gmail.com>
Sent: Sunday, May 02, 2021 9:46 PM
To: Adam Trimble
Subject: Longview Zoning Committee (May 5, 2021 meeting comment)

Hi Adam,

I feel it is very good news for our community that PeaceHealth is requesting the rezoning of 5 properties in Longview for expansion. A successful PeaceHealth means a lot to Longview. However, right now, the on-street parking congestion is extremely high in and around PeaceHealth. Before accepting this request from PeaceHealth, I would like for them to commit to helping resolve this parking problem.

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Sincerely,
- Matthew Bradley Keebler -

Adam Trimble

From: Aimee Plamondon <aimee.ele@hotmail.com>
Sent: Sunday, May 02, 2021 1:44 PM
To: Adam Trimble
Subject: Longview Zoning Committee (May 5, 2021 meeting comment)

I would like to add my voice in support of the below letter written and sent to you by Dave Fine. PeaceHealth should need to commit to reducing single occupancy vehicle commuting as part of the approval for the rezoning of these properties. I am a PeaceHealth employee who bikes to work, and my bike is often the only one in the bike lockers. PeaceHealth needs to do more to encourage employees to bike or carpool to reduce on-street parking and emissions.

-----Original letter by Dave Fine below-----

I feel it is very good news for our community that PeaceHealth is requesting the rezoning of 5 properties in Longview for expansion. A successful PeaceHealth means a lot to Longview. However, right now, the on-street parking congestion is extremely high in and around PeaceHealth. Before accepting this request from PeaceHealth, I would like for them to commit to helping resolve this parking problem.

It is expected that PeaceHealth, with their many resources and support from volunteers in the community, could develop a Bicycle Friendly Business program per the League of American Bicyclists. This program is designed to encourage employees and users of their facilities to bike vs drive to their properties. There are 1,400 businesses that have earned the award in the USA of which 45 are in the state of Washington and more than 15% of those are hospitals or health related businesses. This is a doable program, with minimal cost constraints and well within the reach of a large organization like PeaceHealth.

Building such programs to encourage employees living within 5 miles of work will help alleviate street parking. Additionally, it will improve their employees' personal health outcomes. And it will be an example to the community, in a very visible way, that PeaceHealth 'walks the walk' and 'talks the talk' of community health and safety. This program will be contagious and we will see community members changing their commuting habits too.

I am asking that PeaceHealth commit to earning the Bicycle Friendly Business(BFB) award from the League of American Bicyclists (LAB) as this is the best program in the USA to get people out of their motor vehicles for commuting. To support PeaceHealth, community volunteers will be available to assist their staff in program development which would include suggesting low traffic bicycling routes, safe bicycle riding techniques, bicycle selection and more. LAB through its auditing effort will also assist PeaceHealth to get to the finish line with at least a Bronze level award. PeaceHealth will have some minimal out of pocket expenses for this effort.

I feel the approval of this rezoning application should be contingent on a commitment from PeaceHealth for an active Bicycle Friendly Business effort based on the LAB program. It is hoped PeaceHealth strives for the highest award level provided by LAB as they develop the program. And in addition to measuring success by an increased number of cyclists at PeaceHealth, they also measure success by a reduction of parked cars on the streets around their facilities.

Sincerely,
<https://bikeleague.org/business>

Adam Trimble

From: Art Birkmeyer <art.birkm@gmail.com>
Sent: Saturday, May 01, 2021 11:15 PM
To: Adam Trimble
Subject: Hospital Rezone

I read in the Daily News and on the Longview Active Transportation Facebook page (Edited by Dave Fine) that St. Johns Hospital is requesting a city Zoning change for 5 Longview properties. I believe this is good news for Longview and back the expansion of the hospital physical facilities with all the come-a-longs (employees and patients)

I work in the hospital as a volunteer. To access my work, I religiously ride my bicycle (except on ice) to and from the hospital as part of my personal wellness program. I also feel that I am helping the present parking issues that the hospital presently experiences for their employees and patients by using the great bike parking cabinets you provide.

I am aware and have read the letter that Dave Fine sent to you regarding the rezoning issue and would like you to take his recommendations seriously. St. John's Hospital used to be a big supporter of personal fitness programs to the community and specifically towards its employees. I personally do not see or feel that level of interest anymore which is a shame.

I encourage you to take every opportunity to highlight and encourage personal fitness and well being in all you do and Mr. Fines recommendations would be a meaningful step in the right direct that is needed.

Arrt Birkmeyer

Longview

Adam Trimble

From: Patrick Keating <Keatinglyn@comcast.net>
Sent: Saturday, May 01, 2021 8:32 PM
To: Adam Trimble
Subject: Longview Zoning Committee (May 5, 2021 meeting comment)

Mr. Trimble,

I feel it is very good news for our community that PeaceHealth is requesting the rezoning of 5 properties in Longview for expansion. A successful PeaceHealth means a lot to Longview. However, right now, the on-street parking congestion is extremely high in and around PeaceHealth. Before accepting this request from PeaceHealth, I would like for them to commit to helping resolve this parking problem.

Rather than increasing the supply of parking spaces, I would like to see PeaceHealth address the demand for parking spaces.

It is expected that PeaceHealth, with their many resources and support from volunteers in the community, could develop a Bicycle Friendly Business program per the League of American Bicyclists. This program is designed to encourage employees and users of their facilities to bike vs drive to their properties. There are 1,400 businesses that have earned the award in the USA of which 45 are in the state of Washington and more than 15% of those are hospitals or health related businesses. This is a doable program, with minimal cost constraints and well within the reach of a large organization like PeaceHealth.

Building such programs to encourage employees living within 5 miles of work will help alleviate street parking. Additionally, it will improve their employees' personal health outcomes. And it will be an example to the community, in a very visible way, that PeaceHealth 'walks the walk' and 'talks the talk' of community health and safety. This program will be contagious and we will see community members changing their commuting habits too.

I am asking that PeaceHealth commit to earning the Bicycle Friendly Business(BFB) award from the League of American Bicyclists (LAB) as this is the best program in the USA to get people out of their motor vehicles for commuting. To support PeaceHealth, community volunteers will be available to assist their staff in program development which would include suggesting low traffic bicycling routes, safe bicycle riding techniques, bicycle selection and more. LAB through its auditing effort will also assist PeaceHealth to get to the finish line with at least a Bronze level award. PeaceHealth will have some minimal out of pocket expenses for this effort.

I feel the approval of this rezoning application should be contingent on a commitment from PeaceHealth for an active Bicycle Friendly Business effort based on the LAB program. It is hoped PeaceHealth strives for the highest award level provided by LAB as they develop the program. And in addition to measuring success by an increased number of cyclists at PeaceHealth, they also measure success by a reduction of parked cars on the streets around their facilities. Here is a link: <https://bikeleague.org/business>

Sincerely,

John P. Keating

Adam Trimble

From: Marti Fine <martifine@gmail.com>
Sent: Saturday, May 01, 2021 5:33 PM
To: Adam Trimble
Subject: Longview Zoning Committee (May 5, 2021 meeting comment)

Committee members:

I feel it is very good news for our community that PeaceHealth is requesting the rezoning of 5 properties in Longview for expansion. A successful PeaceHealth means a lot to Longview. However, right now, the on-street parking congestion is extremely high in and around PeaceHealth. Before accepting this request from PeaceHealth, I would like for them to commit to helping resolve this parking problem.

It is expected that PeaceHealth, with their many resources and support from volunteers in the community, could develop a Bicycle Friendly Business program per the League of American Bicyclists. This program is designed to encourage employees and users of their facilities to bike vs drive to their properties. There are 1,400 businesses that have earned the award in the USA of which 45 are in the state of Washington and more than 15% of those are hospitals or health related businesses. This is a doable program, with minimal cost constraints and well within the reach of a large organization like PeaceHealth.

Building such programs to encourage employees living within 5 miles of work will help alleviate street parking. Additionally, it will improve their employees' personal health outcomes. And it will be an example to the community, in a very visible way, that PeaceHealth 'walks the walk' and 'talks the talk' of community health and safety. This program will be contagious and we will see community members changing their commuting habits too.

I am asking that PeaceHealth commit to earning the Bicycle Friendly Business(BFB) award from the League of American Bicyclists (LAB) as this is the best program in the USA to get people out of their motor vehicles for commuting. To support PeaceHealth, community volunteers will be available to assist their staff in program development which would include suggesting low traffic bicycling routes, safe bicycle riding techniques, bicycle selection and more. LAB through its auditing effort will also assist PeaceHealth to get to the finish line with at least a Bronze level award. PeaceHealth will have some minimal out of pocket expenses for this effort.

I feel the approval of this rezoning application should be contingent on a commitment from PeaceHealth for an active Bicycle Friendly Business effort based on the LAB program. It is hoped PeaceHealth strives for the highest award level provided by LAB as they develop the program. And in addition to measuring success by an increased number of cyclists at PeaceHealth, they also measure success by a reduction of parked cars on the streets around their facilities.

Sincerely,

Marti Fine
2337 W Hills Dr, Longview, WA

"Ubuntu ungamntu ngabanye abantu"
"People are people through other people"
Xhosa proverb

"Travel is fatal to prejudice, bigotry and narrowmindedness...
and many of our people need it solely on these accounts."
- Mark Twain

Adam Trimble

From: George Winn <winngeorgec@gmail.com>
Sent: Saturday, May 01, 2021 4:30 PM
To: Adam Trimble
Subject: Peacehealth Zoning Application

Dear Planning Commission,

I support the rezone request near the hospital and support the staff findings. My front door is within eyesight of the project area and I pass by it multiple times each day by foot or bike.

As a member of the Longview Active Transportation Committee, I believe that the hospital has a role to play in improving the pedestrian amenities in this area. ADA compliant crosswalks, sidewalks, curb bulbs, and curb cuts are missing from adjacent areas along Kessler BLVD. The applicant should be required to provide pedestrian improvements to facilitate safe crossing of this street for visitors, employees, and nearby school children. Specifically, this means: **Installing** two pedestrian crosswalks at the intersections of Kessler & 17th and across Douglas at the location of the pedestrian stairway; And, **Improving** the existing non ADA compliant crosswalk at Kessler & 18th. Due to the wide width of the Kessler/Douglas in this area, curb bulbs that reduce pedestrian crossing distance and improve safety are appropriate.

I support fellow Active Transportation Committee member requests that the applicant has a large footprint in the area, and that they have reached a critical threshold where offering bicycle friendly business offerings to employees is within their ample abilities. Bicycle friendly offerings include indoor cycle storage areas, charging stations, encouragement, free maintenance, financial bonuses, et cetera.

With these improvements and by encouraging alternative options to the hospital, dangerous car traffic will decrease and the neighborhood will be better served.

Thank you for reading and considering these thoughts.

Sincerely,
George Winn
St. Helens Neighborhood Resident
Member of the Longview Active Transportation Committee



Staff Report

TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

HEARING

DATE: May 5, 2021

SUBJECT: Amend the permitted uses allowed in the Mixed Use Commercial/Industrial zone, MU-C/I, to include: 'Outdoor continuous entertainment activities such as miniature golf and skateboard facilities.'

CASE #: PC 2021-3

TYPE OF

DECISION: Legislative

BACKGROUND

Gregg Miller has submitted an application for a zone text amendment to allow the use "Outdoor continuous entertainment activities such as miniature golf and skateboard facilities" in the Mixed Use Commercial/Industrial zone [Exhibit A]. Currently these uses are only allowed in the General Commercial zone. If approved, the applicant intends to construct a mini-golf course on an existing 2+ acre industrial lot, formerly a nursery at 1238 & 1132 California Way. Parcel numbers involved: 02124, 02123, 02122. The current zoning regulations for industrial districts including the creation of the Mixed Use Commercial/Industrial zone date to 2011. In 2014 Athletic Health and racquet clubs was added as a permitted use to the light industrial zones and MU-C/I zone. In 2018 an application for a zone text amendment was approved to permit 'Bowling centers with a minimum of 32 indoor lanes' and 'Allowed uses accompanying the bowling center include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf' in the Mixed Use Commercial/Industrial zone.

PROPOSAL

The proposal, if adopted, will amend LMC Chapter 19.58 Industrial Zoning Districts.

Note: text that is underlined is proposed to be added. Text with a line thru it is proposed to be eliminated.

"Table 19.58.020-1. Permitted uses in industrial zones" is amended as follows:

Use			
	LI-A & B	HI	C/I
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
<u>Outdoor continuous entertainment activities such as miniature golf and skateboard facilities</u>			<u>P</u>

S.E.P.A. Determination

An Environmental Checklist for the proposed zoning code revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on April 21, 2021. [E 2021-4 SEPA checklist] The comment period for the SEPA checklist ends May 5, 2021. SEPA documents are attached as Exhibit B.

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, a legal notice was published in the Longview Daily News on April 25, 2021 and May 2, 2021.

Citizen Correspondence

As of this writing, the City has received no comments.

Comprehensive Plan Goal and Policies

The comprehensive plan contains multiple goals, objectives and policies relating to land use compatibility including the following:

- Goal LU-F Support existing businesses and provide an energetic business environment for new industrial and commercial activity providing a range of service, office, commercial, and mixed uses.
- Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate, and encourage infill development on vacant or underdeveloped land.
- Policy LU-A.1.4 Assure compatibility of new development's siting, design, and scale with the surrounding natural and built environment.
- Goal LU-B Ensure that the location and design of new development is appropriate in type, density, and location considering existing land-use patterns, capacity of public facilities, natural characteristics of the land, and community preferences.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The proposal will affect areas in Mixed Use Commercial/Industrial classifications.

COMPREHENSIVE PLAN INTENT STATEMENT

The comprehensive plan intent statements for the Mixed Use Commercial/Industrial classification is below:

Mixed Use Commercial/Industrial

This designation is intended to allow low intensity industrial uses, including light manufacturing, warehousing and distribution, research and development, and regional commercial services. Commercial uses should be compatible to and complement low-intensity industrial uses and provide a convenient business environment for employees and visitors. High quality employment facilities are encouraged, such as corporate office headquarters and technology centers.

ZONING CODE – PURPOSE STATEMENT

Same as Comprehensive Plan.

STAFF DISCUSSION

Some will recall that the area now zoned MU-C/I was once home to a drive-in movie theater and par-3 golf course. Re-development of these outdoor entertainment uses was not received kindly by everyone but that redevelopment is consistent with the intent of the zone to allow light industrial uses with some regional commercial and industrial adjacent commercial uses. Now the Planning Commission is asked to consider allowing outdoor entertainment uses in the zone again. Taking some lessons from what has occurred in the past, staff is recommending the change proposed be adopted due to the following factors: 1) the use is specific to outdoor entertainment, a fairly narrow category and one that is unlikely to result in numerous new businesses that might be incompatible with the intent of the MU-C/I zone. 2) The use is dependent on unbuilt land, but is unlikely to result in large permanent buildings that are incompatible with a light industrial zone. A site could re-develop as an industrial use in the future. 3) The use is only allowed in one commercial zone and the supply of undeveloped or underdeveloped land in the General Commercial zone is limited. If the use is allowed in Longview then serious consideration should be made to allowing it in more locations, particularly where there is undeveloped land. The Mixed Use Commercial/Industrial district fits this description. 4) Given that the City has amended the zoning code to allow similar (and identical) uses to be permitted in the MU-C/I zone in the recent past this application should be approved.

STAFF FINDINGS

Staff has examined the merits of the proposal to amend the Longview Zoning Code and makes the following findings:

1. The City has previously found outdoor activities such as miniature golf to be a permitted use in the Mixed Use Commercial/Industrial zone when associated with a bowling center.
2. The use is a narrow category and is unlikely to result in development that is incompatible with the intent of the zone.
3. Past experience has shown that outdoor entertainment uses do not remove land from potential future redevelopment into industrial uses.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to adopt the subject zoning code amendments.

EXHIBITS

- A. Application for Zone Text Amendment
- B. SEPA Documents

Report Date: April 29, 2021



Zoning Ordinance Text Amendment Application

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

Petition to Amend the Text of the Longview Zoning Ordinance LMC 19.81 Case Number: <u>PC 2021-3</u> Related Case Number: _____	THIS SECTION FOR OFFICE USE ONLY:
Application is hereby made to the Longview Planning Commission for a Zoning Ordinance Text Amendment pursuant to Section 19.81.010 of the Longview Municipal Code. The following required information must be furnished and filing fee paid before this application will be accepted by the City of Longview for a public hearing before the Longview Planning Commission.	
Applicant: <u>Gregg Miller</u> Phone: <u>503-789-3932</u> Mailing Address: <u>1408 NE Knott St, Portland</u> Fax: _____ (Street or PO Box) Email: <u>greggmillerpdx@gmail.com</u> @ City: <u>Portland</u> State: <u>Oregon</u> Zip: <u>97212</u>	
Section(s) for which amendment(s) is/are proposed: <u>Mixed-use Commercial/Industrial zone</u> <u>Table 19.58.020-1. Permitted uses in industrial zones.</u>	
State exactly how you feel the section(s) should read, incorporating your amendment(s): --Add the following permitted uses for MU/CI: <u>"Outdoor continuous entertainment activities such as miniature golf and</u> <u>skateboard facilities"</u> _____ _____ _____ _____ _____ _____ _____ (Attach additional sheets, if necessary)	

State your reason(s) for requesting the zoning ordinance text amendment(s):

We wish to construct a miniature golf facility in the bare land near the Pie@trios restaurant at 412 Commerce Ave, in Longview, WA. A bowling alley is currently permitted in the CI Zone. Note 6 under Table 19,58.020-1 states "allowed uses accompanying the bowling centers include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf." We wish to change the zoning text to allow miniature golf and skateboard facilities as stand alone uses in this zone.

NOTES TO APPLICANT/OWNER:

1. If the City Council, Planning Commission or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

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

Signature of Property Owner:  Date: 4/1/21

Signature of Property Owner: _____ Date: _____

Signature of Applicant:  Date: 4/1/21
(If different than property owner)

FOR STAFF USE

FILING FEES:

Public Hearing Fee: [Per LMC 19.06.060](#)

SEPA Review Fee: [Per LMC 17.02.070](#)

Total Fees: _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____



April 21, 2021

To: Washington State E.C.Y., Environmental Review Section
Bill Marcum, Kelso-Longview Chamber of Commerce
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
CenturyLink
Ryan Hennessey, Comcast
Cowlitz Indian Tribe, Cultural Resources
The Daily News
Jon Dunaway, Longview Fire Marshal
Mike Murray, Commercial Building Inspector

From: Ken Hash, Interim Director of Community Development/Public Works Director

Subject: SEPA Environmental Checklist Review - Application #E 2021-4

Project: Gregg Miller has submitted a SEPA checklist for a non-project action to amend the permitted uses allowed in the mixed-use commercial/industrial zone MU-C/I,- which if successful, will allow construction of a mini-golf course on an existing 2+ acre industrial lot, formerly a nursery. The property is located at 1238 & 1132 California Way, Longview, WA.

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

The site of a proposed mini-golf course is zoned *Mixed Use Commercial/Industrial, MU-C/I*. The Comprehensive Plan classification is *Mixed use commercial/industrial*. Adjacent uses include: a pizzeria, industrial warehouses, light industrial businesses and a dog kennel. The zone is bounded by: Tennant Way, Oregon Way, Industrial Way/SR 432 and 3rd Ave/SR 457.

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 5, 2021**.

If you have any questions or need additional information, please contact Adam Trimble, Interim Planning Manager at (360) 442-5092 or me at (360) 442-5202.

Thank you.

Cc:

Applicant:
File

Attachments: Zone text amendment application, site plan.



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

Description of Proposal: E 2021-4— a non-project action to amend the permitted uses allowed in the mixed-use commercial/industrial zone MU-C/I,- which if successful, will allow construction of a mini-golf course on an existing 2+ acre industrial lot, formerly a nursery. The non-project action affects areas zoned Mixed-Use Commercial/Industrial, MU-C/I.

Proponents: Gregg Miller
1408 NE Knott St.
Portland, OR 97212
Phone: 503-789-3932

Location of Proposal, Including Street Address, if any: The site is located at 1238 & 1132 California Way (Parcel Number(s): 02124, 02123, 02122,). The property is located within the NE ¼ of Section 4, T7N, 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 5, 2021.

Responsible Official: Ken Hash
Position/Title: Interim Director/Public Works Director
Department: Community Development
Address: PO Box 128, Longview, WA 98632
Contact Person: Adam Trimble, Interim Planning Manager
Phone: (360) 442-5092

Date: April 21, 2021

Signature: _____

A handwritten signature in black ink, appearing to be 'Ken Hash', written over a horizontal line.

City of Longview
Community Development

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: [\[help\]](#)

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

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

Instructions for Lead Agencies:

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

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

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

A. background

1. Name of proposed project, if applicable: Longview Miniature Golf

2. Name of applicant: Gregg Miller

3. Address and phone number of applicant and contact person:

Address: 1408 NE Knott St, Portland, OR 97212, Phone: 503-789-3932

4. Date checklist prepared: April 1, 2021

5. Agency requesting checklist: City of Longview

6. Proposed timing or schedule (including phasing, if applicable):

Construction to begin late spring or early summer of 2021.

This is a non-project action to amend the permitted uses allowed in the mixed commercial/industrial zone.

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.

None known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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

A grading permit will be required as well as a utility 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.)

The project will consist of a new 18 hole miniautture golf course with landscaping and parking.

This is a non-project action to amend the permitted uses allowed in the mixed commercial/industrial zone. AT

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.

The project is located adjacent to the Pie@trios pizzeria located at 412 Commerce Avenue in Longview, Washington. The minituare golf course will be construction along the California Way frontage. There are five parcels of land. The legal description of the property is parcel 02121, 02122, 02123, 02124 and 02125 - T7N, R2W, W.M. Cowlitz County, WA, City of Longview.

This is a non-project action to amend the permitted uses allowed in the mixed commercial/industrial zone. The MU-C/I zone is located south of tennant way, north of Industrial way and East of Oregon Way. AT

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

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

b. What is the steepest slope on the site (approximate percent slope)?

3.5%

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.

Caples silty clay loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None know.

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.

There will be some balanced cut and fill for the minigolf facility. There will also be some cut and fill for the new parking and landscape areas. The total cut and fill area is estimated to be 742 CY. The effected area is approximately 40,000 sf.

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

Erosion is highly unlikely.

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

There are 5 tax lots. The total impervious surface for all 5 lots will be 85,000 sf of impervious surfaces after construction.

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

Standard erosion control measures will be provided for construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment and vehicles will generate dust and particulate emissions during the construction period.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None know.

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

If needed, water will be utilized for dust control during construction as well as the implementation of all local, state and federal regulations.

3. Water

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.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

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.

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.

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.

None.

This checklist is for a non-project action to amend the permitted uses allowed in the mixed-use commercial/industrial zone M-U C/I,- which if successful, will allow construction of a mini-golf course on an existing industrial lot, formerly a nursery. Stormwater will be managed per an approved design. AT

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.

No.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

None.

4. Plants

a. Check the types of vegetation found on the site:

- ___deciduous tree: alder, maple, aspen, other
 ___evergreen tree: fir, cedar, pine, other
 ___shrubs
 __x__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?

All vegetation will be removed from areas depicted for the course, parking, utilities and other site improvements for the construction activities as shown on the Site Plan

c. List threatened and endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Perimeter and parking lot landscaping will conform to the City of Longview standards and will utilize native plants.

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

None.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None.

- c. Is the site part of a migration route? If so, explain.

The site is within what is commonly referred to as the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

Landscape will be provided, with trees, shrubs and groundcover which will provide some habitat for birds on site.

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

None known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Since the mini-golf course is outside the only energy needed is lighting.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

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:

None proposed.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. No.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *None known.*
- 4) Describe special emergency services that might be required. *None.*
- 5) Proposed measures to reduce or control environmental health hazards, if any: *None.*

b. Noise

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

There will be typical city street noise. This should not have a negative affect on the project.

- 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.

There will be typical construction noises during the construction of the development There will be the typical speaking and excitement of a miniaature golf course. This should not have a negative affect on the area.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction hours will be limited to between 7am and 8pm.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is not currently being used. There is a pizzeria to the west and an industrial use to the east. There is a lumber yard to the north and various commercial/industrial uses to the south.

- 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?

It is unknown if this property was used as a working farm or forestland.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

There is an existing small building that will be used as the entry and cashier for the mini-golf course.

- d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

MU/C-I

f. What is the current comprehensive plan designation of the site?

Mixed Use Commercial/Industrial

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Approximately 2.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: _

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The additional parking will double as parking for the pizzeria. The mini-golf course and pizzeria will be compatible partners.

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

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest portion of the mini-golf course will be approximately 3'-0".

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The mini-golf course and parking areas will be provided with site lighting which will provide light in the evening hours. The fixtures will be non-glare and will be shielded to avoid shining on neighboring properties.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? No

- c. What existing off-site sources of light or glare may affect your proposal? None.

- d. Proposed measures to reduce or control light and glare impacts, if any: None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Lake Sacajawea to the west and 7th Avenue Park to the north.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

None.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Other than Lake Sacajawea there are no known culturally significant places or objects on or near the project site.

- 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.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS data.

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

None.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The property is served by California Way. The nearest side street is Commerce 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?

The site is served by the local public bus system.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will eliminate approximately 12 non-conforming parking spaces and will retain 19 existing parking spaces. There will be total of 100 of parking spaces. 60 will be dedicated to the restaurant and 40 will be for the mini-golf facility.

- 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).

No.

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

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?

According to the ITE Common Trip Generation Rates Manual (10th Edition) minituare golf courses generates 0.33 trips per hole. Since the course has 18 holes the peak trip generation is 5.94 peach hour trips. It is estimated that the total daily trips generated would be approximately 50 trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

There may be an occasional need for emergency services such as: fire and/or police services. This would be an increase from the current need because of the development of previously vacant property.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Property taxes will be assessed which help to pay for the emergency services listed. Also, the need for these services will be minimal.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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. Water will be supplied by the City of Longview; power will be supplied by Cowlitz County PUD; and refuse service will be provided by Waste Control.

C. Signature

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

Signature:



Name of signee: Gregg Miller

Position and Agency/Organization: Applicant

Date Submitted: April 1, 2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The non-project action to allow 'outdoor continuous entertainment uses' such as mini-golf in the mixed-use commercial/industrial zone is unlikely to significantly affect such releases. Increased pavement is one possibility.

Proposed measures to avoid or reduce such increases are:

All projects must meet the western Washington stormwater manual and comply with City stormwater permit conditions .

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is unlikely to affect the above.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

The proposal will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is unlikely to affect these areas as the Longview industrial zones are all previously disturbed sites, even when lots are vacant, previous uses have occurred where the environment was altered.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Longview critical areas ordinance is in effect.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will amend the zoning code to allow a commercial use in a mixed-use light industrial zone.

The purpose of the C/I zone is to permit a mixture of industrial uses and related commercial uses or commercial activity that supports industry. The proposal would allow outdoor entertainment businesses which are currently only allowed in conjunction with a bowling center. Due to the use already being found to be compatible in the zone, when combined with a bowling center, the proposal is deemed to be compatible with the uses and intent of the MU-C/I zone.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The performance standards for industrial zones are in effect to help mitigate and prevent aesthetic, noise, and lighting impacts from one use to another. The light industrial nature of the zone supports the compatibility of this proposal with existing uses occurring in the zone.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal could conceivably result in increases in demands on the road networks and may bring different trips to the zone than would occur if the use is not allowed.

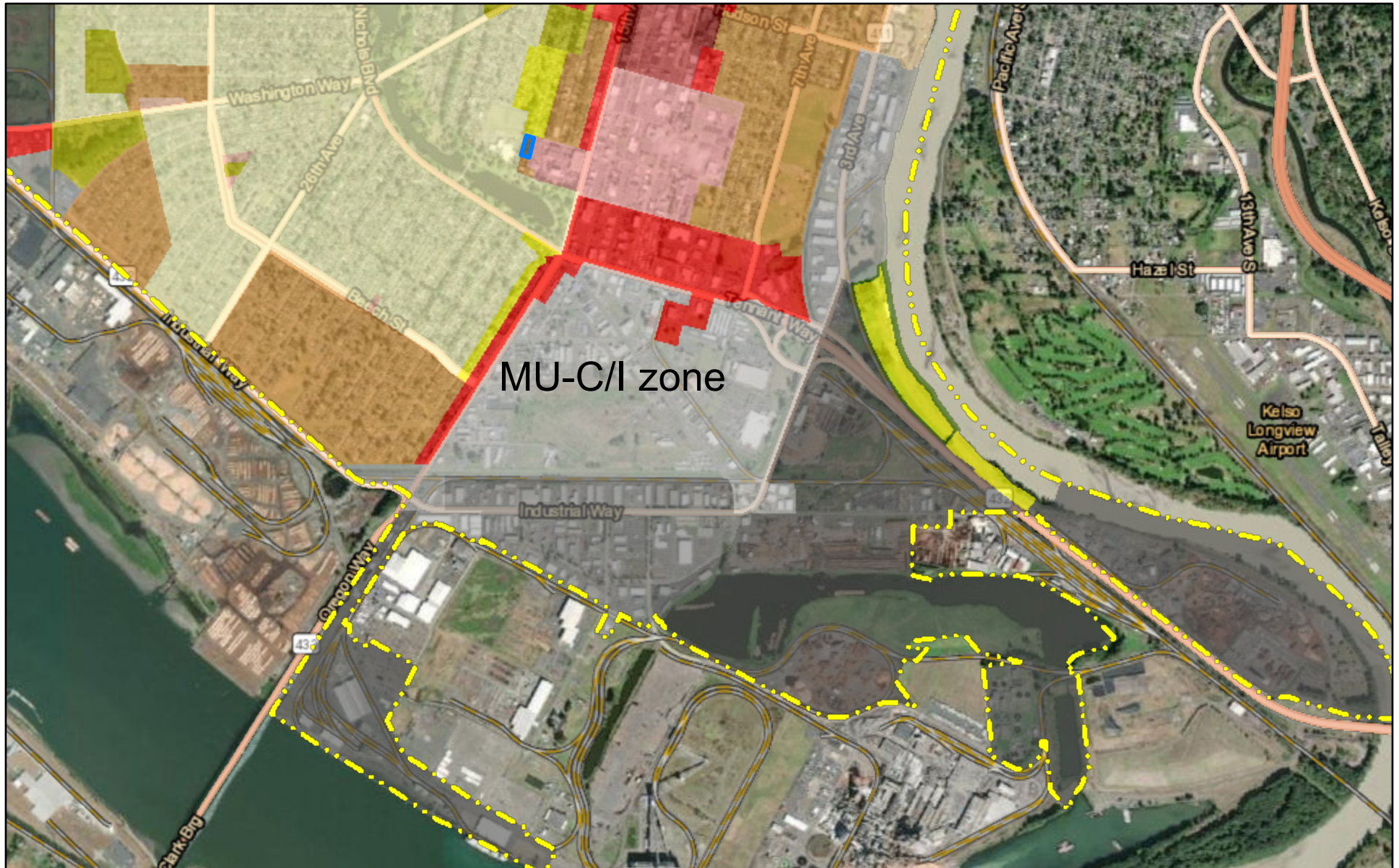
Proposed measures to reduce or respond to such demand(s) are:

Traffic studies, access management evaluations and change of use reviews all provide means of reducing and responding to such demands.

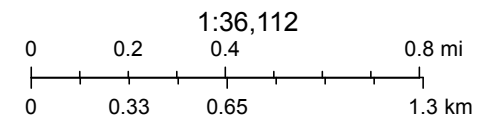
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal occurs in the Longview city limits, is a local zoning regulation, and will not conflict with other laws or environmental protection requirements.

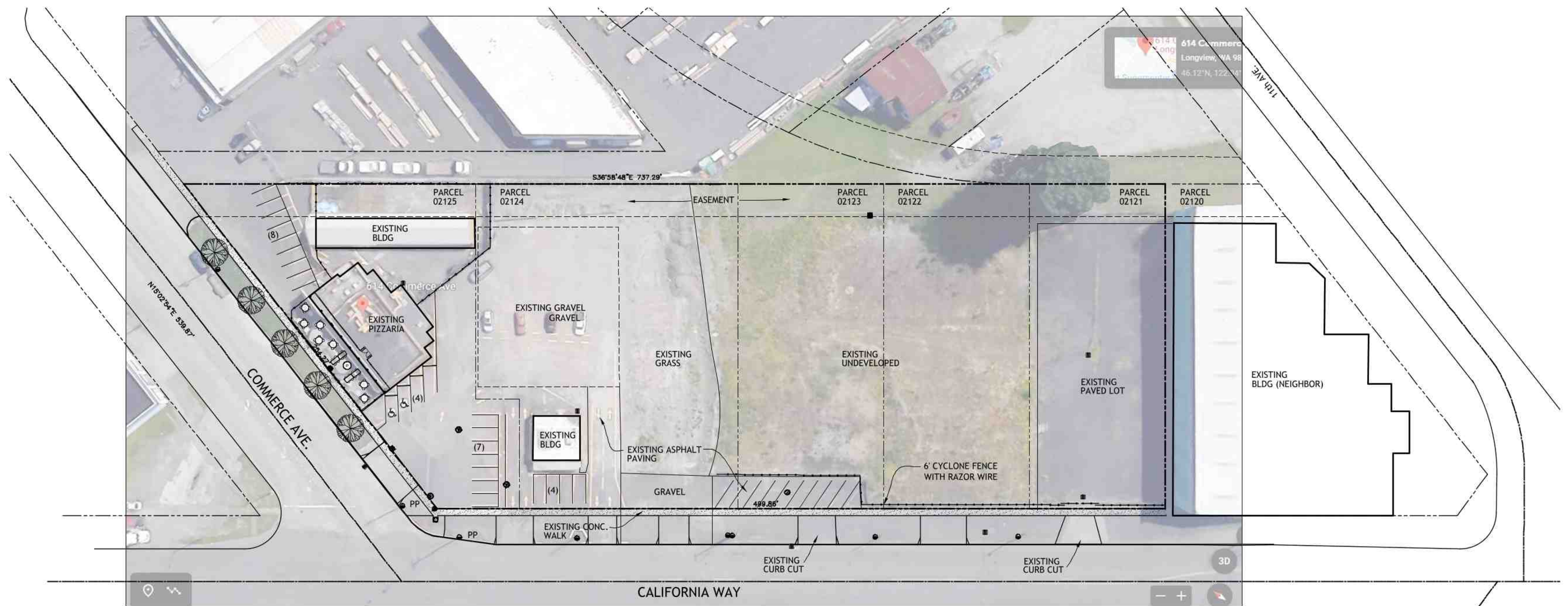
Mixed-use Commercial/Industrial zone vicinity



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



LONGVIEW, WA
NEWBERG, OR
NEHALEM, OR
WWW.BRITTELLARCH.COM

A New Miniature Golf Course
1238 California Way, Longview WA 98632

PRELIMINARY
NOT FOR CONSTRUCTION

MRK	DATE	DESCRIPTION
A	3-25-21	PRELIMINARY DESIGN
B	3-30-21	REVISED PRELIMINARY DESIGN
C	4-01-21	REVISED PRELIMINARY DESIGN

JOB NUMBER:
2115

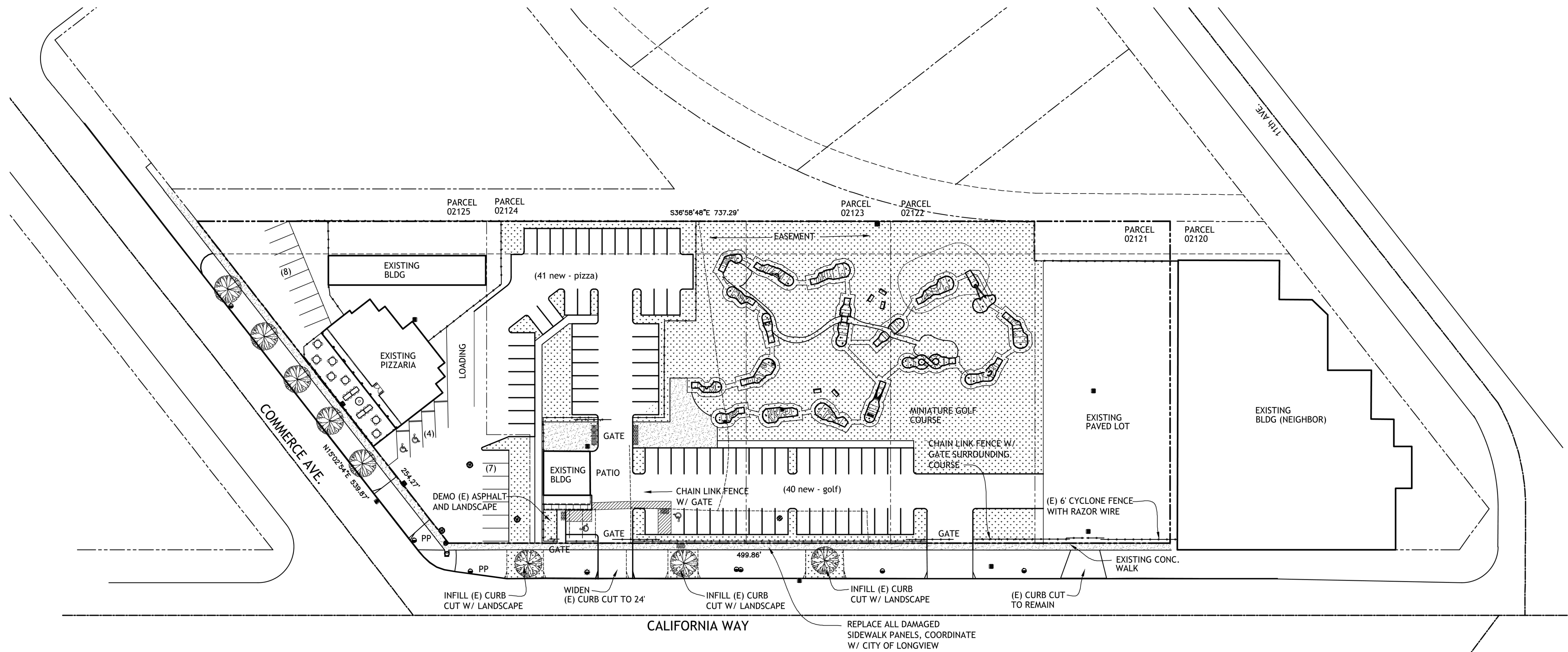
SHEET:

AB1

AS-BUILT SITE PLAN

A New Miniature Golf Course
1238 California Way, Longview WA 98632

PRELIMINARY
NOT FOR CONSTRUCTION



**PROPOSED
SITE PLAN**
1" = 40'-0"

SITE DATA:
SITE AREA: 130,839 SQ. FT. (INCLUDES 5 PARCELS)
ZONING: MU-C/I

REQUIRED PARKING FOR RESTAURANT PER LMC 19.78.140
20 PER 1,000 S.F. MIN.
30 PER 1,000 S.F. MAX. (OF DINING AREA)
DINING AREA = 2,800 sf/1000 = 2.8
2.8x20 = 56 min, 2.8x30 = 84 max
PARKING PROVIDED: 60 SPACES (AFTER 41 ADDED)

PROPOSED PARKING FOR MINI-GOLF
SINCE LMC 19.78 DOES NOT LIST PARKING FOR MINI-GOLF
WE PROPOSE 2 SPACES PER HOLE PLUS 1 PER EMPLOYEE
18 HOLES = 18x2 = 36 +2 EMPLOYEES = 38 SPACES REQUIRED
PARKING PROVIDED: 40 SPACES (NEW)

MRK	DATE	DESCRIPTION
A	3-25-21	PRELIMINARY DESIGN
B	3-30-21	REVISED PRELIMINARY DESIGN
C	4-01-21	REVISED PRELIMINARY DESIGN

JOB NUMBER:
2115

SHEET:
A1
SITE PLAN