



City of Longview

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

City Council

*Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Chet Makinster
Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel*

Thursday, May 13, 2021

7:00 PM

Virtual Meeting

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a virtual Zoom meeting on Thursday, April 22nd, at 7:00 p.m.

For information about Zoom accessibility, please contact the City Clerk's Office at 360-442-5041.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/87971425155>

Telephone options (you may need to try more than one number if you receive a busy signal):

Dial any of the following numbers:

1-253-215-8782

1-669-900-6833

1-346-248-7799

1-408-638-0968

1-646-876-9923

1-301-715-8592

1-312-626-6799

Meeting ID: 879 7142 5155

1. CALL TO ORDER
2. INVOCATION*/FLAG SALUTE
3. ROLL CALL

4. APPROVAL OF MINUTES

21-000702 APRIL 22, 2021 6:00 P.M. WORKSHOP MINUTES
APRIL 22, 2021 REGULAR MEETING MINUTES
APRIL 22, 2021 7:30 P.M. WORKSHOP MINUTES

5. CHANGES TO THE AGENDA**6. PRESENTATIONS & AWARDS**

21-000706 PROCLAMATION: HISTORIC PRESERVATION MONTH - MAY 2021

RECIPIENT: NAT LIGHT, HISTORIC PRESERVATION COMMISSIONER

21-000729 PROCLAMATION: NATIONAL POLICE WEEK MAY 9-15, 2021

RECIPIENT: CHAPLAIN MARIO GAMBARO

7. CONSTITUENTS' COMMENTS (Thirty Minutes)**8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS****9. PUBLIC HEARINGS**

21-000721 PUBLIC HEARING – 2ND AMENDMENT TO THE 2021 - 2026 SIX YEAR
TRANSPORTATION IMPROVEMENT PLAN (TIP) AND RIVERCITIES TRANSIT PROGRAM
OF PROJECTS (POP)

RECOMMENDED ACTION:
CONDUCT THE PUBLIC HEARING

21-000722 RESOLUTION NO. 2360 - ADOPT ADMENDMENT #2 OF THE 2021 - 2026 SIX YEAR
TRANSPORTATION IMPROVEMENT PLAN (TIP) AND RIVERCITIES TRANSIT PROGRAM
OF PROJECTS

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2360

10. BOARD & COMMISSION RECOMMENDATIONS

21-000727 PLANNING COMMISSION RECOMMENDATION TO APPROVE THE REZONING OF 5
RESIDENTIAL PROPERTIES AS RECOMMENDED BY STAFF AND REQUESTED BY
PEACEHEALTH/ST JOHN HOSPITAL, IN THE 800 BLOCK OF 18TH AVE FROM R-1 TO R-
4, AND AMEND THE FUTURE LAND USE MAP FROM LOW DENSITY TO PUBLIC/QUASI-
PUBLIC/INSTITUTIONAL FOR 4 OF THE PROPERTIES

RECOMMENDED ACTION:
MOTION TO DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE FOR

ADOPTION OF THE CHANGES.**11. ORDINANCES & RESOLUTIONS**

21-000730 ORDINANCE NO. 3443: AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON AMENDING LMC 7.29.060 REGARDING HOSTED HOMELESS ENCAMPMENTS

**RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE NO. 3443.**

21-000731 RESOLUTION NO. 2361: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH COWLITZ COUNTY FOR A HOSTED HOMELESS ENCAMPMENT PILOT PROJECT

**RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2361 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH COWLITZ COUNTY FOR A HOSTED HOMELESS ENCAMPMENT PILOT PROJECT.**

21-000709 RESOLUTION NO. 2359: DISPOSAL OF FIRE SURPLUS PROPERTY

RECOMMENDED ACTION: MOTION TO APPROVE RESOLUTION NO. 2359

21-000725 RESOLUTION 2362: DISPOSAL OF POLICE SURPLUS PROPERTY

**RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2362.**

12. MAYOR'S REPORT**13. COUNCILMEMBERS' REPORTS****14. CONSENT CALENDAR**

21-000703 APPROVAL OF CLAIMS

**SECOND HALF APRIL ACCOUNTS PAYABLE
SECOND HALF APRIL PAYROLL**

21-000723 BID REVIEW – OREGON WAY PAVEMENT REHABILITATION

**RECOMMENDED ACTION:
MOTION TO ACCEPT THE LOW BID AND AWARD TO ADVANCED EXCAVATING SPECIALISTS, LLC IN THE AMOUNT OF \$960,000.00**

21-000726 REQUEST TO SET A PUBLIC HEARING TO ALLOCATE WASHINGTON STATE DEPARTMENT OF COMMERCE CDBG CV-2 GRANT FUNDS FOR COVID-19 RELIEF.

RECOMMENDED ACTION:

SET A PUBLIC HEARING FOR MAY 27, 2021 TO ALLOCATE \$83,013 CDBG-CV2 COVID RELIEF FUNDS.

15. **CITY MANAGER'S REPORT**

21-000724 RESOLUTION NO. 2363: REQUEST TO ENTER INTO A DEVELOPER AGREEMENT WITH COLUMBIA FORD CHRYSLER HYUNDAI INC. REGARDING THE SEPA MITIGATION FOR THE LONGVIEW BUSINESS PARK BINDING SITE PLAN

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2363 AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH COLUMBIA FORD CHRYSLER HYUNDAI INC. FOR THE SEPA MITIGATION FOR THE BINDING SITE PLAN FOR THE LONGVIEW BUSINESS PARK

21-000711 REQUEST FOR CITY COUNCIL TO AUTHORIZE USE OF CDBG CARES ACT FUNDS TO ADDRESS IMPACTS FROM COVID-19 FOR MORTGAGE PAYMENT ASSISTANCE IN ADDITION TO RENT, UTILITY BILL AND DEPOSIT ASSISTANCE ALREADY APPROVED TO ASSIST QUALIFYING LOW INCOME RESIDENTS. WITH APPROVAL FROM COUNCIL, THE CITY WILL ALLOCATE \$168,737 IN REMAINING CDBG CV-3 CARES ACT FUNDS TO THE LOWER COLUMBIA COMMUNITY ACTION COUNCIL EMERGENCY PAYMENTS GRANT PROGRAM, TO PREVENT HOMELESSNESS AND ALLEVIATE IMPACTS DUE TO THE PANDEMIC.

RECOMMENDED ACTION:

MOTION TO APPROVE USE OF CARES ACT CDBG FUNDS FOR MORTGAGE PAYMENT ASSISTANCE FOR QUALIFYING LOW INCOME HOUSEHOLDS TO PREVENT FORECLOSURE/HOMELESSNESS, AND ALLOCATE \$168,737 IN REMAINING CARES ACT FUNDS TO THE LOWER COLUMBIA COMMUNITY ACTION COUNCIL EMERGENCY PAYMENTS GRANT PROGRAM.

16. **MISCELLANEOUS**

21-000704 EXECUTIVE SESSION: COLLECTIVE BARGAINING

17. **ADJOURNMENT**

*** Any invocation that may be offered at the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.**

**NEXT REGULAR COUNCIL MEETINGS:
THURSDAY, MAY 27, 2021 - 7:00 P.M.
THURSDAY, JUNE 10, 2021 - 7:00 P.M.**

**NEXT COUNCIL WORKSHOPS:
THURSDAY, JUNE 10, 2021 - 6:00 P.M. UPDATE ON HOSWWA ACTIVITIES**



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Council Member Ruth Kendall
Council Member Chet Makinster
Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel

Thursday, April 22, 2021

6:00 PM

Virtual Meeting

1. **CALL TO ORDER**

Mayor Wallis called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

Present: Mayor Wallis, Councilmember Kendall, Councilmember Makinster, Councilmember Strobel, Councilmember Moon, Councilmember Schott, Mayor Pro Tem Wallin

Absent/Excused: None

Staff Present: City Manager Kurt Sacha; City Clerk Kaylee Cody; Public Works Director/Interim Community and Economic Development Director Ken Hash; Interim Planner Adam Trimble; Human Resources Director Chris Smith

Guests: David Stalheim, Mud Bay Consulting; Keshia Owens, Cowlitz-Wahkiakum Council of Governments

3. **WORKSHOP**

21-000698 CITY OF LONGVIEW HOME AND CDBG GRANT PROGRAMS:

- 1) CDBG SECTION 108 LOAN PROGRAM OPTIONS AND DISCUSSION**
- 2) HUD CONSOLIDATED PLAN UPDATE REQUIRED THIS SPRING 2021**
- 3) ANNUAL HOME & CDBG GRANT PROGRAM 2021 ALLOCATION PRIORITIES**

Interim Planning Manager Adam Trimble presented. No final action was taken.

4. **ADJOURNMENT**

The meeting adjourned at 6:58 p.m.

Kaylee Cody
City Clerk

Approved: _____
Mayor

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Council Member Hillary Strobel

Thursday, April 22, 2021

7:00 PM

Virtual Meeting

1. **CALL TO ORDER**

Mayor Wallis called the meeting to order at 7:02 p.m.

2. **INVOCATION*/FLAG SALUTE**

3. **ROLL CALL**

Present: Mayor Wallis, Councilmember Kendall, Councilmember Makinster, Councilmember Strobel, Councilmember Moon, Councilmember Schott, Mayor Pro Tem Wallin

Absent: None

Staff Present: City Manager Kurt Sacha; City Attorney Jim McNamara; City Clerk Kaylee Cody; Public Works Director/Interim Community and Economic Development Director Ken Hash; Interim Planner Adam Trimble; Fire Chief Jim Kambeitz; Police Chief Robert Huhta; Human Resources Director Chris Smith; Administrative Services Director Kris Swanson

4. **APPROVAL OF MINUTES**

21-000693 APRIL 8, 2021 MEETING MINUTES

On a motion duly made and passed, the reading of the minutes, copies of which had been submitted to the Mayor and members of the City Council, was waived and the minutes were approved as if read.

5. **CHANGES TO THE AGENDA**

City Manager Sacha moved Resolution 2358 (Public Development Authority Annual Report) to Ordinances and Resolutions for consideration. Brian Magnuson, PDA Chair, will present.

6. **PRESENTATIONS & AWARDS**

7. **CONSTITUENTS' COMMENTS (Thirty Minutes)**

Jennifer Merry Jamison of Longview provided public comment.

Tina Smith of Longview provided public comment.

Michael Lee provided public comment.

Matt Franett provided public comment.

Spencer Boudreau of Longview provided public comment.

Tanner provided public comment.

Theresa Purcell provided public comment.

Matt Merz of Kalama provided public comment.

Scott Van Sickle provided public comment.

8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS

9. PUBLIC HEARINGS

10. BOARD & COMMISSION RECOMMENDATIONS

11. ORDINANCES & RESOLUTIONS

21-000682 ORDINANCE NO. 3442: FOOD TRUCKS/MOBILE VENDORS AMENDMENTS

**RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE NO. 3442.**

A motion was made by Councilmember Hillary Strobel, seconded by Councilmember Chet Makinster, to adopt Ordinance No. 3442. The motion passed unanimously.

21-000697 RESOLUTION NO. 2358 ACCEPTING THE LONGVIEW PUBLIC DEVELOPMENT AUTHORITY'S 2020 ANNUAL REPORT TO THE CITY

**RECOMMENDED ACTION:
MOTION TO APPROVE RESOLUTION NO. 2358.**

Brian Magnuson, Chair of the PDA, described the activities of the Public Development Authority.

A motion was made by Councilmember Ruth Kendall, seconded by Councilmember Hillary Strobel, to approve Resolution No. 2358. The motion carried unanimously.

12. MAYOR'S REPORT

13. COUNCILMEMBERS' REPORTS

Councilmember Moon provided a verbal report regarding the Sister City Commission.

14. CONSENT CALENDAR

Resolution 2357 regarding surplus property was removed from the Consent Calendar for separate consideration. A motion was duly made and passed approving the rest of the items on the Consent Calendar as though acted on individually.

21-000694 APPROVAL OF CLAIMS**21-000701 SET PUBLIC HEARING - AMENDMENT TO THE SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM (TIP) 2021- 2026 AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP)****RECOMMENDED ACTION:**

MOTION TO SET THE CITY COUNCIL MEETING ON MAY 13, 2021, AS THE DATE AND TIME FOR A PUBLIC HEARING TO AMEND THE 2021-2026 SIX-YEAR TIP/POP

21-000699 RESOLUTION NO. 2357: SURPLUS PROPERTY**RECOMMENDED ACTION:**

MOTION TO APPROVE RESOLUTION NO. 2357.

A motion was made by Councilmember Chet Makinster, seconded by Councilmember Christine Schott, to approve Resolution No. 2357. The motion passed unanimously.

15. CITY MANAGER'S REPORT**21-000700 TRANSFER OF LAND FROM CITY TO LONGVIEW PUBLIC DEVELOPMENT AUTHORITY****RECOMMENDED ACTION:**

MOTION TO DIRECT THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED AND CLOSING DOCUMENTS FOR THE TRANSFER OF LAND AT THE COWLITZ COUNTY EVENTS CENTER TO THE LONGVIEW PUBLIC DEVELOPMENT AUTHORITY.

Brian Magnuson, Public Development Authority Chair, spoke.

A motion was made by Mayor Pro Tem Mike Wallin, seconded by Councilmember Chet Makinster, to direct the city manager to execute a quitclaim deed and closing documents for the transfer of land at the Cowlitz County Event Center to the Longview Public Development Authority for the exclusive purpose of hotel development. The motion passed by the following vote:

Ayes - Mayor Wallis, Councilmember Makinster, Councilmember Moon, Councilmember Strobel, Mayor Pro Tem Wallin

Nays - Councilmember Kendall and Councilmember Schott

16. **MISCELLANEOUS**

17. **ADJOURNMENT**

The meeting adjourned at 8:20 p.m.

*Kaylee Cody
City Clerk*

Approved: _____
Mayor

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NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, MAY 13, 2021- 7:00 P.M.

THURSDAY, MAY 27, 2021- 7:00 P.M.

NEXT COUNCIL WORKSHOPS:

THURSDAY, JUNE 10, 2021 – 6:00 P.M. UPDATE ON HOSWWA ACTIVITIES



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Council Member Christine Schott
Council Member Hillary Strobel

Thursday, April 22, 2021

7:30 PM

Virtual Meeting

1. **CALL TO ORDER**

Mayor Wallis called the meeting to order at 8:25 p.m.

2. **ROLL CALL**

Present: Mayor Wallis, Councilmember Kendall, Councilmember Makinster, Councilmember Strobel, Councilmember Moon, Councilmember Schott, Mayor Pro Tem Wallin

Absent: None

Staff Present: City Manager Kurt Sacha; City Attorney Jim McNamara; City Clerk Kaylee Cody; Public Works Director/Interim Community and Economic Development Director Ken Hash; Interim Planner Adam Trimble; Parks & Recreation Director Jen Wills; Fire Chief Jim Kambeitz; Police Chief Robert Huhta; Human Resources Director Chris Smith; Administrative Services Director Kris Swanson

3. **WORKSHOP**

21-000695 "DRAFT" INTERLOCAL AGREEMENT BETWEEN THE CITY OF LONGVIEW AND COWLITZ COUNTY FOR A HOSTED ENCAMPMENT PILOT PROJECT

RECOMMENDED ACTION:
NO ACTION SHALL BE TAKEN.

City Manager Kurt Sacha presented.

Liz Kearny of Longview provided public comment.

Dexter Kearny of Longview provided public comment.

Captain Jonathan Harvey of Longview provided public comment.

Hollie Kero of Longview provided public comment.

Frank Morrison provided public comment.

Marilyn Melville-Irvine provided public comment.

Michael O'Neill of Longview provided public comment.

Shawn Nyman of Longview provided public comment.

Allison Long of Longview provided public comment.

Rhonda Walker of Longview provided public comment.

Spencer Boudreau of Longview provided public comment.

Cassie Cady of Kalama provided public comment.

Bob provided public comment.

Tori provided public comment.

Allison Mattocks of Longview provided public comment.

No final action was taken. A resolution to enter into an interlocal agreement with Cowlitz County for a hosted encampment pilot project will be considered at the regular meeting scheduled for May 13, 2021.

4. ADJOURNMENT

Meeting adjourned at 10:15 p.m.

*Kaylee Cody
City Clerk*

*Approved: _____
Mayor*

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, MAY 13, 2021- 7:00 P.M.

THURSDAY, MAY 27, 2021- 7:00 P.M.

NEXT COUNCIL WORKSHOPS:

THURSDAY, JUNE 10, 2021 - 6:00 P.M. UPDATE ON HOSWWA ACTIVITIES

Proclamation

City of Longview, Washington

Historic Preservation Month~ May 2021

WHEREAS, the National Trust for Historic Preservation has declared May to be National Historic Preservation Month; and

WHEREAS, the City of Longview lies at the ancient crossroads of both the Cowlitz and Chinook Indian Tribes in their periodic journey to harvest and trade fish, berries, and other items; and

WHEREAS, the citizens of Longview also enjoy a rich legacy of pioneering spirit as the modern home to the 19th Century communities of Monticello, Freeport and LaDu; and

WHEREAS, the citizens of Longview also enjoy the lasting benefits of the urban planning and generosity of our city founder, R.A. Long; and

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, Longview Historic Preservation Commission invites all to celebrate Historic Preservation Month by visiting the city's Facebook page to view over 50 historic photos of Longview buildings and places, and challenge you to identify various architectural structures featured throughout the month;

NOW, THEREFORE, I, MaryAlice Wallis, Mayor of the City of Longview, do hereby proclaim the month of May to be

"Longview Historic Preservation Month"

in the City of Longview, and call upon the citizens of Longview to join their fellow citizens across the nation in recognizing and participating in this tradition.

In witness whereof, I have hereunto set my hand and caused the seal of the City of Longview to be affixed this 13th day of May 2021.

MaryAlice Wallis, Mayor

Proclamation

City of Longview, Washington

National Police Week ~ May 9 – 15, 2021

WHEREAS, approximately 900,000 law enforcement officers across the United States, including dedicated members of the City of Longview Police department, play an essential role in safeguarding the rights and freedoms of all members of the community; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent and the weak against oppression, and

WHEREAS, nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 16,000 injuries; and

WHEREAS, since the first recorded death in 1791, over 24,856 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS, 394 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 128 killed in the line of duty and 232 officers killed due to the COVID virus.; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff;

NOW, THEREFORE, I, MaryAlice Wallis, Mayor of the City of Longview, do hereby proclaim May 9-15, 2021 as National Police Week in Longview, Washington and publicly salute the service of law enforcement officers in our community and in communities across the nation.

In witness whereof, I have hereunto set my hand and caused the seal of the City of Longview to be affixed this 13th day of May 2021.

MaryAlice Wallis, Mayor



City of Longview

Agenda Summary

PUBLIC HEARING – 2ND AMENDMENT TO THE 2021 - 2026 SIX YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP)

RECOMMENDED ACTION:

CONDUCT THE PUBLIC HEARING

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve transportation systems

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Each year, as required by state law, the City updates and adopts a Six-Year Transportation Improvement Program (TIP). The TIP is a priority listing of federally funded or proposed transportation-related projects within the City. The TIP identifies the year and the funding sources for the various projects, as well as other basic information on the projects. In order to receive federal or state transportation funding, a project must appear on the City's adopted TIP. However, the TIP may be amended by the City Council at any time to add or delete projects or change funding sources and amounts, following a public hearing on the proposed amendment.

Additionally, federal law requires transit agencies receiving Federal Transit Administration (FTA) funding to prepare a Program of Projects (POP) identifying the projects to be funded with FTA funding, and to conduct a public hearing and outreach process prior to adopting the POP. The TIP includes FTA funded projects and meets the requirements of the POP.

The required public hearing calls for receiving public testimony regarding amending the 2021-2026 TIP/POP. This amendment specifically addresses adding four new projects and also adding one current project that was approved in the 2020-2025 TIP/POP, but was not rolled over into the 2021-2026 TIP/POP. Because obligated construction funding was delayed in 2020 on these three projects, it is now necessary for them to appear in the 2021-2026 TIP/POP to obtain that funding. This amendment formalizes that action.

Approved project re-added to the 2021-2026 TIP/POP:

#2 – Two Supervisor Lift Equipped Minivans CTA 17-3

New Projects to be added to 2021-2026 TIP/POP:

#22 - Columbia Heights Road

#23 - Commerce Avenue

#24 - 7th & Douglas Roundabout

#25 - 14th Avenue

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. Res 2360 - 2nd Amend 2021-2026 TIP.POP
2. Exhibit A - 6 Year TIP.POP 2021-26 Amd #2

RESOLUTION NO. 2360

A RESOLUTION AMENDING THE SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM (TIP) (2021-2026) AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP) FOR THE CITY OF LONGVIEW, WASHINGTON, AND SUPERSEDING AND REPLACING RESOLUTION NO. 2354. THE PURPOSE OF THIS TIP AND POP 2ND AMENDMENT IS TO ADD FOUR NEW PROJECTS AND RE-ADD ONE CURRENT PROJECT.

WHEREAS, Resolution No. 2329 was adopted by the Longview City Council on the 25th day of June, 2020, adopting the Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the six-year period of 2021-2026; and

WHEREAS, Resolution No. 2354 was adopted by the Longview City Council on the 25th day of March, 2021, amending the Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the six-year period of 2021-2026; and

WHEREAS, it is necessary to amend said Transportation Improvement Program and Program of Projects to provide for adding and changing proposed projects, and to supersede and replace said Resolution No. 2354 with this enactment; and

WHEREAS, pursuant to said requirements the City prepared a second amended Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the next ensuing six years (2021-2026) and this plan was presented to the Longview City Council on May 13, 2021; and

WHEREAS, the Longview City Council held the required public hearing thereon at 7:00 p.m. at the City Hall in Longview, Washington on the 13th day of May, 2021; and

WHEREAS, no unresolved written or oral objections to the revised Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) have been received by the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview, that the amended Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the Federal Highway Administration, Transportation Improvement Board, Federal Transit Administration, Motor Vehicle Fuel Excise Tax, and other federal and state funded transportation projects as prepared by the Longview City Public Works Director and submitted to the Longview City Council, a copy of which is hereto attached and marked Exhibit A, is hereby adopted as the Official Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the City for the next ensuing six years through December 31, 2026, as required by RCW 35.77.010.

BE IT FURTHER RESOLVED, that a copy of said Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP), as shown on Exhibit A, attached and made a part of this Resolution, together with a copy of this Resolution, shall be filed with the Secretary of Transportation of the State of Washington not more than thirty (30) days after its adoption.

BE IT FURTHER RESOLVED, that Resolution No. 2354 shall be, and is hereby superseded and replaced by this Resolution.

PASSED by the City Council of the City of Longview in regular session and approved by the Mayor this 13th day of May, 2021.

M A Y O R

ATTEST:

City Clerk

CITY OF LONGVIEW
SIX YEAR TRANSPORTATION IMPROVEMENT PLAN
TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT)
FROM 2021 TO 2026 - AMENDMENT #2

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EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only			
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds	Envir Type
									Federal Funding		State	State		Local	Total						
									Federal Fund Code	Federal Cost by Phase						Fund	Funds				
5	6	46TH AVE, SR 4 TO OLYMPIA WAY from: OBH Hwy (SR 4) to: Olympia Way Reconstruct 46th to incl cub, gutter sdwks & bike lanes TOTAL PROJECT \$4,874,445	04	S	0.35	C G O P S T W	PE	01/01/21			TIB	188	108	296	296					CE	No
							RW	01/01/21			TIB	64	36	100	100						
							CN	02/01/22	STPUS	696	TIB	2848	935	4479		4479					
							Totals		696		3100		4875		396	4479					
3	7	WASH. WAY/28TH AVE. PED. HYBRID BEACON from: Washington Way to: 28th Avenue Install Pedestrian Hybrid Beacon TOTAL PROJECT \$200,000	21	S	.10		PE	04/01/21			SRTS	36	4	40	40					CE	No
							CN	09/01/21			SRTS	144	16	160	160						
							Totals				180		20	200	200						
4	8	PACIFIC WAY TRAIL CROSSING IMPROVEMENTS from: 38th Avenue to: 42nd Avenue Warning Devices, stop bars & warning signs TOTAL PROJECT \$300,000	21	S	.10		PE	04/01/21			PBP	27	3	30	30					CE	No
							CN	09/01/21			PBP	243	27	270	270						
							Totals				270		30	300	300						
00	9	ONE TRANSIT COACH CTA 20-3 from: to: TOTAL PROJECT \$520,000	23	S			ALL	01/01/21	5307	416			104	520	520					CE	No
							Totals				416			104	520	520					
00	10	COACH MIDLIFE OVERHAULS CTA 20-4 from: to: TOTAL PROJECT \$324,000	23	S			ALL	01/01/21	5307	259			65	324	324					CE	No
							Totals				259			65	324	324					

CITY OF LONGVIEW
SIX YEAR TRANSPORTATION IMPROVEMENT PLAN
TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT)
FROM 2021 TO 2026 - AMENDMENT #2

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EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
4	16	DOWNTOWN TRAFFIC SIGNAL UPGRADES 7th, 11th, 12th, Commerce & 14th from: to: Replace signal heads, revise signal timing & replace ped signal equipment TOTAL PROJECT \$769,100	21	S	.10		PE CN	06/01/21 09/01/22	HSIP HSIP	83 677			9 0	92 677	92 677			CE	No	
							Totals		760		9		769		92		677			
3	17	DOWNTOWN RECT. RAPID FLASHING BEACONS Wash Way @ 16th, 17th, 18th; Olympia @16th; Broadway @ 8th & 11th from: to: Upgrade crosswalks with flashing beacons, curb ext., signs & striping TOTAL PROJECT \$1,236,400	21	S	.10		PE CN	06/01/21 09/01/22	HSIP HSIP	171 1046			19 1046	190 1046	190 1046			CE	No	
							Totals		1217		19		1236		190		1046			
3	18	CITYWIDE TRAFFIC DATA COLLECTION Citywide from: to: Collect traffic data TOTAL PROJECT \$15,000	21	S			PE CN	06/01/21	HSIP	13			2 15	15 15				CE	No	
							Totals		13		2		15		15					
4	19	DOWNTOWN RECT. RAPID FLASHING BEACONS 7th @ Broadway & Florida; Kessler @ Hemlock; Nichols @ Maple; Pacific @ Northlake from: to: Upgrade crosswalks with flashing beacons, curb ext., signs & striping TOTAL PROJECT \$1,036,100	21	P	.10		PE CN	06/01/21 09/01/22	HSIP HSIP	143 877			16 877	159 877	159 877			CE	No	
							Totals		1020		16		1036		159		877			
4	20	DOWNTOWN CROSSWALK UPGRADES Commerce @ Vandercook; 11th @ Delaware & Maple; 8th @ Hudson 18th @ Olympia & Maple; 19th @ Olympia from: to: Upgrade low-risk crosswalks TOTAL PROJECT \$133,600	21	P	.10		PE CN	06/01/21 09/01/21	HSIP HSIP	10 123			1 123	11 123	11 123			CE	No	
							Totals		133		1		134		11		123			

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase										
4	21	NICHOLS @ MAPLE CROSSING IMPROVEMENTS Nichols @ Maple from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$350,000	21	P	.10		PE CN	06/01/21 09/01/22			PED/BIKE PED/BIKE	31 283	4	35 283	35	283			CE	No
							Totals							314	4	318	35	283		
6	22	COLUMBIA HEIGHTS ROAD Fisher's Lane to Cascade Drive from: Fishers Lane to: Cascade Drive Reconstruct roadway adding drainage, sidewalk, bike lane & guard rail TOTAL PROJECT \$7,100,000	4	P	1	C G O P S T W	PE CN	06/01/21 06/01/22	STPUS	5500			100 1500	100 7000	100	2000	4900		CE	No
							Totals							1600	7100	100	2000			
7	23	COMMERCE AVENUE Hemlock St. to Florida Street from: Hemlock St. to: Florida Street Reconst sidewalk, crosswalk, adding streetscape incl stmwtr retrofit TOTAL PROJECT \$1,250,000	4	P	.67	C G O P S T W	PE CN	06/01/21 06/01/22	STPUS	1150			100 1150	100 1150	100	1150			CE	No
							Totals							100	1250	100	1150			
7	24	7TH AVE. & DOUGLAS ROUNDABOUT Intersection from: to: Construct roundabout including sidewalks & bike lanes TOTAL PROJECT \$1,000,000	4	P	.30	C G O P S T W	PE CN	06/01/21 06/01/22	STPUS	750			100 150	100 900	100	900			CE	No
							Totals							250	1000	100	900			
6	25	14TH AVENUE Alabama St. to Beech Street from: Alabama St. to: Beech St. Construct street including drainage, sidewalks & bike lanes TOTAL PROJECT \$1,000,000	1	P	.93	C G O P S T W	PE CN	06/01/21 06/01/22	STPUS	750			100 150	100 900	100	900			CE	No
							Totals							250	1000	100	900			

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase										
4	26	KESSLER @ HEMLOCK CROSSING IMPROVEMENTS Kessler @ Hemlock from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$175,000	21	P	.10		PE CN	06/01/21 09/01/22			PED/BIKE PED/BIKE	16 142	2 16	18 158	18	158			CE	No
							Totals							158	18	176	18	158		
4	27	7TH AVE @ FLORIDA CROSSING IMPROVEMENTS 7th Ave. @ Florida from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$175,000	21	P	.10		PE CN	06/01/21 09/01/22			PED/BIKE PED/BIKE	16 141	2 16	18 157	18	157			CE	No
							Totals							157	18	175	18	157		
00	28	TRANSIT OPERATING ASSISTANCE CTA 22-1 from: to: TOTAL PROJECT \$4,700,000	23	P			ALL	01/01/22	5307	825			825	1650		1650			CE	No
							Totals							825	825	1650	1650			
00	29	ONE TRANSIT COACH CTA 22-2 from: to: TOTAL PROJECT \$600,000	23	P			ALL	01/01/22	5307	480			120	600		600			CE	No
							Totals							480	120	600	600			
00	30	TRANSIT OPERATING ASSISTANCE CTA 23-1 from: to: TOTAL PROJECT \$4,700,000	23	P			ALL	01/01/23	5307	1300			1300	2600			2600		CE	No
							Totals							1300	1300	2600	2600			

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditures Schedule				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds			Local Funds	Total Funds				
									Federal Fund Code	Federal Cost by Phase										
3	31	INDUSTRIAL WAY/OREGON WAY INTERSECTION from: Industrial Way to: Oregon Way Construct elevated signalized intersection, realign rail line TOTAL PROJECT \$98,430,000	01	P	.10	C G O P S T W	CN	01/01/23	BUILD INFRA	13420			83230	96650			96650		EIS	Yes
Totals								13420			83230	96650		96650	0					
00	32	TRANSIT OPERATING ASSISTANCE CTA 24-1 from:																		

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
00	36	ONE TRANSIT COACH CTA 26-2 from: to: TOTAL PROJECT \$600,000	23	P			ALL	01/01/26	5307	480			120	600				600	CE	No
							Totals		480		120		600		600					



City of Longview

Agenda Summary

RESOLUTION NO. 2360 - ADOPT AMENDMENT #2 OF THE 2021 - 2026 SIX YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2360

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve transportation systems

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Each year, as required by state law, the City updates and adopts a Six-Year Transportation Improvement Program (TIP). The TIP is a priority listing of federally funded or proposed transportation-related projects within the City. The TIP identifies the year and the funding sources for the various projects, as well as other basic information on the projects. In order to receive federal or state transportation funding, a project must appear on the City's adopted TIP. However, the TIP may be amended by the City Council at any time to add or delete projects or change funding sources and amounts, following a public hearing on the proposed amendment.

Additionally, federal law requires transit agencies receiving Federal Transit Administration (FTA) funding to prepare a Program of Projects (POP) identifying the projects to be funded with FTA funding, and to conduct a public hearing and outreach process prior to adopting the POP. The TIP includes FTA funded projects and meets the requirements of the POP.

Resolution No. 2360 will adopt Amendment #2 of the 2021–2026 Six-Year Transportation Improvement Plan and RiverCities Transit Program of Projects, to add four new projects and re-add one current project.

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. Res 2360 - 2nd Amend 2021-2026 TIP.POP
2. Exhibit A - 6 Year TIP.POP 2021-26 Amd #2

RESOLUTION NO. 2360

A RESOLUTION AMENDING THE SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM (TIP) (2021-2026) AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP) FOR THE CITY OF LONGVIEW, WASHINGTON, AND SUPERSEDING AND REPLACING RESOLUTION NO. 2354. THE PURPOSE OF THIS TIP AND POP 2ND AMENDMENT IS TO ADD FOUR NEW PROJECTS AND RE-ADD ONE CURRENT PROJECT.

WHEREAS, Resolution No. 2329 was adopted by the Longview City Council on the 25th day of June, 2020, adopting the Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the six-year period of 2021-2026; and

WHEREAS, Resolution No. 2354 was adopted by the Longview City Council on the 25th day of March, 2021, amending the Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the six-year period of 2021-2026; and

WHEREAS, it is necessary to amend said Transportation Improvement Program and Program of Projects to provide for adding and changing proposed projects, and to supersede and replace said Resolution No. 2354 with this enactment; and

WHEREAS, pursuant to said requirements the City prepared a second amended Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the next ensuing six years (2021-2026) and this plan was presented to the Longview City Council on May 13, 2021; and

WHEREAS, the Longview City Council held the required public hearing thereon at 7:00 p.m. at the City Hall in Longview, Washington on the 13th day of May, 2021; and

WHEREAS, no unresolved written or oral objections to the revised Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) have been received by the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview, that the amended Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the Federal Highway Administration, Transportation Improvement Board, Federal Transit Administration, Motor Vehicle Fuel Excise Tax, and other federal and state funded transportation projects as prepared by the Longview City Public Works Director and submitted to the Longview City Council, a copy of which is hereto attached and marked Exhibit A, is hereby adopted as the Official Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP) for the City for the next ensuing six years through December 31, 2026, as required by RCW 35.77.010.

BE IT FURTHER RESOLVED, that a copy of said Transportation Improvement Program (TIP) and RiverCities Transit Program of Projects (POP), as shown on Exhibit A, attached and made a part of this Resolution, together with a copy of this Resolution, shall be filed with the Secretary of Transportation of the State of Washington not more than thirty (30) days after its adoption.

BE IT FURTHER RESOLVED, that Resolution No. 2354 shall be, and is hereby superseded and replaced by this Resolution.

PASSED by the City Council of the City of Longview in regular session and approved by the Mayor this 13th day of May, 2021.

M A Y O R

ATTEST:

City Clerk

CITY OF LONGVIEW
SIX YEAR TRANSPORTATION IMPROVEMENT PLAN
TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT)
FROM 2021 TO 2026 - AMENDMENT #2

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EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only			
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds	Envir Type
									Federal Funding		State	State		Local	Total						
									Federal Fund Code	Federal Cost by Phase						Fund	Funds				
5	6	46TH AVE, SR 4 TO OLYMPIA WAY from: OBH Hwy (SR 4) to: Olympia Way Reconstruct 46th to incl cub, gutter sdwks & bike lanes TOTAL PROJECT \$4,874,445	04	S	0.35	C G O P S T W	PE	01/01/21			TIB	188	108	296	296					CE	No
							RW	01/01/21			TIB	64	36	100	100						
							CN	02/01/22	STPUS	696	TIB	2848	935	4479		4479					
							Totals	696			3100		4875		396	4479					
3	7	WASH. WAY/28TH AVE. PED. HYBRID BEACON from: Washington Way to: 28th Avenue Install Pedestrian Hybrid Beacon TOTAL PROJECT \$200,000	21	S	.10		PE	04/01/21			SRTS	36	4	40	40					CE	No
							CN	09/01/21			SRTS	144	16	160	160						
							Totals				180		20	200	200						
4	8	PACIFIC WAY TRAIL CROSSING IMPROVEMENTS from: 38th Avenue to: 42nd Avenue Warning Devices, stop bars & warning signs TOTAL PROJECT \$300,000	21	S	.10		PE	04/01/21			PBP	27	3	30	30					CE	No
							CN	09/01/21			PBP	243	27	270	270						
							Totals				270		30	300	300						
00	9	ONE TRANSIT COACH CTA 20-3 from: to: TOTAL PROJECT \$520,000	23	S			ALL	01/01/21	5307	416			104	520	520					CE	No
							Totals				416			104	520	520					
00	10	COACH MIDLIFE OVERHAULS CTA 20-4 from: to: TOTAL PROJECT \$324,000	23	S			ALL	01/01/21	5307	259			65	324	324					CE	No
							Totals				259			65	324	324					

CITY OF LONGVIEW
SIX YEAR TRANSPORTATION IMPROVEMENT PLAN
TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT)
FROM 2021 TO 2026 - AMENDMENT #2

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EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information		State Fund Code	State Funds	Local Funds					Total Funds	Envir Type	R/W Required Date (MM/YY)
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
4	16	DOWNTOWN TRAFFIC SIGNAL UPGRADES 7th, 11th, 12th, Commerce & 14th from: to: Replace signal heads, revise signal timing & replace ped signal equipment TOTAL PROJECT \$769,100	21	S	.10		PE CN	06/01/21 09/01/22	HSIP HSIP	83 677			9 0	92 677	92		677		CE	No
Totals							760		9		769		92	677						
3	17	DOWNTOWN RECT. RAPID FLASHING BEACONS Wash Way @ 16th, 17th, 18th; Olympia @16th; Broadway @ 8th & 11th from: to: Upgrade crosswalks with flashing beacons, curb ext., signs & striping TOTAL PROJECT \$1,236,400	21	S	.10		PE CN	06/01/21 09/01/22	HSIP HSIP	171 1046			19 1046	190 1046	190		1046		CE	No
Totals							1217		19		1236		190	1046						
3	18	CITYWIDE TRAFFIC DATA COLLECTION Citywide from: to: Collect traffic data TOTAL PROJECT \$15,000	21	S			PE CN	06/01/21	HSIP	13			2 15	15	15				CE	No
Totals							13		2		15		15							
4	19	DOWNTOWN RECT. RAPID FLASHING BEACONS 7th @ Broadway & Florida; Kessler @ Hemlock; Nichols @ Maple; Pacific @ Northlake from: to: Upgrade crosswalks with flashing beacons, curb ext., signs & striping TOTAL PROJECT \$1,036,100	21	P	.10		PE CN	06/01/21 09/01/22	HSIP HSIP	143 877			16 877	159 877	159		877		CE	No
Totals							1020		16		1036		159	877						
4	20	DOWNTOWN CROSSWALK UPGRADES Commerce @ Vandercook; 11th @ Delaware & Maple; 8th @ Hudson 18th @ Olympia & Maple; 19th @ Olympia from: to: Upgrade low-risk crosswalks TOTAL PROJECT \$133,600	21	P	.10		PE CN	06/01/21 09/01/21	HSIP HSIP	10 123			1 123	11 123	11		123		CE	No
Totals							133		1		134		11	123						

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase										
4	21	NICHOLS @ MAPLE CROSSING IMPROVEMENTS Nichols @ Maple from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$350,000	21	P	.10		PE CN	06/01/21 09/01/22			PED/BIKE PED/BIKE	31 283	4	35 283	35	283			CE	No
							Totals							314	4	318	35	283		
6	22	COLUMBIA HEIGHTS ROAD Fisher's Lane to Cascade Drive from: Fishers Lane to: Cascade Drive Reconstruct roadway adding drainage, sidewalk, bike lane & guard rail TOTAL PROJECT \$7,100,000	4	P	1	C G O P S T W	PE CN	06/01/21 06/01/22		STPUS	5500			100 1500	100 7000	100	2000	4900	CE	No
							Totals							1600	7100	100	2000			
7	23	COMMERCE AVENUE Hemlock St. to Florida Street from: Hemlock St. to: Florida Street Reconst sidewalk, crosswalk, adding streetscape incl stmwtr retrofit TOTAL PROJECT \$1,250,000	4	P	.67	C G O P S T W	PE CN	06/01/21 06/01/22		STPUS	1150			100 1150	100 1150	100	1150		CE	No
							Totals							100	1250	100	1150			
7	24	7TH AVE. & DOUGLAS ROUNDABOUT Intersection from: to: Construct roundabout including sidewalks & bike lanes TOTAL PROJECT \$1,000,000	4	P	.30	C G O P S T W	PE CN	06/01/21 06/01/22		STPUS	750			100 150	100 900	100	900		CE	No
							Totals							250	1000	100	900			
6	25	14TH AVENUE Alabama St. to Beech Street from: Alabama St. to: Beech St. Construct street including drainage, sidewalks & bike lanes TOTAL PROJECT \$1,000,000	1	P	.93	C G O P S T W	PE CN	06/01/21 06/01/22		STPUS	750			100 150	100 900	100	900		CE	No
							Totals							250	1000	100	900			

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditures Schedule				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code					State Funds	Local Funds	Total Funds
									Federal Funding		State Fund Code	State Funds		Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase										
4	26	KESSLER @ HEMLOCK CROSSING IMPROVEMENTS Kessler @ Hemlock from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$175,000	21	P	.10		PE CN	06/01/21 09/01/22			PED/BIKE PED/BIKE	16 142	2 16	18 158	18		158		CE	No
							Totals							18	158					
4	27	7TH AVE @ FLORIDA CROSSING IMPROVEMENTS 7th Ave. @ Florida from: to: Upgrade higher-risk crosswalks TOTAL PROJECT \$175,000	21	P	.10		PE CN	06/01/21 09/01/22			PED/BIKE PED/BIKE	16 141	2 16	18 157	18		157		CE	No
							Totals							18	157					
00	28	TRANSIT OPERATING ASSISTANCE CTA 22-1 from: to: TOTAL PROJECT \$4,700,000	23	P			ALL	01/01/22	5307	825			825	1650		1650		CE	No	
							Totals									1650	1650			
00	29	ONE TRANSIT COACH CTA 22-2 from: to: TOTAL PROJECT \$600,000	23	P			ALL	01/01/22	5307	480			120	600		600		CE	No	
							Totals									600	600			
00	30	TRANSIT OPERATING ASSISTANCE CTA 23-1 from: to: TOTAL PROJECT \$4,700,000	23	P			ALL	01/01/23	5307	1300			1300	2600		2600		CE	No	
							Totals									2600	2600			

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditures Schedule				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
3	31	INDUSTRIAL WAY/OREGON WAY INTERSECTION from: Industrial Way to: Oregon Way Construct elevated signalized intersection, realign rail line TOTAL PROJECT \$98,430,000	01	P	.10	C G O P S T W	CN	01/01/23	BUILD INFRA	13420			83230	96650			96650		EIS	Yes
Totals														13420		83230	96650	96650	0	
00	32	TRANSIT OPERATING ASSISTANCE CTA 24-1 from:																		

EXHIBIT A

CITY OF LONGVIEW SIX YEAR TRANSPORTATION IMPROVEMENT PLAN TRANSIT PROGRAM OF PROJECTS (RIVERCITIES TRANSIT) FROM 2021 TO 2026 - AMENDMENT #2

Functional Class	Priority Number	Project Identification	Improvement Type	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditures Schedule				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
00	36	ONE TRANSIT COACH CTA 26-2 from: to: TOTAL PROJECT \$600,000	23	P			ALL	01/01/26	5307	480			120	600				600	CE	No
							Totals		480		120		600		600					



City of Longview

Agenda Summary

PLANNING COMMISSION RECOMMENDATION TO APPROVE THE REZONING OF 5 RESIDENTIAL PROPERTIES AS RECOMMENDED BY STAFF AND REQUESTED BY PEACEHEALTH/ST JOHN HOSPITAL, IN THE 800 BLOCK OF 18TH AVE FROM R-1 TO R-4, AND AMEND THE FUTURE LAND USE MAP FROM LOW DENSITY TO PUBLIC/QUASI-PUBLIC/INSTITUTIONAL FOR 4 OF THE PROPERTIES

RECOMMENDED ACTION:

MOTION TO DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE FOR ADOPTION OF THE CHANGES.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Strengthen economic conditions & create new opportunities.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

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. The R-4 zone allows office buildings, office uses and medical clinics in addition to residential uses such as multiple family dwellings. The Planning Commission has agreed with a staff recommendation to include the remaining home on the block in the changes for consistency with the surrounding zoning and uses and in the interest of fairness.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. 20210506 PC 2021-2 memo_city_council PeaceHealth re-zone 18th ave w map
2. PC 2021-2 PeaceHealth rezone staff report
3. Exhibit A Maps of propsoed and recommed changes
4. Exhibit B PeaceHealth rezone application 828 18th ave
5. Exhibit C PeaceHealth comp plan amend application 18th ave
6. Exhibit D SEPA E 2021-5 PeaceHealth rezone 828 18th ave DNS notice
7. Exhibit E public notice
8. Exhibit F public comments
9. Exhibit F Public Comments PeaceHealth rezon -bicycle topic 3



Memorandum

May 6, 2021

TO: Longview City Council

FROM: Adam Trimble, Interim Planning Manager

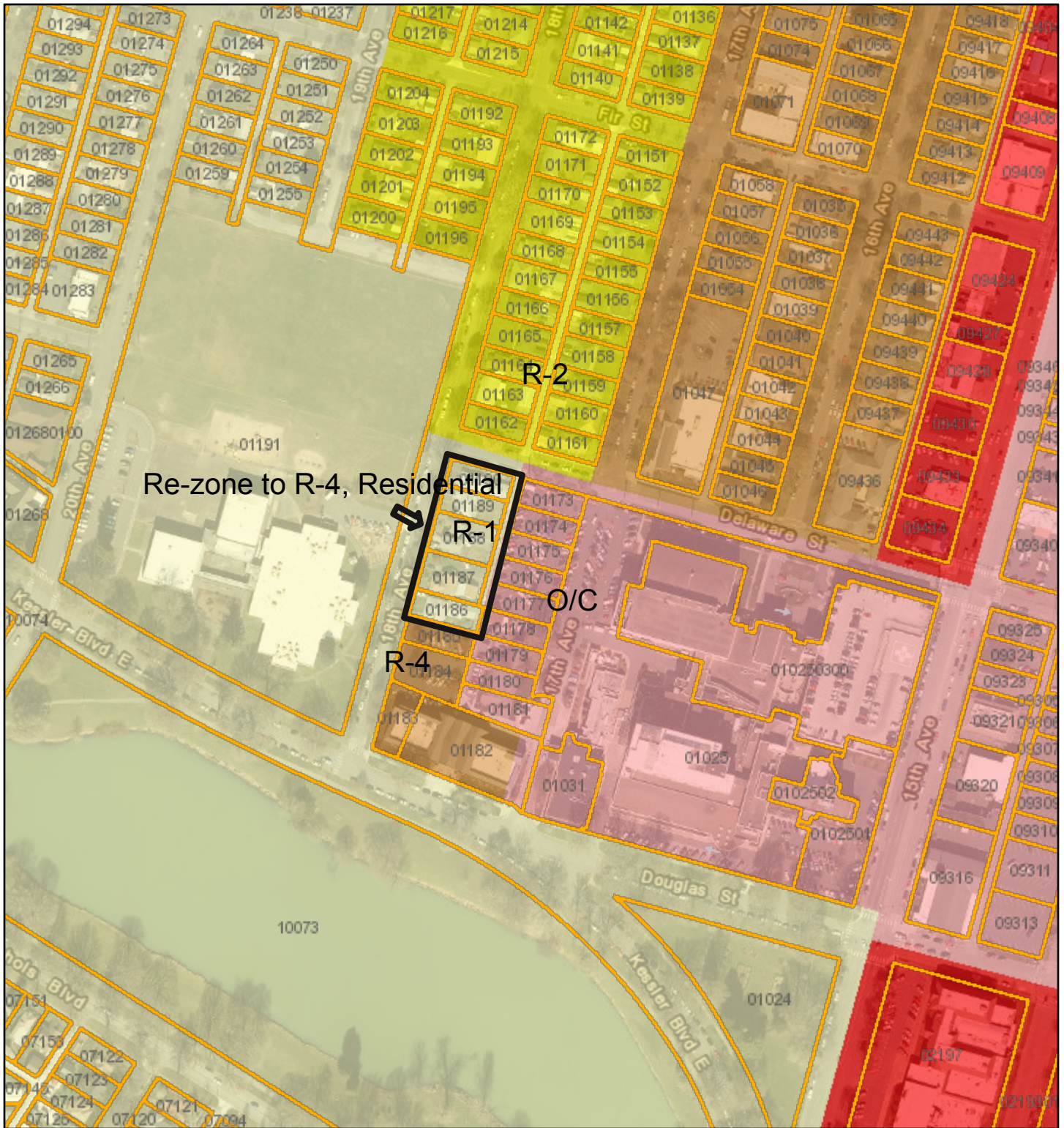
SUBJECT: PC 2021-3 Planning Commission recommendation to approve the rezoning of 5 residential properties as recommended by staff and requested by PeaceHealth/St. John hospital, in the 800 block of 18th Ave from R-1 to R-4, and amend the future land use map from low density to public/quasi-public/institutional for 4 of the properties.

At the May 5, 2021 regular meeting, the Longview Planning Commission held a virtual public hearing on a request from PeaceHealth to re-zone 4 residential single family homes it owns on 18th Ave adjacent to the St. John Hospital and the 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. The R-4 zone allows office buildings, office uses and medical clinics in addition to residential uses such as multiple family dwellings. The Planning Commission has agreed with a staff recommendation to include the remaining home on the block in the changes for consistency with the surrounding zoning and uses, and in the interest of fairness.

Staff corresponded with the owner of 1751 Delaware Street and received an email from the owners indicating they are not opposed to the changes proposed. Several public comment letters were received asking that PeaceHealth commit to a vehicle trip reduction policy and encourage use of bicycle transportation by employees. The Planning Commission concluded that these requests were not proportional or related to the request re-zone to a relatively small area with limited potential for re-development.

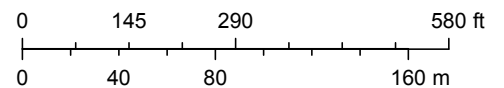
The Planning Commission agreed with the staff findings and recommendations and voted unanimously to forward a recommendation to the City Council to approve the map changes. If you have any questions please let me know at 360-442-5092.

City staff recommended Re-zone Area



3/31/2021, 2:37:21 PM

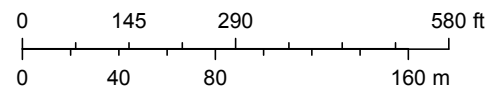
1:4,514



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

Chage to Public/Quasi-public/Institutional

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



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 it 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 residence.

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 Comprehensive 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

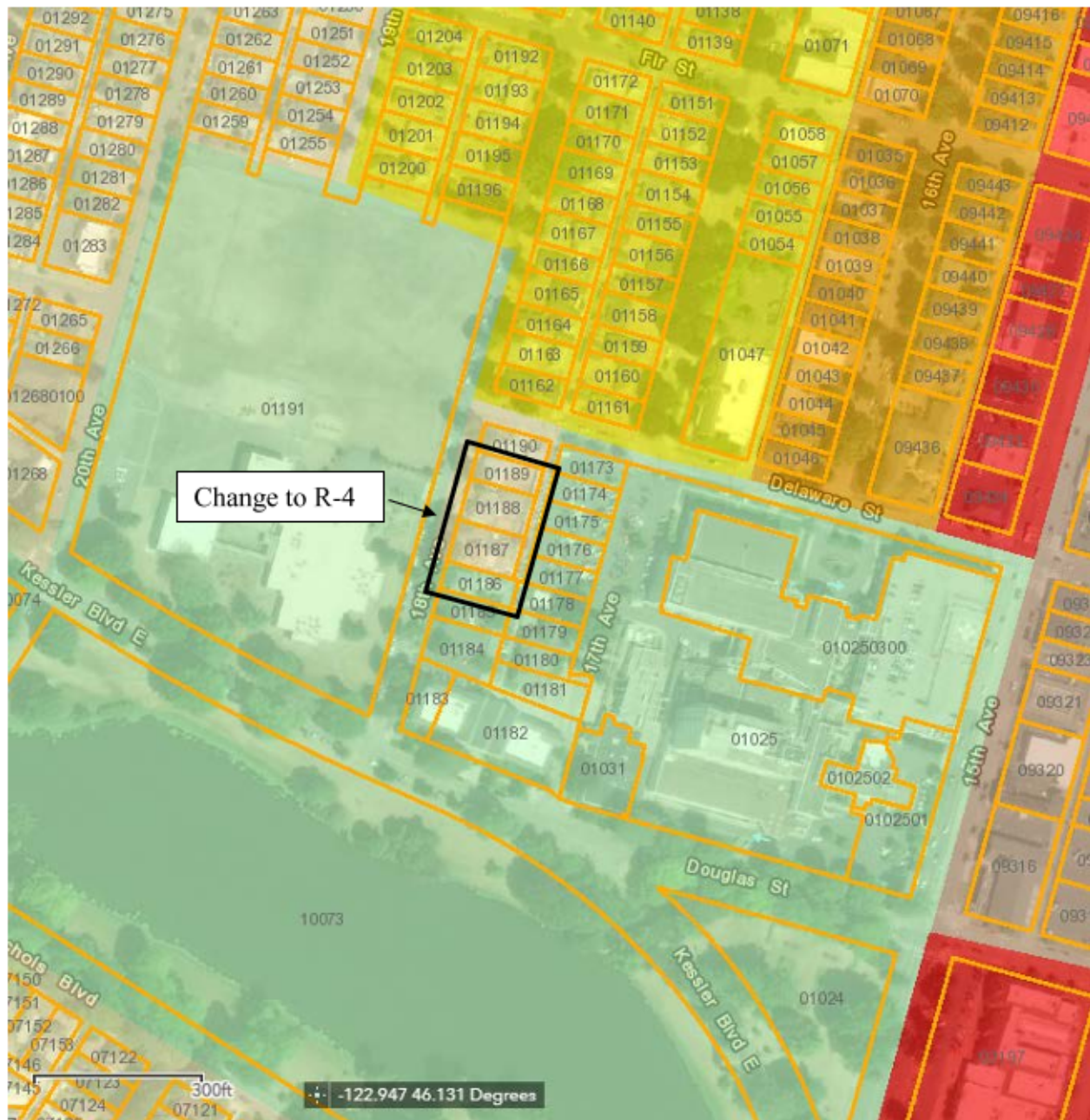
Staff recommends that the Planning Commission adopt the staff findings and analysis and forward a recommendation of approval to the City Council for the proposed Comprehensive Plan Future Land Use Map and Zoning Map amendments for properties at 822, 828, 840, 846 18th Avenue and per staff recommendation,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

EXHIBITS

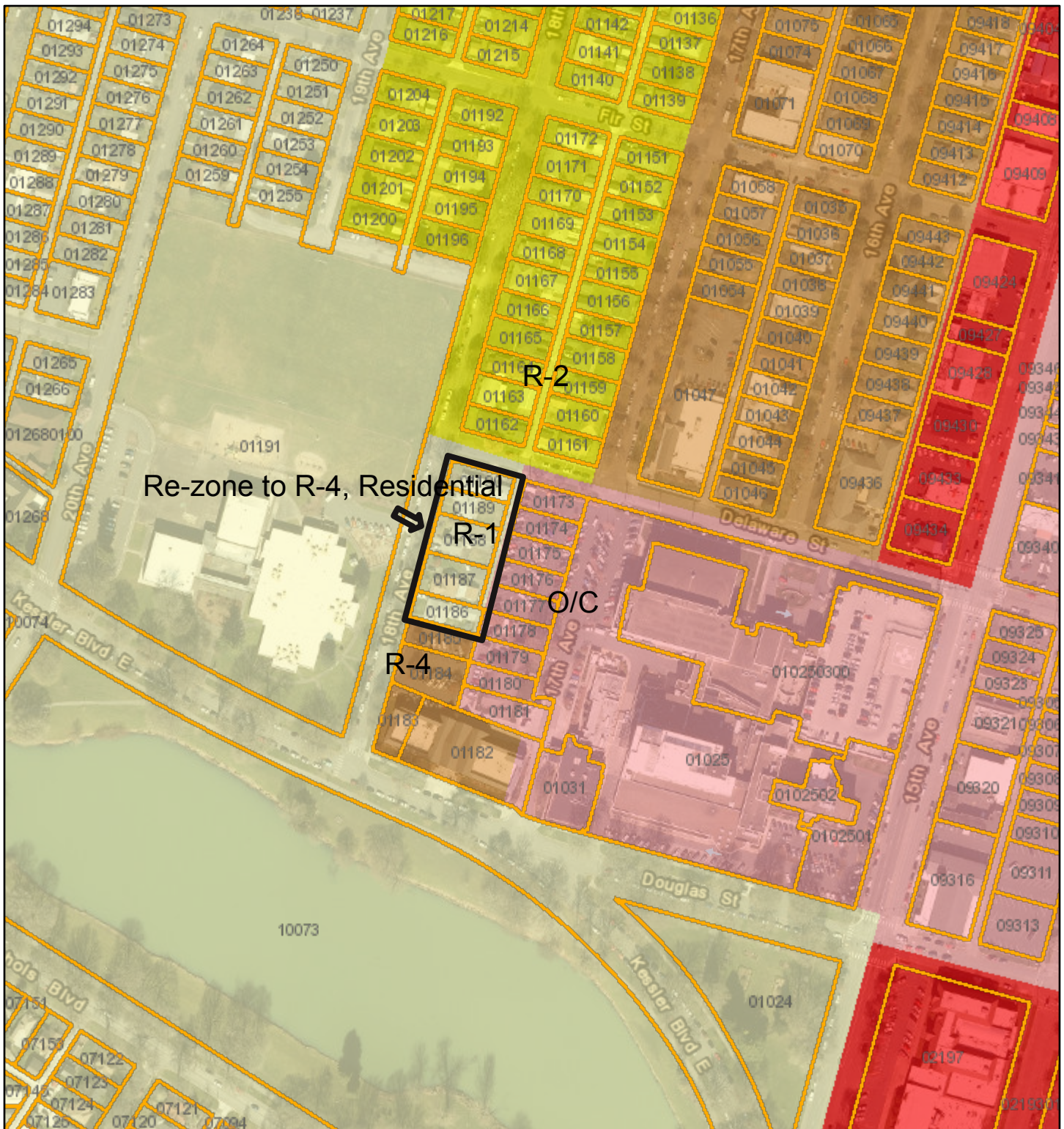
- A. Maps showing applicant and staff recommended proposed zoning map amendment and proposed Comprehensive Plan map amendment.
- B. Application for Rezone
- C. Application for Comprehensive Plan amendment
- D. SEPA documents.
- E. Public notice.
- F. Public Comment letter.

Staff Report Date: April 30, 2021

REZONE

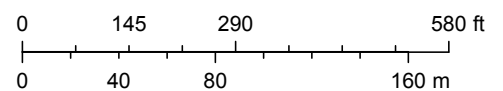


City staff recommended Re-zone Area



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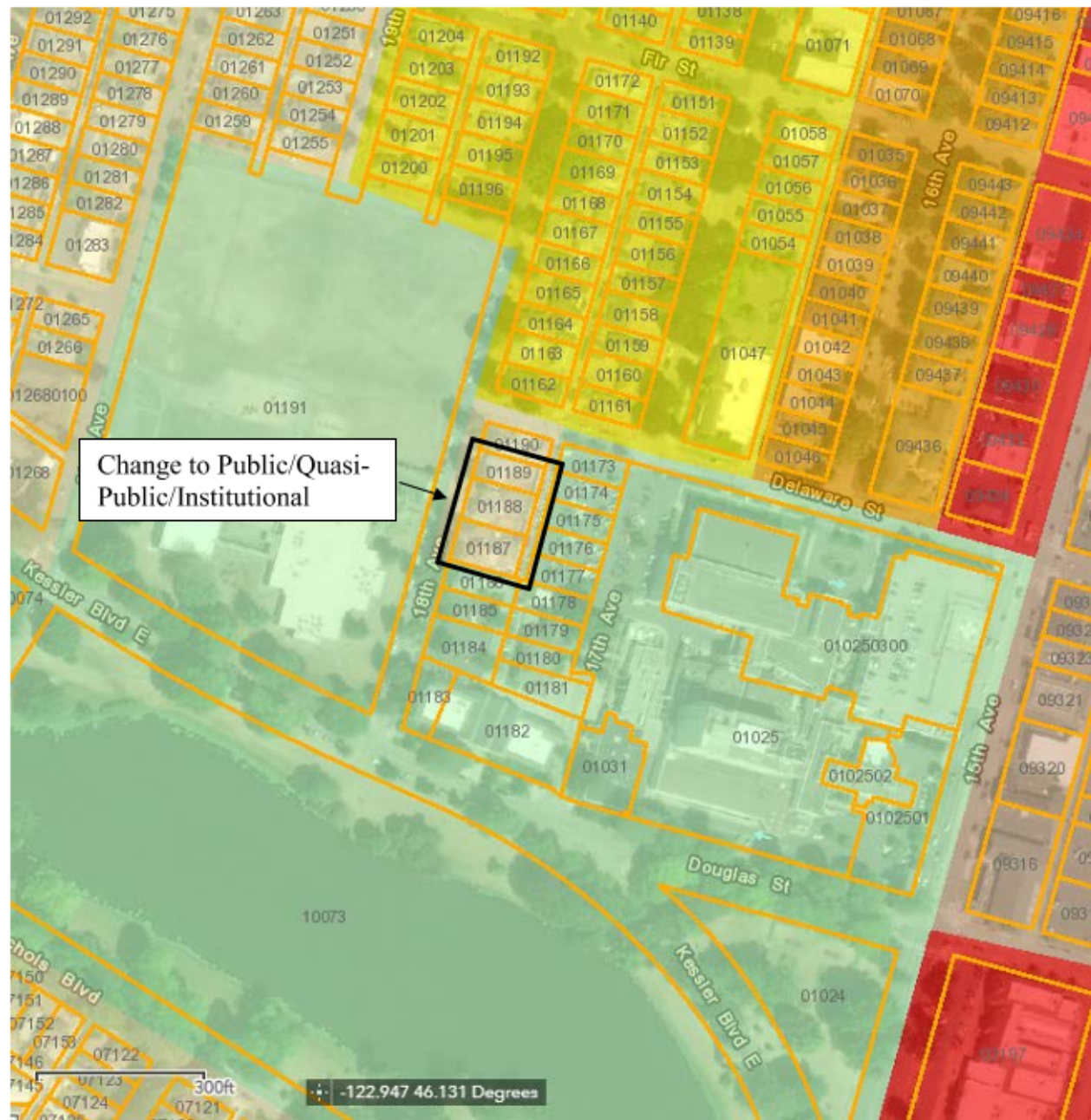
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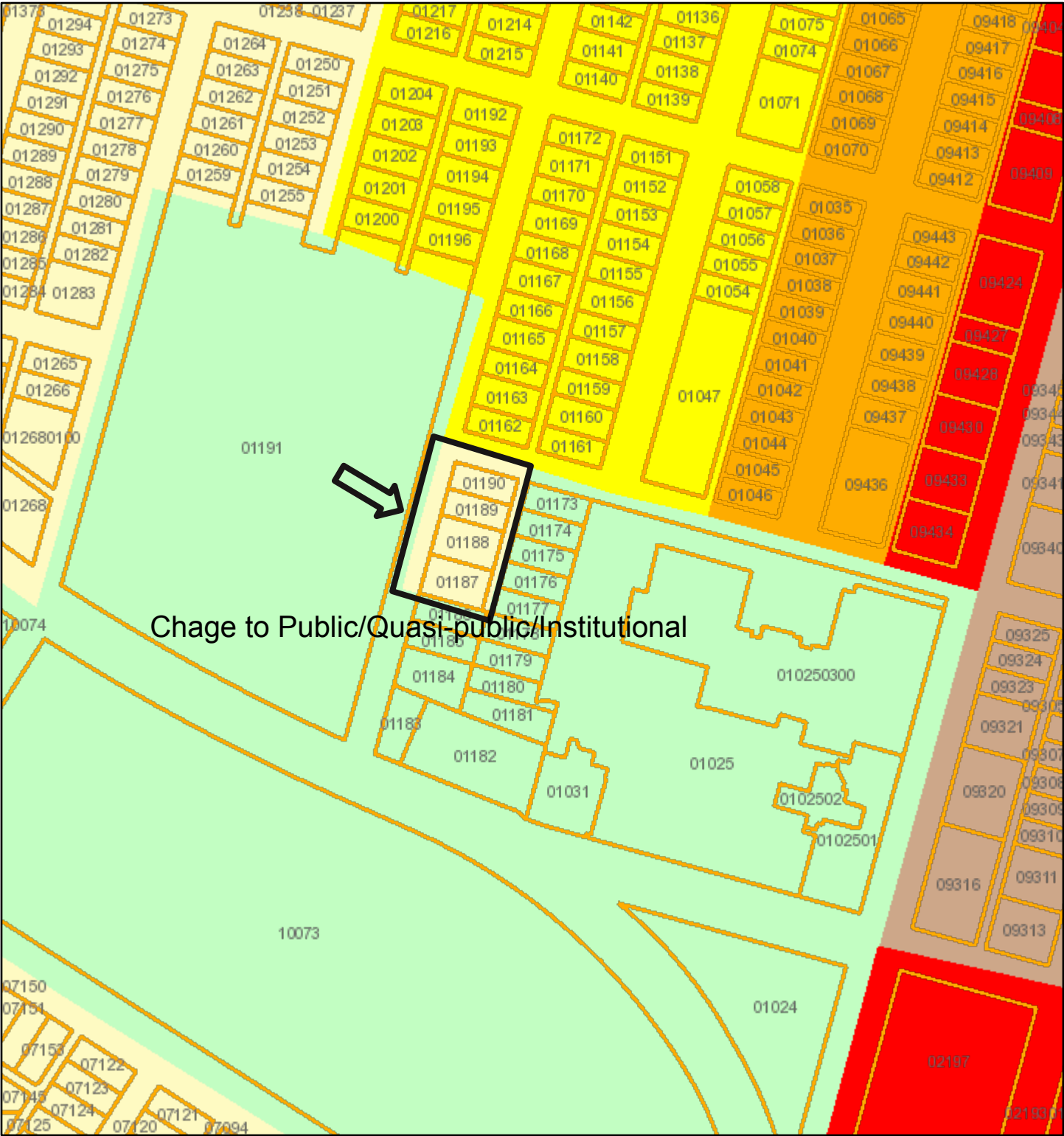
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,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

Attachment 2: Vicinity Maps

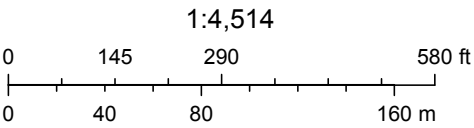
COMPREHENSIVE PLAN AMENDMENT



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>						
<u>FILING FEES:</u> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Public Hearing Fee:.....</td> <td style="width: 20%; text-align: right;"><u>\$2,173.00</u></td> </tr> <tr> <td>SEPA Review Fee:.....</td> <td style="text-align: right;"><u>0.00</u></td> </tr> <tr> <td>Total Fees:.....</td> <td style="text-align: right;"><u>\$2,173.00</u></td> </tr> </table> Comments: <u>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.</u>		Public Hearing Fee:.....	<u>\$2,173.00</u>	SEPA Review Fee:.....	<u>0.00</u>	Total Fees:.....	<u>\$2,173.00</u>
Public Hearing Fee:.....	<u>\$2,173.00</u>						
SEPA Review Fee:.....	<u>0.00</u>						
Total Fees:.....	<u>\$2,173.00</u>						

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

Present Land Use District

To: Public/Quasi-Public/Institutional

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 _____

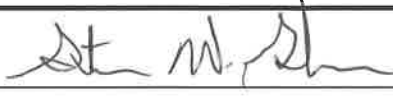
Comprehensive Plan Designation: Low Density Residential _____ Is the site vacant? No. _____

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).

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

- 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

- 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]

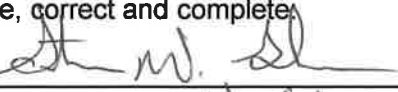
I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

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.

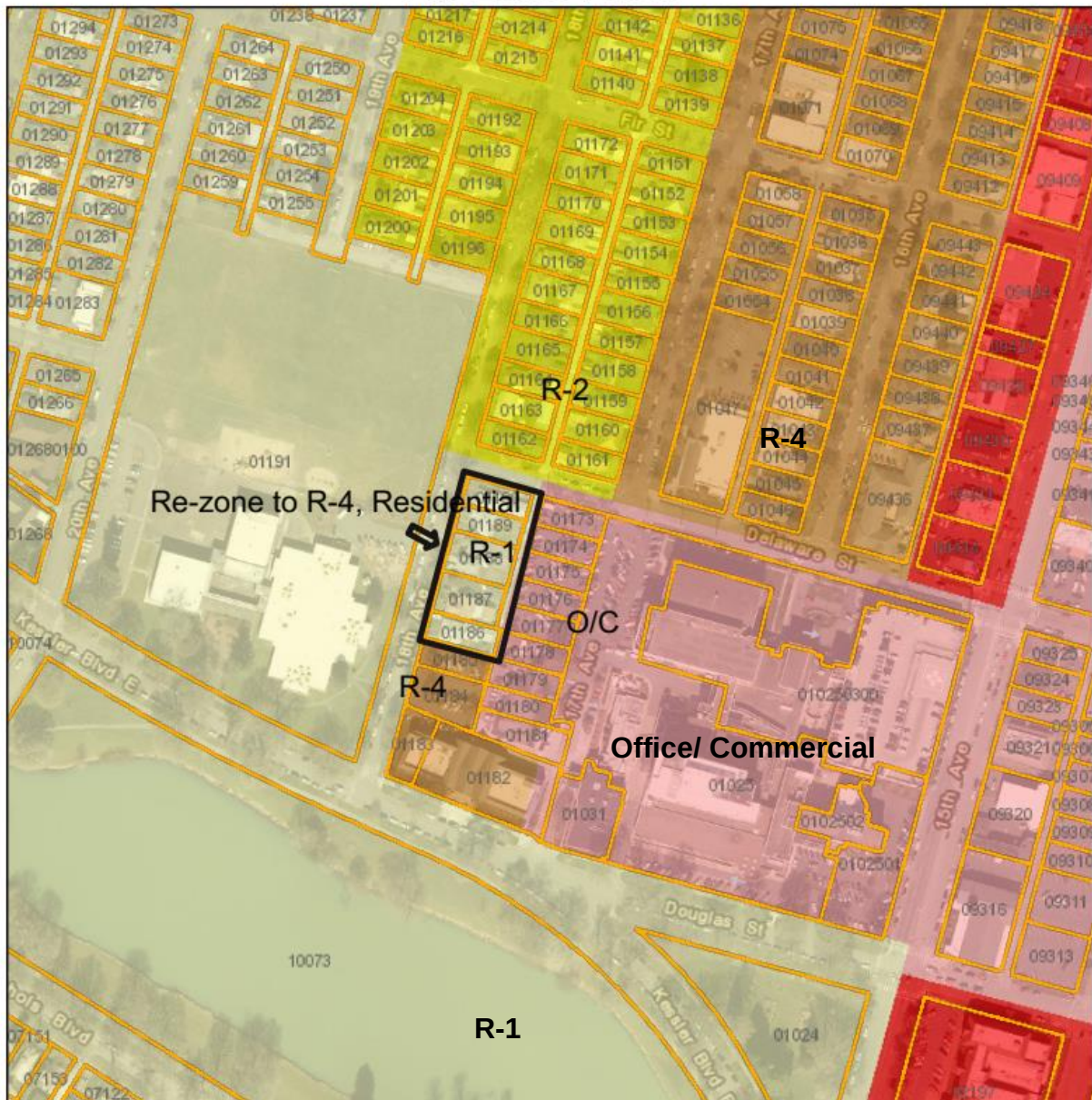
Public Hearing: You are invited to attend the virtual public hearing to express your position regarding this proposal. Written comments should be directed to Adam Trimble, Interim Planning Manager, P.O. Box 128, Longview, Washington 98632. Written or emailed comments must be received prior to the date 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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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)

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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,

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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-----

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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



City of Longview

Agenda Summary

ORDINANCE NO. 3443: AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON AMENDING LMC 7.29.060 REGARDING HOSTED HOMELESS ENCAMPMENTS

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE NO. 3443.

Council Strategic Initiative Addressed:

Address quality of place issues

City Attorney Review: REQUIRED

Summary Statement:

The City is in discussions with Cowlitz County for a pilot project for hosting a homeless encampment in the City of Longview. Currently, LMC 7.29.060 provides for a temporary and revocable permit for a hosted homeless encampment subject to certain criteria and requirements. In its current form, hosted homeless encampments are limited to 50 residents and are limited to a duration of 90 days. In order to facilitate the proposed pilot project with Cowlitz County, it is proposed to expand the number of allowed residents to 100 residents, and the duration to 365 days.

In addition, the Ordinance would amend LMC 7.29.060 to incorporate the requirement for a "Good Neighbor Agreement" currently only applicable to emergency shelters allowed under LMC 19.44.110.

As the hosted homeless encampment is a pilot project, the ordinance contains a sunset clause to provide that the ordinance shall sunset and no longer be in force or effect one year following the opening date of the first hosted homeless encampment established following the adoption of this ordinance.

STAFF CONTACT:

Kurt Sacha, City Manager

Attachments:

1. Ord 3443 7.29.060 Hosted Homeless Encampments

ORDINANCE NO. 3443

AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON AMENDING LMC 7.29.060 REGARDING HOSTED HOMELESS ENCAMPMENTS

WHEREAS, homelessness of individuals is a social problem that should be addressed and in consideration of the health and safety of all citizens; and

WHEREAS, homelessness of individuals is a: social problem that should be addressed and in consideration of the health and safety of all citizens; and

WHEREAS, the purpose of this ordinance is to prevent harm to the health or safety of the public and to promote the public health, safety and general welfare and to facilitate the establishment of a hosted homeless encampment by increasing the allowable number of occupants and length of time the encampment may be permitted.

NOW THEREFORE, The City Council of the City of Longview do ordain as follows:

Section 1 That Chapter 7.29.060 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

7.29.060 Hosted Homeless Encampments

The director of community development, or his/her designee, may issue a temporary and revocable permit for a hosted homeless encampment subject to the following criteria and requirements:

(1) Procedural Approval.

(a) The sponsoring agency shall notify the city of the proposed hosted homeless encampment a minimum of 30 days in advance of the proposed date of establishment for the hosted homeless encampment and at least 14 days before submittal of the temporary use permit. The advance notification shall contain the following information:

(i) The date the hosted homeless encampment will encamp;

(ii) The length of the hosted homeless encampment;

(iii) The maximum number of residents proposed; and

(iv) The hosted location.

(b) The sponsoring agency shall conduct at least one public informational meeting within, or close to, the neighborhood where the proposed hosted homeless encampment will be located, a minimum of two weeks prior to the submittal of the temporary use permit application. The time and location of the meeting shall be agreed upon between the city and sponsoring agency. All property owners within 1,000 feet of the proposed homeless encampment shall be notified at least 14 days in advance of the meeting by the sponsoring agency. Proof of mailing shall be provided to the director of community development.

(2) Site Criteria.

(a) If the sponsoring agency is not the host agency of the site, the sponsoring agency shall submit a written agreement from the host agency allowing the hosted homeless encampment.

(b) The property must be sufficient in size to accommodate tents and necessary on-site facilities, including, but not limited to, the following:

(i) Sanitary portable toilets in the number required to meet capacity guidelines;

(ii) Hand-washing stations by the toilets and by the food areas;

(iii) Refuse receptacles;

(iv) Food tent and security tent.

(c) The host and sponsoring agencies shall provide an adequate water source to the hosted homeless encampment, as approved by the provider as appropriate, or other water service.

(d) No homeless encampment shall be located within a critical area or its buffer as defined under Chapter 17.10 LMC.

(e) No permanent structures will be constructed for the hosted homeless encampment.

(f) No more than ~~50~~ 100 residents shall be allowed. The city may further limit the number of residents as site conditions dictate.

(g) Adequate on-site parking shall be provided for the hosted homeless encampment. No off-site parking will be allowed. If the hosted homeless

encampment is located on site with another use, it shall be demonstrated that the hosted homeless encampment parking will not create a shortage of code-required on-site parking for the other uses on the property.

(h) The hosted homeless encampment shall be within one-quarter mile of a bus stop with six-days-per-week service, whenever possible. If not located within one-quarter mile of a bus stop, the sponsoring agency must demonstrate the ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).

(i) The hosted homeless encampment shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the homeless encampment behind buildings. The type of screening shall be approved by the city.

(j) All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the city and may include, but is not limited to, a combination of fencing and/or landscaping.

(k) The sponsoring agency shall be responsible for the cleanup of the hosted homeless encampment site within seven calendar days of the encampment's termination.

(3) Security.

(a) An operations and security plan for the homeless encampment shall be submitted and approved by the city.

(b) The host agency shall provide to all residents of the hosted homeless encampment a code of conduct for living at the hosted homeless encampment. A copy of the code of conduct shall be submitted to the city at the time of application.

(c) All hosted homeless encampment residents must sign an agreement to abide by the code of conduct and failure to do so shall result in the noncompliant resident's immediate and permanent expulsion from the property.

(d) The sponsoring agency shall keep a log of all people who stay overnight in the encampment, including names and birth dates, and dates of stay.

(e) The sponsoring agency shall take all reasonable and legal steps to obtain verifiable identification, such as a driver's license, government-issued identification card, military identification or passport from prospective and existing encampment residents.

(f) The sponsoring agency will use identification to obtain sex offender and warrant checks from the Longview police department or Cowlitz County sheriff's office.

(i) If said warrant and sex offender checks reveal either: (A) an existing or outstanding warrant from any jurisdiction in the United States for the arrest of the individual who is the subject of the check; or (B) the subject of the check is a sex offender, required to register with the county sheriff or their county of residence pursuant to RCW [9A.44.130](#), then the sponsoring agency will reject the subject of the check for residency to the hosted homeless encampment or eject the subject of the check if that person is already a hosted homeless encampment resident.

(ii) The sponsoring agency shall immediately contact the Longview police department if the reason for rejection or ejection of an individual from the homeless encampment is an active warrant, is due to the individual being a sex offender required to register and/or if, in the opinion of the on-duty executive committee member or the on-duty security staff, the rejected/ejected person is a potential threat to the community.

(g) The sponsoring agency shall self-police and self-manage its residents and prohibit alcohol, drugs, weapons, fighting, and abuse of any kind, littering or disturbing neighbors while located on the property.

(h) The sponsoring agency will appoint an executive committee member to serve on duty at all times to serve as a point of contact for city of Longview police and will orient the police as to how the security operates. The names of the on-duty executive committee members will be posted daily in the security tent. The city shall provide contact numbers of nonemergency personnel, which shall be posted at the security tent.

(4) Timing.

(a) The maximum continuous duration of a homeless encampment shall be ~~90~~-365 days.

(b) No more than one homeless encampment may be located in the city at any time at a single location, within a calendar year.

(5) Health and Safety.

(a) The homeless encampment shall conform to the following fire requirements:

(i) Material used as roof covering and walls shall be in accordance with the fire code.

- (ii) There shall be no open fires for cooking or heating.
- (iii) No heating appliances within the individual tents are allowed unless the appliance is designed and listed for that purpose.
- (iv) No cooking appliances other than microwave appliances are allowed.
- (v) An adequate number and appropriate rating of fire extinguishers shall be provided as approved by the fire department.
- (vi) Adequate access for fire and emergency medical apparatus shall be provided. This shall be determined by the fire department.
- (vii) Adequate separation between tents and other structures shall be maintained as determined by the fire department.
- (viii) Electrical service shall be in accordance with recognized and accepted practice; electrical cords are not to be strung together and any cords used must be approved for exterior use.

(b) The sponsoring and host agencies shall permit inspections by Longview city staff and the Cowlitz County health department at reasonable times without prior notice for compliance with the conditions of this permit.

(6) Good Neighbor Agreement/Community Engagement Plan. Any hosted homeless encampment established pursuant to the provisions of this section shall, in addition to the provisions of this section, also comply with the requirements of LMC 19.44.110 (2) regarding good neighbor agreements and community engagement plans.

(67) Termination. If the sponsoring agency fails to take action against a resident who violates the terms and conditions of this permit, it may result in immediate termination of the permit. If the city learns of uncontrolled violence or acts of undisciplined violence by residents of the encampment and the sponsoring agency has not adequately addressed the situation, the temporary use permit may be immediately terminated. (Ord. 3417 § 3, 2019; Ord. 3150 § 1, 2010; Ord. 3146 § 1, 2010).

Section 2. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance and the same shall remain in full force and effect. The City of Longview hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the

fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 3. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 4. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Section 6. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 7. That this ordinance shall sunset and no longer be in force or effect one year following the opening date of the first hosted homeless encampment established following the adoption of this ordinance.

Passed by the City Council this ____ day of _____, 2021.

Approved by the Mayor this ____ day of _____, 2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

James McNamara
City Attorney

Published: _____



City of Longview

Agenda Summary

RESOLUTION NO. 2361: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH COWLITZ COUNTY FOR A HOSTED HOMELESS ENCAMPMENT PILOT PROJECT

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2361 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH COWLITZ COUNTY FOR A HOSTED HOMELESS ENCAMPMENT PILOT PROJECT.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Address quality of place issues

CITY ATTORNEY REVIEW: Required

SUMMARY STATEMENT:

Resolution No. 2361 provides for an Interlocal Agreement between the City of Longview and Cowlitz County for a hosted homeless encampment pilot project. The primary objective for the hosted homeless encampment pilot project is to provide a clean and safe temporary housing environment for those experiencing homelessness to stay while engaging in services and being supported in taking steps to obtain stable housing.

The underlying foundation of the hosted homeless encampment pilot project is as follows:

1. The project will be located in Longview.
2. The project will be funded by Cowlitz County.
3. The project will operate for a total of twelve (12) months.
4. The project will include on-site host services and case management, which will include wrap around services for individuals who need assistance in addressing physical and behavioral health challenges, financial barriers, and address any other barriers to housing.

The hosted homeless encampment framework incorporates strategies to mitigate the impact on the surrounding community, including businesses and neighbors.

STAFF CONTACT:

Kurt Sacha, City Manager

Attachments:

1. Resolution 2361 Hosted Homeless ILA
2. Res 2361 Exhibit A - Homeless Camp Interlocal - 2021

Resolution No. 2361

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
INTERLOCAL AGREEMENT WITH COWLITZ COUNTY FOR A HOSTED
HOMELESS ENCAMPMENT PILOT PROJECT

WHEREAS, homelessness continues to be a local, regional and national challenge due to many social and economic factors; and

WHEREAS, tent encampments have become a temporary mechanism for providing shelter for homeless individuals and families; and

WHEREAS, the City of Longview and Cowlitz County desire to establish a Hosted Homeless Encampment Pilot Project ("Project") that provides a clean and safe temporary housing environment for those experiencing homelessness, while engaging in services and being supported in taking steps to obtain stable housing; and

WHEREAS, the purpose of an interlocal agreement between the City and the County is to create the Hosted Homeless Encampment Pilot Project. The County and the City will collaborate to address homelessness and work with all organizations providing homeless support services within the two jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview as follows:

Section 1. The City Manager is authorized to execute the agreement with Cowlitz County regarding a hosted homeless encampment pilot project, which is attached as Exhibit A, and forming a part of this Resolution.

PASSED by the City Council of Longview, Washington, and approved by its Mayor this _____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

EXHIBIT A (RESOLUTION 2361)

INTERLOCAL AGREEMENT

BETWEEN THE CITY OF LONGVIEW, WASHINGTON AND THE COUNTY OF COWLITZ, WASHINGTON HOSTED HOMELESS ENCAMPMENT PILOT PROJECT

This Agreement is made and entered into this __ day of _____, 2021, by and between The COUNTY of Cowlitz, acting by and through its governing body, the Board of County Commissioners, hereinafter referred to as COUNTY, and the CITY of Longview, acting by and through its City Manager after approval by the City Council, hereinafter referred to as CITY, both of Cowlitz County, State of Washington, (together the “Parties”), witnesseth:

WHEREAS, this Agreement is made under the authority of RCW chapter 39.34, the Interlocal Cooperation Act; and

WHEREAS, homelessness continues to be a local, regional and national challenge due to many social and economic factors; and

WHEREAS, tent encampments have become a temporary mechanism for providing shelter for homeless individuals and families; and

WHEREAS, the Parties desire to establish a Hosted Homeless Encampment Pilot Project (“Project”) that provides a clean and safe temporary housing environment for those experiencing homelessness, while engaging in services and being supported in taking steps to obtain stable housing;

NOW THEREFORE, the COUNTY and CITY agree as follows:

Section 1.

The purpose of this Agreement, including all documents incorporated by reference, is to create the Hosted Homeless Encampment Pilot Project (“Project”). The County and the City (“Parties”) will collaborate to address homelessness and work with all organizations providing homeless support services within the two jurisdictions.

The rights and obligations of both Parties are governed by the General Terms and Conditions, and Exhibit A, Statement of Work.

Section 2.

The Agreement will commence on the date set forth above and will continue until the Project has completed twelve (12) months of operations.

EXHIBIT A (RESOLUTION 2361)

Section 3.

The performance of the obligations of this Agreement shall be in compliance with the provisions of RCW 39.34, the Interlocal Cooperation Act. The Parties agree that no separate legal administrative entities are necessary in order to carry out this Agreement.

The County agrees to fund the operations of the Project with local document recording fees, unless another source of revenue is identified.

Section 4.

Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by Chapter 4.96 RCW.

Section 5.

Nothing in the performance of this Agreement shall impose any liability for claims against the CITY other than claims for which liability may be imposed by Chapter 4.96 RCW.

Section 6.

Each party to this Agreement will be responsible for its own actions in providing services under this Agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by any other party.

Section 7.

This Agreement, along with Exhibit A, is the entire agreement between the parties and shall not be modified or amended in any manner except by an instrument in writing executed by the Parties. No prior agreement, correspondence, or portions thereof shall be used to interpret, modify, or explain the terms of the Agreement in the event that a dispute arises with respect to the Agreement.

Section 8.

The parties agree to complete and execute all supplemental documents necessary or appropriate to fully implement the terms of this Agreement.

Section 9.

No party shall assign this Agreement, or any part hereof, without the written consent of the other Parties. The Agreement shall inure to the benefit of and be binding upon the Parties and their successors and permitted assigns.

Section 10.

This Agreement shall be construed in accordance with the laws of the State of Washington. Venue for any dispute related to the Agreement shall be Cowlitz County, Washington.

EXHIBIT A (RESOLUTION 2361)

Section 11.

If a court of law determines any provision of the Agreement to be unenforceable or invalid, the parties hereto agree that all other portions of this Agreement shall remain valid and enforceable.

Section 12.

This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and permitted assigns. No other person or entity shall have any right of action or interest in this Agreement based upon any provision of the Agreement.

Section 13.

All communications, notices and demands of any kind which any party requires or desires to give to any of the other parties shall be in writing and either served on the following individual(s) or deposited in the U.S. Mail, certified mail, postage prepaid, return receipt requested, and addressed as follows:

If to Longview:

Kurt Sacha, City Manager
City of Longview
1525 Broadway
Longview, WA 98632

Copy to:

James McNamara, City Attorney
1525 Broadway
Longview, WA 98632

If to Cowlitz County:

Board of County Commissioners
County Administration Building, Room 300
207 North 4th Ave, Room 305
Kelso, WA 98626

Copy to:

Chief Civil Deputy
Cowlitz County Prosecuting Attorney
312 South 1st Ave West
Kelso, WA 98626

EXHIBIT A (RESOLUTION 2361)

Section 14.

All Parties shall comply with all applicable federal, state and local laws, regulations and rules in performing this Agreement.

Section 15.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute on and the same instrument.

CITY OF LONGVIEW, WASHINGTON

Kurt Sacha, City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

James McNamara, City Attorney

COUNTY OF COWLITZ, WASHINGTON

Joe Gardner, Commissioner Chairman

Dennis Weber, Commissioner

Arne Mortensen, Commissioner

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:

Prosecuting Attorney

EXHIBIT A

SCOPE OF WORK

Hosted Homeless Encampment Pilot Project operations shall:

1. Be located in the City of Longview
2. Be funded by Cowlitz County
3. Operate for a total of twelve (12) months
4. Include on-site host services and case management, which will include wrap around services for individuals who need assistance in addressing physical and behavioral health challenges, financial barriers, and address any other barriers to housing.

The County will issue a Request for Proposal (RFP) to identify a sub-recipient to operate the Hosted Homeless Encampment Pilot Project and provide services to meet the needs of homeless individuals.

The County will provide contract management and monitor the sub-recipient, through the Cowlitz County Health & Human Services (CCHHS) department, and will ensure compliance with funding and contract requirements.

Selection of the sub-recipient will be collaborative between the County and the City. Upon contracting with sub-recipient(s) for the hosted homeless encampment pilot project, the sub-recipient will develop an internal data tracking mechanism with support from CCHHS, and will provide monthly activity and progress reports, as outlined in the contract for services. Monthly activity and progress reports will be made available to the County and the City. The sub-recipient will also provide a comprehensive report six (6) months into the contract that will be presented to the County and City, as well as, at twelve (12) months for contract closeout.



City of Longview

Agenda Summary

RESOLUTION NO. 2359: DISPOSAL OF FIRE SURPLUS PROPERTY

RECOMMENDED ACTION:

MOTION TO APPROVE RESOLUTION NO. 2359

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The item identified in Exhibit "A" of the attached resolution has been determined by staff to be no longer needed. Before this item can be sold or otherwise disposed of, it must be declared surplus. This resolution will declare this item surplus and authorize the City Manager to sell or otherwise dispose of it.

RECOMMENDED ACTION:

Motion to approve Resolution No. 2359

STAFF CONTACT:

Jim Kambeitz, Fire Chief

Attachments:

1. Resolution No 2359 - Surplus Property - Fire Engine DRAFT
2. LFD Surplus Request Form 5-13-21

A RESOLUTION PROVIDING FOR THE DISPOSAL OF CERTAIN PROPERTY DEEMED TO BE SURPLUS TO THE REASONABLE FORESEEABLE NEEDS OF THE CITY OF LONGVIEW.

WHEREAS, a certain item of equipment, namely a fire engine, belonging to the City of Longview is obsolete and no longer used by the City; and

WHEREAS, the value, obsolescence and condition of this inventory make it impractical to trade the same in on future purchases of new inventory items from the list of assets of the City, and to obtain the maximum return for said inventory item, it would be in the best interest of the City to dispose of the same in a manner that will be to the best advantage to the City of Longview, and the Toutle Fire & Rescue Department;

WHEREAS, the Toutle Fire & Rescue Department has a critical need for this equipment, and it would benefit the public for this engine to be sold to them as surplus.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview as follows:

1. Based upon the finding and recommendations of the City Manager of said City, the item of inventory belonging to said City as shown on "Exhibit A", attached hereto and incorporated herein by this reference, is declared to be surplus to the foreseeable needs of the City.
2. That it is deemed to be for the common benefit of the residents of said City to dispose of said item of inventory.
3. That the City Manager is authorized to dispose of item listed on "Exhibit A", attached hereto, in a manner that will be to the best advantage to the City of Longview.

PASSED by the City Council of Longview, Washington, and approved by its
Mayor this ____ day _____, 2021.

Mayor

ATTEST:

City Clerk

EXHIBIT A

1998 Pierce Dash Pumper Engine. City ID # 9-802;
VIN # 4P1CT02S3WA000779

This is a 1998 Pierce Dash pumper engine with 140,826 miles. It is equipped with a 1,500 gallon per minute pump, 750 gallon water tank, and six passenger seats. All loose equipment has been removed.

This vehicle was replaced by a new 2019 Pierce Enforcer Pumper Engine as part of the Longview Fire Departments apparatus replacement schedule.

Salvage value is approximately \$5,000.00



City of Longview

Agenda Summary

RESOLUTION 2362: DISPOSAL OF POLICE SURPLUS PROPERTY

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2362.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The items identified in Exhibit "A" of the attached resolution have been determined by staff to be no longer needed. Before these items can be sold or otherwise disposed of, they must be declared surplus. This resolution will declare these items surplus and authorize the City Manager to sell or otherwise dispose of them.

STAFF CONTACT:

Robert Huhta, Police Chief

Attachments:

1. Resolution 2362 - Police Surplus Property

A RESOLUTION PROVIDING FOR THE DISPOSAL OF CERTAIN PROPERTY DEEMED TO BE SURPLUS TO THE REASONABLE FORESEEABLE NEEDS OF THE CITY OF LONGVIEW.

WHEREAS, certain items of equipment belonging to the City of Longview are obsolete and no longer used by the City; and

WHEREAS, the value, obsolescence and condition of these items of inventory make it impractical to trade the same in on future purchases of new inventory items from the list of assets of the City, and to obtain the maximum return for said inventory items, it would be in the best interest of the City to dispose of the same in a manner that will be to the best advantage to the City of Longview;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview as follows:

1. Based upon the finding and recommendations of the City Manager of said City, the items of inventory belonging to said City as shown on Exhibit "A", attached hereto and incorporated herein by this reference, are declared to be surplus to the foreseeable needs of the City.
2. That it is deemed to be for the common benefit of the residents of said City to dispose of said items of inventory.
3. That the City Manager is authorized to dispose of items listed on "Exhibit A", attached hereto, in a manner that will be to the best advantage to the City of Longview.

PASSED by the City Council of Longview, Washington, and approved by its

Mayor this 13th day May, 2021.

Mayor

ATTEST:

City Clerk



Date	04/25/2021
-------------	------------

*Method of Disposal Codes: **A** = auctioneer handled through Fleet Dept., **B** = sealed bid process, **D** = dispose as scrap metal, **E** = ebay or similar, **G** = government transfer, **I** = inter-department transfer **N** = donate to nonprofit, **O** = other, **S** = state surplus program, **T** = trash

Date: 4.27.2021

Council Approval Date:



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

SECOND HALF APRIL ACCOUNTS PAYABLE

SECOND HALF APRIL PAYROLL

Based upon the authentication and certification of claims and demands against the city, prepared and signed by the City's auditing officer, and in full reliance thereon, it is moved and seconded as shown in the minutes of this meeting that the following vouchers/warrants are approved for payment:

SECOND HALF APRIL 2021 ACCOUNTS PAYABLE: \$1,867,784.13

SECOND HALF APRIL 2021 PAYROLL:

\$81,715.97, checks no. 893-911

\$745,277.09, direct deposits

\$986,885.44, wire transfers

\$1,813,878.50 Total

STAFF CONTACT:

Kaylee Cody, City Clerk

John Baldwin, Accountant

Chresta Larson, Human Resources Specialist

Attachments: None



City of Longview

Agenda Summary

BID REVIEW – OREGON WAY PAVEMENT REHABILITATION

RECOMMENDED ACTION:

MOTION TO ACCEPT THE LOW BID AND AWARD TO ADVANCED EXCAVATING SPECIALISTS, LLC IN THE AMOUNT OF \$960,000.00

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve transportation systems
Improve streets and roads

SUMMARY STATEMENT:

This project consists of planning the existing asphalt pavement and paving new HMA on Oregon Way between Baltimore Street and Tennant Way. It also includes pedestrian improvements to access ramps and pedestrian signals, pavement markings, and storm drainage,

On April 27, 2021 two bids were received as follows:

\$960,000.00 – Advanced Excavating Specialists LLC, Longview, WA
\$1,098,176.50 – McDonald Excavating Inc., Washougal, WA

\$950,000.00 - Engineer's Estimate

All bids received were determined to be regular and responsive.

FINANCIAL SUMMARY:

This project is funded through the Transportation Benefit District Fund.

STAFF CONTACT:

Will Hoskins, Project Engineer

Attachments: None



City of Longview

Agenda Summary

REQUEST TO SET A PUBLIC HEARING TO ALLOCATE WASHINGTON STATE DEPARTMENT OF COMMERCE CDBG CV-2 GRANT FUNDS FOR COVID-19 RELIEF.

RECOMMENDED ACTION:

SET A PUBLIC HEARING FOR MAY 27, 2021 TO ALLOCATE \$83,013 CDBG-CV2 COVID RELIEF FUNDS.

Council Strategic Initiative Addressed:

Council Initiative: Enhance Public Safety & Emergency Response

City Attorney Review: N/A

Summary Statement:

The City of Longview has been allocated \$83,013 in CDBG grant funds to address impacts from Covid-19 on low and moderate income households in Longview by the state Department of Commerce. Normally Commerce makes these funds available to non-entitlement jurisdictions but has decided to make a special allocation directly to entitlement jurisdictions like Longview for these funds. The grant encourages cities to continue to fund Covid-19 related projects already underway such as rent and housing assistance known as subsistence payments. Staff will request proposals from community partners and present proposals for awarding the funds at the public hearing.

Recommended Action:

Set a Public Hearing for May 27, 2021 to allocate \$83,013 CDBG-CV2 Covid-19 relief funds.

Staff Contact:

Adam Trimble, Interim Planning Manager

Attachments:

1. CARES Act CDBG-CV Overview
2. commerce grant details

CARES Act Community Development Block Grant (CDBG-CV) Overview

What are CARES Act CDBG-CV funds?

The federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act) and the US Department of Housing & Urban Development (HUD) awarded \$38M in CDBG Coronavirus (CDBG-CV) funds to the state CDBG program at Commerce.

Who will receive state CDBG-CV funds?

Commerce CDBG-CV funds are being distributed in four programs to local jurisdictions and agencies as outlined below.

- \$7M CDBG-CV1 Grants - to rural CDBG nonentitlement city and county government consortiums for local public services; microenterprise assistance programs; and public health, emergency response, or temporary housing facilities.
- \$10M CDBG-CV2 Grants - to expand and extend CDBG-CV1 activities administered by urban CDBG entitlement and rural CDBG nonentitlement cities and counties, based on COVID-19 cases/surge response and financial need. \$7M is allocated to entitlement and \$3M is allocated to nonentitlement jurisdictions.
- \$10.5M Hunger Relief Staffing & Services - to address the increase in need and decrease in volunteers at food banks and nutrition programs, by staffing food banks through AmeriCorps, workforce development councils and other job placement organizations across the state.
- \$8M COVID Prevent-Prepare-Respond (PPR) Grants - for state, local and tribal activities that meet a public health need, focus on underserved communities, and address emerging priorities.



The state is to distribute CARES Act CDBG-CV funds for state and local activities that prevent, prepare for, and respond to the coronavirus.

-U.S. Department of Housing and Urban Development

Agency contact

Kaaren Roe
CDBG-CV Section manager

Local Government Division

kaaren.roe@commerce.wa.gov

Phone: 360.725.3018

***commerce.wa.gov/CDBG



We strengthen communities

What will CDBG-CV fund?

- Local public services such as health services, emergency payments (rent, mortgage, utilities), food bank operations, legal services, child care services, etc.
- Local microenterprise assistance programs
- Public health, emergency response, or temporary housing facilities

All CDBG-CV activities must respond to the coronavirus, and meet a CDBG low- and moderate-income (LMI) or urgent need national objective.

How do eligible cities, counties and service providers apply for CDBG-CV funds?

They submit an application describing proposed uses of funds and how federal requirements are met. Online applications and guidance materials will be announced as available at www.commerce.wa.gov/CDBG for each CDBG-CV fund.

What is the maximum grant amount?

Grant amounts depend on the specific CDBG-CV fund and are listed in application materials.

How do people or businesses impacted by COVID-19 access the assistance?

The state CDBG program funds local services and projects. The state CDBG program does not award direct grants for individuals or businesses. Contact your local government, [community action program](#), or [associate development organization](#) to learn if CDBG-funded assistance or other resources are available, and the eligibility criteria.

When do the funds begin and end?

Initial CDBG-CV funds may reimburse allowable costs for approved COVID-19 activities beginning March 27, 2020 (CARES Act authorization date). The funds must be expended in a timely manner to address immediate needs. The CDBG-CV contracts will establish the end date, which could extend to June 30, 2023.

How do I find more information?

Visit www.commerce.wa.gov/CDBG. Click on the CDBG-CV Funds site for application information and guidance materials. The website is updated regularly.

Entitlement vs Nonentitlement

Counties meet HUD's population and density criteria to receive a direct, annual allocation of

CDBG-CV3 allocations from HUD.

These counties are in their county CDBG consortium.

Nonentitlement counties remain in the "balance of state" CDBG funds.

These counties receive allocations from state.

These counties have formed CDBG-CV1 consortiums.

These counties are outside CDBG-CV1 for nonentitlements.

These counties receive CDBG-CV2 funds to both!





City of Longview

Agenda Summary

RESOLUTION NO 2363: REQUEST TO ENTER INTO A DEVELOPER AGREEMENT WITH COLUMBIA FORD CHRYSLER HYUNDAI INC. REGARDING THE SEPA MITIGATION FOR THE LONGVIEW BUSINESS PARK BINDING SITE PLAN

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2363 AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH COLUMBIA FORD CHRYSLER HYUNDAI INC. FOR THE SEPA MITIGATION FOR THE BINDING SITE PLAN FOR THE LONGVIEW BUSINESS PARK

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions and create new opportunities.

Address quality of place issues.

Improve transportation systems.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

City staff have offered a formal agreement to the developer of an industrial park called Longview Business Park to provide certainty that the City is open to re-evaluating and potentially waiving required mitigation in the future should circumstances of traffic circulation or development patterns change. The City council is asked to authorize the City manager to enter into the agreement for the City with Pat Sari who represents the company developing the industrial park.

Additional information: The 47.9 acre Longview Business Park requires a subdivision process to create 14 new lots and a new public street, future Alaska Way. The development is located between Oregon Way and California Way below the new Beech Street. As part of the required environmental review (SEPA), the city required traffic mitigation in the form of construction of ½ of a portion of undeveloped 14th Avenue . This mitigation was supported at the time by the developer's traffic study and what was known about the project to improve the intersection of Oregon Way and Industrial Way called IWOW. Staff recognizes that IWOW has changed in scope and design with better implications for upstream traffic on Oregon way. This has led to staff offering the developers agreement to acknowledge that depending on how the industrial park develops and how the IWOW project is designed or constructed, there may be a basis for the developer to provide a new traffic study demonstrating 14th Ave improvements are not required.

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. Res 2363 - Longview Business Developer Agreement
2. Longview Business Developer Agreement
3. Longview Business Park Phasing Plan

Resolution No. 2363

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH COLUMBIA FORD CHRYSLER HYUNDAI INC. FOR THE SEPA MITIGATION FOR THE BINDING SITE PLAN FOR THE LONGVIEW BUSINESS PARK.

WHEREAS, the City of Longview is a Washington municipal corporation with land use planning and permitting authority; and

WHEREAS, the City has the authority to enter into development agreements pursuant to RCW 36.70B.170, *et seq.*; and

WHEREAS, Columbia Ford Chrysler Hyundai Inc. is a Washington corporation company; and

WHEREAS, for Columbia Ford Chrysler Hyundai is required to meet the conditions of the SEPA Determination #E2020-8 for the approval of the Longview Business Park Binding Site; and

WHEREAS, the City wishes to encourage development and allow Columbia Ford Chrysler Hyundai to delay street development cost until warranted by the SEPA Determination E#2020-8;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview as follows:

Section 1. The City Manager is authorized to execute the development agreement with Columbia Ford Chrysler Hyundai, Inc. for SEPA mitigation.

PASSED by the City Council of Longview, Washington, and approved by its

Mayor this _____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

After Recording Return To:

City of Longview
1525 Broadway Street
Longview, WA 98632

**Agreement Regarding Longview Business Park BSP Dated _____
Part of Nathaniel Stone DLC#50 SE1/4 NW1/4, NE1/4 SW1/4, SW ¼ NE ¼, SE1/4
NE1/4, NW1/4 SE1/4 & NE1/4 SE1/4 of S4, T7N, R2W, W.M.**

Purpose:

This AGREEMENT defines the SEPA conditions and terms for City of Longview ("CITY")'s approval for the Longview Business Park Binding Site Plan (BSP) dated _____ between Columbia Ford Chrysler Hyundai Inc. ("DEVELOPER"); and the CITY, which is to meet the terms of the State Environmental Policy Act ("SEPA") determination #E 2020-8 in the area East of 14th Avenue, South of Beech Street, West of California Way, and North of the CDID#1 Ditch #3 as described on Exhibit A attached hereto and incorporated by this reference.

This Agreement is a covenant running with the land and shall bind the parties and their successors in interest.

Conditions of the SEPA Determination #E 2020-8:

1. To address anticipated impacts to intersection operations on Oregon Way and provide safe connections for pedestrians to travel, 14th Avenue shall be constructed by the DEVELOPER between Alabama Street and Beech Street in the existing right of way with a half street improvement that provides for two-way travel and a sidewalk on one side adjacent to the DEVELOPER property.
 - a. Timing: improvements shall be completed with construction of the third or final phase of the project or per the terms of a separate agreement between the DEVELOPER and the City.
 - b. Design: The improvements shall be per LMC 12.50.040 Minimum street design standards for Commercial Access classification as it exists at the date of this Agreement, or as approved by the City Engineer.

Terms of the AGREEMENT:

The CITY in consultation with the DEVELOPER has imposed the following Covenant running with the land on Lots (1) one and (8) eight:

1. CITY will not issue building permits for Lots (1) one and (8) eight until CITY has confirmed the DEVELOPER has meet the conditions of SEPA determination #E 2020-8:
 - a. Alaska Street is constructed from the temporary cul-de-sac (approved as part of Public Improvement Permit 2020-04) to the new intersection of Alaska Street and 14th Avenue and;
 - b. 14th Avenue is constructed with half street that provide two-way travel and sidewalk on east side of the street is completed from Alabama Street to Beech Street
2. Alaska Street and 14th Avenue half street improvements will require a Public Improvement Permit and final acceptances by the CITY as described above.
3. DEVELOPER is responsible to make any real estate transaction for Lots 1 and 8 of Longview Business Park BSP subject to the terms of this AGREEMENT for Lots 1 and 8 of Longview Business Park BSP.
4. Transfer of ownership of Lots 1 and 8 does not release DEVELOPER's responsibility to meet the conditions of approval for the Longview Business Park BSP. All transfer of DEVELOPER's responsibility to another third party shall be in writing and DEVELOPER shall provide a signed copy of this agreement between DEVELOPER and third party to the CITY.

NOW THEREFORE, DEVELOPER and CITY do hereby agree as follows:

1. The DEVELOPER may at any time, submit a revised SEPA Checklist and accompanying traffic analysis for the City to consider in light of any changes to traffic conditions identified by the DEVELOPER; mainly, impacts resulting from the planned WSDOT Industrial Way/Oregon Way project. The City in its authority under SEPA may reconsider the original Determination and could change the Conditions of this Approval and/ or release, modify or amend the Covenants applied to Lots 1 and 8.
2. This AGREEMENT constitutes the entire agreement between the DEVELOPER and CITY with respect to the subject matter herein contained.
3. This AGREEMENT cannot be amended or modified without a writing signed by all of the Parties hereto.
4. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

The undersigned hereby understand and agree to the terms of this agreement

City Representative:

Printed Name: _____

Signature: _____

Date: _____

HS: City Manager

Signature: _____

City Attorney

By: _____

Print Name: _____

Title: _____

State of Washington)
)-ss

County of Cowlitz)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the _____ of **Columbia Ford Chrysler Hyundai Inc** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public for the State of Washington

Residing at:

My appointment expires:

SECTION 4 TOWNSHIP 7 NORTH RANGE 2 WEST



Phasing Plan

Scale: 1" = 400'

Longview Business Park
Phasing Plan



City of Longview

Agenda Summary

REQUEST FOR CITY COUNCIL TO AUTHORIZE USE OF CDBG CARES ACT FUNDS TO ADDRESS IMPACTS FROM COVID-19 FOR MORTGAGE PAYMENT ASSISTANCE IN ADDITION TO RENT, UTILITY BILL AND DEPOSIT ASSISTANCE ALREADY APPROVED TO ASSIST QUALIFYING LOW INCOME RESIDENTS. WITH APPROVAL FROM COUNCIL, THE CITY WILL ALLOCATE \$168,737 IN REMAINING CDBG CV-3 CARES ACT FUNDS TO THE LOWER COLUMBIA COMMUNITY ACTION COUNCIL EMERGENCY PAYMENTS GRANT PROGRAM, TO PREVENT HOMELESSNESS AND ALLEVIATE IMPACTS DUE TO THE PANDEMIC.

RECOMMENDED ACTION:

MOTION TO APPROVE USE OF CARES ACT CDBG FUNDS FOR MORTGAGE PAYMENT ASSISTANCE FOR QUALIFYING LOW INCOME HOUSEHOLDS TO PREVENT FORECLOSURE/HOMELESSNESS, AND ALLOCATE \$168,737 IN REMAINING CARES ACT FUNDS TO THE LOWER COLUMBIA COMMUNITY ACTION COUNCIL EMERGENCY PAYMENTS GRANT PROGRAM.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Enhance public safety & emergency response.

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

In May of 2020, the City Council allocated \$95,064 in CDBG CV-1 CARES Act funds to Lower Columbia Community Action Council (CAP) for rent, utility bill and deposit assistance to low income households address impacts from Covid-19. These HUD CDBG funds require that applicants have exhausted all other sources of aid before receiving assistance. In October 2020, the City allocated an additional \$100,000 to the CAP program after a second CDBG CV-3 CARES act grant of \$231,000 was received. Due to the 'use of last resort' rule attached to these funds only \$41,697 of the Longview CARES act funds have been provided because millions in rent assistance money has been made available by Cowlitz County. This week Cowlitz County announced another 6.1 million is available for rent and utility bill assistance.

At the suggestion of CAP, staff has confirmed with HUD that mortgage assistance is an eligible use of the funds for qualifying low income households suffering impacts from Covid-19. Because other sources of funding are not made available for mortgage assistance, staff and CAP expect that the Longview CV-1 and CV-3 funds will be able to be spent quickly. CAP is aware of at least 20 qualified low-income households at risk of foreclosure currently. Any mortgage assistance will be paired with financial counseling, benefit guidance and in some instances lender negotiation through CAP staff. With Council approval to add mortgage assistance to the existing rent, utility and deposit assistance program, staff is recommending allocating the remaining \$168,737 in CARES act funds to the CAP emergency payments program bringing CAP's total allocation to \$363,801.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments: None