



City of Longview

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

Agenda

Join Virtual Zoom Meeting

<https://us02web.zoom.us/j/84171839976?pwd=NGhUbWg4MGRVN3Arb1BiTEY2bDFoUT09>

Meeting ID: 841 7183 9976 Passcode: 1923 or call in:
+1 253 215 8782 US (Tacoma)

Appeal Board of Adjustment

Tuesday, June 8, 2021

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

21-000789 MINUTES OF THE MARCH 9, 2021 APPEAL BOARD OF ADJUSTMENT MEETING

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

3.1 Oral Communications

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

3.2 Written Communications.

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

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

5. **PUBLIC HEARINGS**

**21-000790 ABA 2021-3 COWLITZ 2 FIRE DISTRICT NEW WIRELESS COMMUNICATIONS TOWER
IN RESIDENTIAL ZONE R-1.**

RECOMMENDED ACTION:

Staff recommends that the Appeal Board of Adjustment adopt the staff findings and grant a Special Property Use Permit and Modification to Wireless Standards for the Cowlitz 911 Public Authority to locate a non-concealed tower 5699 Ocean Beach Highway.

6. OTHER BUSINESS

7. ADJOURNMENT



City of Longview

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

Minutes

Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/84406695407?pwd=dVN6YzZoMFBkd3FyTy9jYVo1SVhSUT09>

Meeting ID: 844 0669 5407 Passcode: 1923
or call in for audio: +1 253 215 8782 US (Tacoma)

Appeal Board of Adjustment

Tuesday, March 9, 2021

4:30 PM

Longview Council Chambers

1. CALL TO ORDER

Chairman Backstrom called the regular virtual meeting of the Longview Appeal Board of Adjustments to order at 4:30 p.m.

Present: Chairman Mark Backstrom, Vice Chairman Roger Peters, Dan Petersen, Steven Dahl, Arthur Chang

Staff Present: Adam Trimble, Planner; James McNamara, City Attorney; Ken Hash, Public Works Director; Sam Barham, Engineer; Jon Dunaway, LFD Fire Marshall and Nancy Vandehey, Administrative Assistant

Audience: Rachell Coffee, Heidi Hubler, Pam Casey, Melissa Maslyn, and Richard Coe

2. APPROVAL OF MINUTES

21-000602 MINUTES OF THE AUGUST 4 SPECIAL MEETING

A motion was made by Steven Dahl, seconded by Dan Petersen, that the minutes from the August 4, 2020 meeting be accepted and approved. This passed unanimously.

3. AUDIENCE PARTICIPATION OR CORRESPONDENCE

3.1 Oral Communications

No oral communication was received.

3.2 Written Communications

Written comments were received and will be read during the staff report by Adam Trimble.

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

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

5. PUBLIC HEARINGS

Adam Trimble noted that Chairman Mark Backstrom has a conflict of interest with the Three Rivers Christian School. He will be recusing himself for the ABA 2021-1 item and asked the Board to reverse the agenda order and hear item ABA 2021-2 first. The Board agreed and the items were reordered.

21-000603 ABA 2021-1 (Corrected from ABA 2020-1) SPECIAL PROPERTY USE REQUEST FOR THREE RIVERS CHRISTIAN SCHOOL 2610 OCEAN BEACH HWY

REQUEST: to expand a private school campus through property acquisition in the R-1 Residential zone and Traditional Neighborhood Residential zone.

RECOMMENDED ACTION: Motion to adopt the findings of the staff report and grant the special property use permit to expand the campus as shown.

Nancy Vandehey pointed out a clerical error. The numbering of this item was incorrect on the agenda and staff report. The item should be ABA 2021-1 on both. The attached application is correct with ABA 2021-1.

Chairman Mark Backstrom recused himself and left the meeting. Adam Trimble confirmed he was no longer shown in attendees.

Adam Trimble read the staff report and findings into record. Noting the Neighboring land uses under East and West were switched and under Recommendation the property is located east of the existing school. Arthur Chang inquired if the lots would legal size if the property lines were adjusted. Adam confirmed they would still be oversized legal lots. The school will continue to share parking lots with the Baptist Church. Steven Dahl ask if the Fire Department requests were achievable. Jon Dunaway confirmed that the school was prepared to make the necessary changes to the gravel road to reach the greenhouse in case of a fire. The greenhouse will not be a used as a classroom and occupied by a very limited number of staff or students at any given time. It is not listed as a commercial building. Adam Trimble noted that he received a phone call from a neighboring property owner and explained that the proposal was just an expansion of the existing campus, not an expansion of the school. There is no proposal for a new high school on this campus.

Vice Chairman Roger Peters opened the public hearing. Rachell Coffee, representing the Three Rivers Christian School as well as a renter of the school owned property at 2554 Ocean Beach Highway, spoke in favor of the request. The school is wishing to cultivate their agriculture program under their master plan to provide more learning opportunities for the students. They currently have children from 4 weeks old in child care to students in 6th grade on this campus. There was no audience opposition speakers.

Vice Chairman Roger Peters asked if the timing requirements would be an issue. Rachell Coffee confirmed that the school was ready to proceed with applying as soon as they get approval. Adam Trimble confirmed that the school would need to apply within 6 months of approval. The work does not need to be completed within 6 months.

Steve Dahl made a motion to accept the staff findings and grant a Special Property Use permit to the Three Rivers Christian School at 2610 Ocean Beach Highway to expand its campus into approximately 3.34 acres of property located east of the existing school as shown in Exhibits B, C and D. Dan Petersen seconded and the item was approved unanimously.

21-000614 ABA 2021-2 SPECIAL PROPERTY USE PERMIT TO ALLOW A REDUCED FRONT YARD SETBACK OF 10' IN THE R-4 RESIDENTIAL ZONE FOR A PROPERTY WITHOUT AN 8' WIDE PLANTING STRIP ALONG THE FRONTING STREET AT 285 22ND AVE.

RECOMMENDED ACTION: Motion to adopt the findings of the staff report and grant a special property use permit for a reduced front yard setback of 10 feet for 285 22nd Avenue.

Adam Trimble read the staff report and findings into record and reviewed exhibits on screen. Dan Petersen noting the Neighboring land uses under East and West were switched. Dan Petersen asked about the concrete pad on the shared property line. Heidi Hubler, 289 22nd Ave, confirmed it's a vacant concrete pad that was in place before the previous owner divided the lot and sold to them. Arthur Chang asked for clarification on the baths - 1.5 or 2 baths. Adam Trimble stated they had only applied for the hearing, not for the actual building and he didn't distinguish between a half or full bath. Adam Trimble read an email from neighbor, Heidi Hubler of 289 22nd Avenue into record. Adam Trimble discussed some of the items within the email from a Staff perspective. Zoning is high density R4, however the neighborhood was built out as single family homes and there is a City Council initiative to make development of more housing simpler, easier and less burdensome. The Planning Commission then made some changes. One was reducing the parking requirements and reducing the front yard set backs in certain zoning areas. Chairman Mark Backstrom inquired about front and rear setbacks, exhibit measurements and parking spot widths. Adam Trimble confirmed setbacks, noted the exhibit is incorrect (lot is 120" not 125') and the parking spots would be two 8.5' and two 9' spots. Arthur Chang and Dan Petersen wanted to know about alley loading and parking enforcement. Adam Trimble clarified that the requirement is for 4 spots in the alley, no parking in front yard set back and residents would still be allowed to park on the street. Adam mentioned that Council is asking for more low income housing. Steve Dahl questioned the lack of Fire comments being so close to the street. Adam Trimble referred to the same plans already being approved and built on 20th. Steve Dahl stated that this project would be detrimental to the neighbors. Chairman Mark Backstrom inquired about asking for a 15' set back. City Attorney Jim McNamara confirmed that the Board direction is to approve or deny the request. Vice Chairman Roger Peters asked about overnight parking in the Archie Anderson park lot. It was confirmed that overnight parking is not allowed by neighbor Melissa Maslyn. Adam Trimble confirmed that parking would be alley access only and the front yard approach would be removed after Dan Petersen inquired.

Public Hearing was opened. Heidi Hubler, 289 22nd spoke against. She questioned the doors being on the side of the house. Adam Trimble and Art Chang confirmed they will be opposite side of her house on the South side. Sam Barham confirmed the door in the alley was for fire system maintenance access only. Vice Chairman Roger Peters asked Heidi Hubler when they purchased the property. Heidi Hubler stated that they purchased in September 2018. Melissa Maslyn, 275 22nd Ave, also spoke against. She had concerns with parking, especially with a police station satellite office being built in the park. She also is concerned about the bump out of this project compared to the alignment of the other houses on the street. Richard Coe, contractor for this project, spoke in favor. They built the projects on 20th Ave. They are built nice and could be owner occupied, are professionally managed and kept up nice. Arthur Chang asked why they didn't build a smaller duplex type unit that would not require this approval. Richard Coe stated as they are building 5 units just 4 blocks away, he was trying for more density. Chairman Mark Backstrom inquired about moving the unit back from the street and Richard Coe confirmed they would using the same plan as the units on 20th. Public Hearing was closed.

Steven Dahl made a motion to deny per LMC 19.12.050 as this project would be injurious to the neighborhood and otherwise detrimental to the public health, safety, morals and general welfare.

Vice Chairman Roger Peters seconded after City Attorney Jim McNamara confirmed that motion and second was necessary to continue with Board Discussion. Steven Dahl stated that the value of neighboring homes would go down with the extra sticking out in the front yard. A tri-plex would fit and 4-plex does not. Dan Petersen agreed that it doesn't pencil out with parking concerns, the project sticking out and a 3-plex fits better where as a 4-plex would be detrimental. Vice Chairman Roger Peters concurred with Steve and Dan pointing out the Hubler site line visibility would be eliminated and this project would not be consistent with the neighborhood. Arthur Chang worried about quality of life with having a 10'-15' sheer wall, stating he believes it would do more harm than good.

Chairman Mark Backstrom called to question. The request was denied unanimously.

6. **OTHER BUSINESS**

7. **ADJOURNMENT**

Adam Trimble noted that he would most likely be cancelling the April meeting. He welcomed Arthur Chang to the board.

The meeting adjourned at 6:13 p.m.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planner

HEARING DATE: June 8, 2021

APPLICATION NO.: ABA 2021-3

APPLICANT: Deanna Wells, I.T. Manager, Cowlitz 911 Public Authority, on behalf of Cowlitz Fire District 2.

PROPERTY OWNER: Cowlitz 2 Fire & Rescue

REQUEST(s): Special property use permit to locate a non-concealed tower in the R-1 Residential District.

LOCATION: 5699 Ocean Beach Hwy, Longview, WA. Parcel 107300100

ASSOCIATED CASES: None.

ZONING DISTRICT: R-1 Residential District.

BACKGROUND AND PROPOSAL

Cowlitz 911 Public Authority has an agreement with Cowlitz 2 Fire and Rescue to install a 60 foot tall wooden monopole with three antennas at the new fire station at 5699 Ocean Beach Hwy. The 911 Public Authority owns and operates the county wide public safety radio system and has recently received approval for a 140 foot tall tower near Lake Sacajawea which will have be in range of this proposed tower in West Longview. Exhibit A contains the SPU application, Exhibit B provides a site plan & rendering drawings and Exhibit C is the Type 3 Application for a new wireless communication tower, engineers report]. The owner of the property is Cowlitz 2 Fire & Rescue, the tower will be placed under a land use agreement with the Cowlitz 911 Public Authority.

Neighboring land uses include:

North –Single family residence, vacant land, mini-storage and a commercial development and state route 4.

South – a Cowlitz County roads department maintenance facility and a residential subdivision (under construction).

East – vacant land, a fuel station and convenience store

West – single family residences facing Ocean Beach Highway

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

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Special Property Use Permit petition was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Friday May 28, 2021 [Exhibit D].

The property was posted on Thursday, May 27, 2021, with a notice of public hearing announcing the proposed land use application. Legal notice of the public hearing appeared in the Longview Daily News on Saturday, May 30, and June 6, 2021.

SEPA DETERMINATION

A State Environmental Policy Act checklist was not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

There are identified Critical Area wetlands on this parcel however the proposal has avoided boundaries identified when the fire station was constructed.

APPLICABLE CODE SECTIONS

Section 16.75.040 of the Longview Municipal Code regulates: Types of permits – Priority – Preferences – Restrictions for placement of wireless communications towers in residential zones. In the R-1 zone, new towers require a ‘Type 3’ permit and Note 3 states:

“(3) In residential districts, concealed towers can only be located on land that is:

(a) Owned and managed by the city of Longview, or

(b) Unplatted, undeveloped, and not reasonably suitable for development by reason of topography or similar constraints, or

(c) Owned and managed by a governmental agency, including special districts, school districts, public utility districts, or by a religious organization and used for nonresidential purposes.”

Section 16.75.130 (4) requires: “When a proposed tower is subject to Type 3 review, the appeal board of adjustment, after holding a public hearing, shall approve, approve with conditions, or

deny the application, or remand the application back to staff for further investigation in a manner consistent with the appeal board of adjustment order.”

LMC § 19.12.050 Power of Board – Special Property Use

1. Recognizing that there are certain uses of property that may or may not be detrimental to the public health, safety, morals and general welfare, depending upon the facts in each particular case, a limited power to issue special permits for such uses is vested, by special mention in this title, in the board.
2. The board shall have an exercise original jurisdiction in receiving, granting or denying all applications for such special property uses as are provided for in this title and shall have the power to place in such permits, conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which such use is to be permitted. No special permit shall be issued by the board until after public hearing, as hereinafter provided, and until after the building official has found that all other provisions of this code, with which compliance is required, have been fulfilled.
3. No such Special Property Use Permit shall be granted by the board unless it finds:
 - (a) That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare;
 - (b) In making such determination the board shall be guided by the following considerations and standards:
 - (i) That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
 - (ii) That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
 - (iii) That adequate ingress and egress will be available for fire and other vehicular emergency equipment,
 - (iv) That adequate off-street parking will be provided to prevent congestion of public streets [LMC 19.12.050].

LMC §19.12.120 Special Property Use Permits – Time Limitation

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

APPLICABLE CODE SECTIONS continued

Section 16.75.150 of the LMC provides for modifications to Wireless Standards in lieu of the city’s generally applicable variance provisions. A request for any such modification shall be

submitted in writing by the applicant with the application for appeal board of adjustment's review.

16.75.150 Modifications to wireless standards.

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

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

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

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

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

(i) Gap in Service.

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

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

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

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

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

(B) Better preservation of views or view corridors;

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

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

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

In addition a definition is provided in LMC 16.75.190 for concealed towers: (13) "Wireless communication facility, concealed facility" means a wireless communication facility that is not readily identifiable as such and is designed to be aesthetically and architecturally compatible with the existing building(s) or structures on a site; or a wireless communication facility disguised, hidden, or integrated with an existing structure that is not a monopole or tower; or a wireless communication facility that is placed within an existing or proposed structure or tower

or mounted within trees, so as to be significantly screened from view or camouflaged to appear as a nonantenna structure or tower (e.g., tree, light pole, clock tower, flagpole with flag, church steeple).

STAFF ANALYSIS

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

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

The proposed tower is along State Route 4, where there are existing electrical transmission lines and numerous other pole infrastructure. There are presently no immediate neighboring buildings to the wireless communications pole other than the fire station.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

The application is to improve emergency radio communications for first responders and add redundancy.

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

STAFF ANALYSIS continued

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

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

Modifications are requested for the communications tower design which is non-concealed.

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

“In case of a severe natural disaster, the communications infrastructure should have redundant and diverse connections as well as the ability to provide standalone communications as a last resort. This redundant and diverse interconnectivity requires towers to be in range of the main dispatch center’s 140’ tower.”

The development standards focus on commercial wireless communications equipment and seek to accommodate such equipment in residential zones in the least intrusive means possible, prioritizing small hidden equipment over new towers. This location is on land owned by the Cowlitz 2 Fire & Rescue but was selected for reasons other than serving residential areas with wireless communications services. Staff finds that to approve the requested modifications the Appeal Board of Adjustment must find the development standards in 16.75 were not intended to apply to a tower for public safety response in this location and their purpose is not relevant.

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

The applicant has provided a picture of the pole structure that will host the antennas. Staff summarizes the mitigation measures as:

- The color will be wood which is consistent with the wood power and cable/telecom poles located adjacent to the site along State Route 4.
- The tower will be set in from property lines and the public street and partially screened by the new fire station building and existing power poles.

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

(i) Gap in Service.

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

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

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

The applicant states: “The Cowlitz 9-1-1 radio network operates primarily in the VHF frequency band which requires larger antennas with a different mechanical arrangement than a typical wireless carrier antenna. As a result, the antennas are much longer and require more physical spacing than do wireless carrier antennas. The tower is a critical element in the implementation of a new 9-1-1 center for the citizens of Cowlitz County. It provides the means for interconnection to both the 9-1-1 telephone network and to the radio communications infrastructure used by the county’s first responders.” Accepting this information from the

applicant, staff finds the proposal will fill a gap in coverage and capacity that can only be accomplished through a modification of the wireless communications standards.

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

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

STAFF DISCUSSION

The City staff have had the opportunity to review the Special Property Use application for 5699 Ocean Beach Highway and note that the back-up generator proposed will require a fire/life safety permit and an electrical permit.

STAFF FINDINGS combined

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

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment adopt the staff findings and grant a Special Property Use Permit and Modification to Wireless Standards for the Cowlitz 911 Public Authority to locate a non-concealed tower at 5699 Ocean Beach Highway.

EXHIBITS

- A. Special Property Use Permit application
 - B. Site Plan and rendering
 - C. Type 3 Wireless Communications permit information
 - D. Notice of Public Hearing (property owner notification).
- Staff Report Date: June 4, 2021



Special Property Use Permit Application to the Appeal Board of Adjustment

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

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: _____

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

APPLICATION AND AUTHORIZING SIGNATURES

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

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

Property Owner: Cowlitz 2 Fire & Rescue _____ Phone: 360-578-5218 _____
(Print All Information)

Mailing Address: 701 Vine St. _____ Fax: 360-578-5220 _____
(Street or PO Box)

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

Property Owner: _____ Phone: _____

Mailing Address: _____ Fax: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Applicant: Cowlitz 911 Public Authority Deanna Wells I.T. Manager _ Phone: 360-431-4712 -360-414-5517
(Print All Information)

Mailing Address: 312 SW 1st Ave _____ Email: Wellsd@co.cowlitz.wa.us _____

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

Relationship to Property Owner: The 911 Center owns and manages the public safety radio system county wide

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

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: Cowlitz 911 Public Authority owns and operates the county wide public safety radio system. Cowlitz 911 has entered into a land use agreement with Cowlitz Fire District 2 at their Bakers Corner Fire Station. Cowlitz 911 and District 2 Fire & Rescue request to co-locate public safety VHF radio equipment on a 60' wooden mono pole, 911 will install an antenna at 60' and a microwave at 45', Cowlitz 2 Fire & Rescue will install an antenna at about 20'-30'. _____

Address of Property: 5699 Ocean Beach HWY _____ Parcel No. 107300100 _____

Comprehensive Plan Designation: _____ Zoning District: R-1 Zone _____

Current Use of Property: Fire Station _____

Gross land area of the site to be developed: _____ Square Feet _____ 1.3 Acres

Net land area (gross land area minus land dedicated for public purposes): 10 x 10 area where the pole is located _____

Describe any existing structures on the site: fire station _____

Number and surface type of all existing driveways at the site: 3, paved surface _____

Number, type and dimensions of existing signage at the site: (1) 3 x 5 electronic reader board _____

Describe signage proposed for the land use requested: NA _____

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

North: _____ Current Land Uses: _____

South: _____ Current Land Uses: _____

East: _____ Current Land Uses: _____

West: _____ Current Land Uses: _____

Describe any Critical Areas identified on or located within 300 feet of the site: zero _____

Rev. 1/11
Describe any private wells, septic tanks, drain fields, etc. located on the site: _____

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

Proposed hours of operation: 24/7 365 _____

Describe how parking will be accommodated for the proposed use: No Impact _____

Describe how the proposed use will impact traffic circulation: No Impact _____

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

Will the proposed land use:

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

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

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

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

Criteria reviewed by the Appeal Board of Adjustment include:

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

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

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee(if applicable):..... Per LMC 17.02.070

Total Fees: _____

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____4:30 PM

Comments: _____

FOR STAFF USE ONLY:

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

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.
5. **Time limitation for Special Property Uses:** if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

Comments: _____

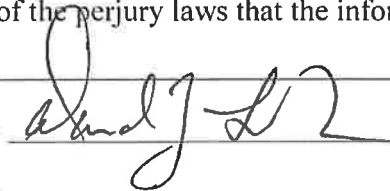
SIGNATURES:

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

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

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

Signature of Property Owner:



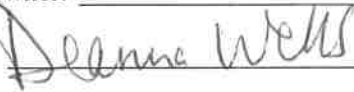
Date:

2/08/2021

Signature of Property Owner:

Date:

Signature of Applicant:



Date:

3/29/2021

(If different than property owner)

Old site photo

5701



5699 Ocean Beach Hwy,
Longview, WA 98632

5/10/14

4

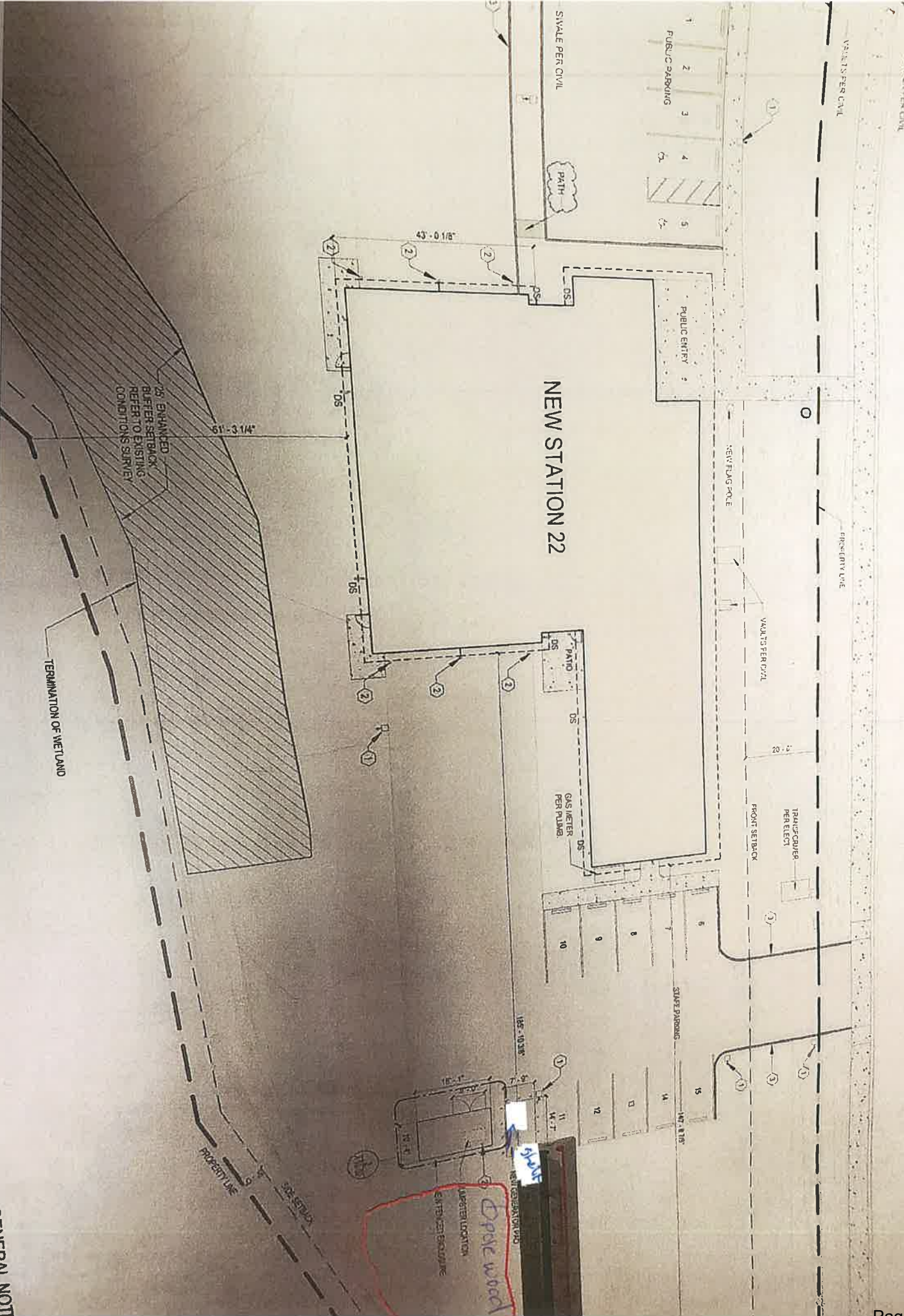
5706

5704

Ocean B

4" UTILITY PER CIVIL
SIDEWALK PER CIVIL

OCEAN BEACH HWY



GENERAL NOTE

ATTACHMENT "A"

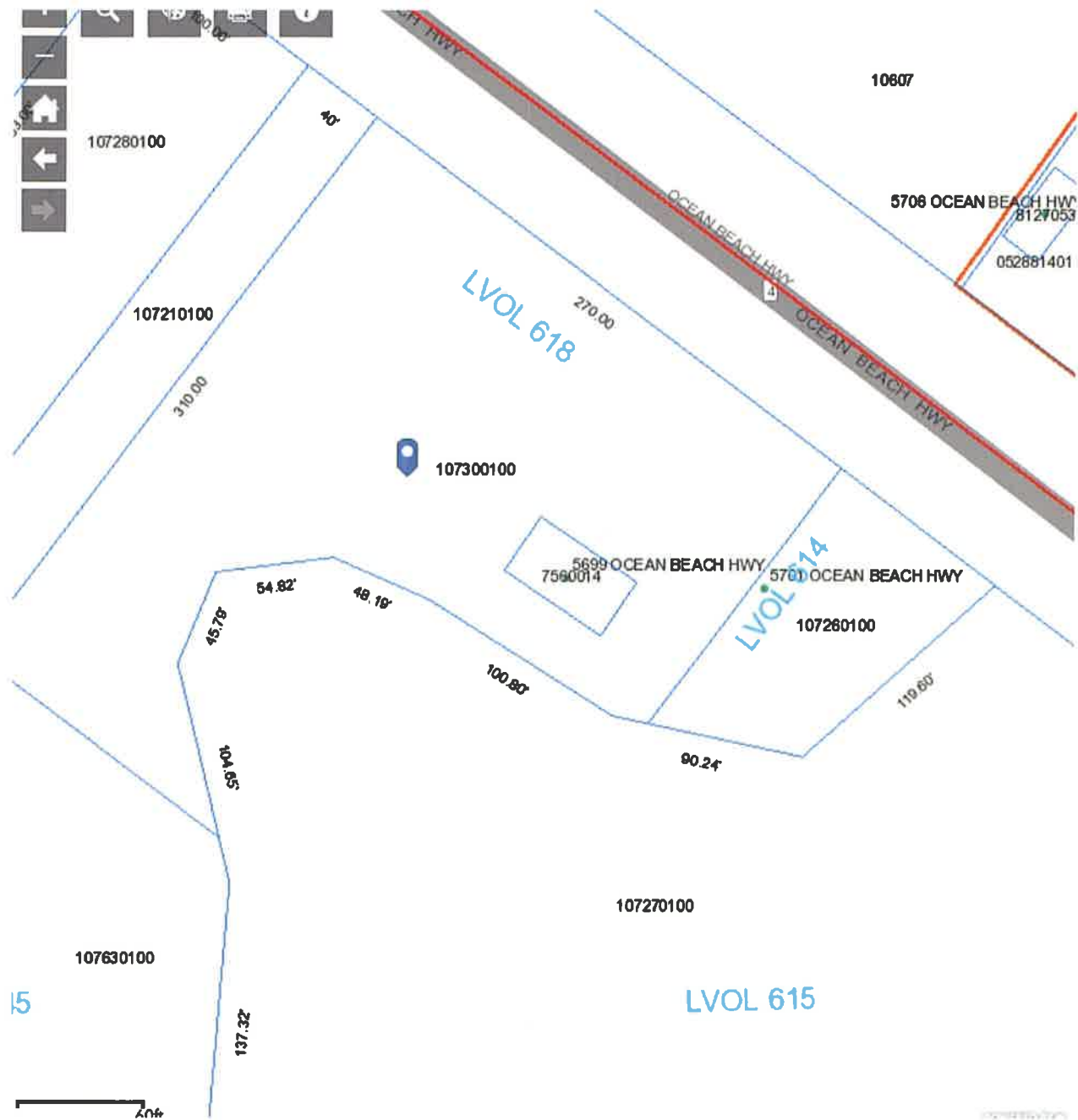
COWLITZ 911 EQUIPMENT LIST

AUGUST 13TH, 2020

5699 OCEAN BEACH HWY

BAKERS CORNER COWLITZ 2 FIRE & RESCUE STATION

60	Heliax
1	Enclosure
1	Receive multi-coupler - 8 channel filter 158.835-159.390
1	Antenna @ 60'
1	Preselector
1	Power supply
7	JPS Voter Cards
1	Installation
1	NetXpress IP audio transport with audio cards and adaptors for 8 channels
1	Mounting hardware and supplies
1	5.8GHz microwave link with minimum 100M
1	Connectors / ground kits / cable management / outdoor cat6
1	Lift
1	Voting Receiver
1	Wooden Pole
1	4'X4' concrete pad
1	Microwave @ 45'
1	Antenna @ 30'



This is the
actual pole







Permit/Plan Review Application

Building/Plumbing/Mechanical/Electrical/Fire Life Safety

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

All Applicable Blanks Must Be Filled In. Use INK OR TYPE - DO NOT USE PENCIL

PROPERTY INFORMATION

Project Address: 5699 Ocean Beach Hwy	Suite #	Parcel #: 107300100
---------------------------------------	---------	---------------------

APPLICANT INFORMATION (info for person signing application)

Applicant/Authorized Agent: Deanna Wells	Email Address: wells@co.cowlitz.wa.us
Mailing Address: 312 SW 1st Ave	City: Kelso State: WA Zip: 98626
Daytime Phone: 360 431-4712	Cell/Alternate Phone: 360 - 414 5517

PROJECT PROPERTY OWNER INFORMATION

Property Owner: Cowlitz 2 Fire & Rescue	Email Address:
Mailing Address: 701 Vine St	City: Kelso State: WA Zip: 98626
Daytime Phone: 360 578-5218	Cell/Alternate Phone: 360 578-5220

CONTRACTOR INFORMATION OR OWNER AS CONTRACTOR—Note licensed contractor's info or state if owner is to do work.

Contractor's Name or Owner: Day Wireless	Email Address: dws@longviewdaywireless.com
Mailing Address:	City: State: Zip:
Daytime Phone: 360 423 3690	Cell/Alternate Phone: 970 - 334-0517
City Business License # 193299 UBI# 601-202-845	State Contractor License # Day Wis 2347 Exp. Date: 6-14-21

TYPE OF PERMIT - Check the type or types of permits you are applying for:

☐ RESIDENTIAL

☒ COMMERCIAL

☐ Building

☐ Electrical *

☐ Plumbing # fixtures

☐ Mechanical # of units

☐ FIRE/LIFE SAFETY

☐ Fire Sprinkler

☐ Fire Alarm

☒ Other public safety Radio
receive site wood
monopole

*The electrical permit can be issued only to the person doing the electrical work.

DETAILED DESCRIPTION OF PROJECT (Details/specifications about what you want to build, plumb, wire, install, etc.)

Cowlitz 911 will install a 60' wooden monopole, 2 receive antennas
1 microwave and cabling. This is a receive site only no transmit
no wireless communications - 1 4'x4' concrete slab for 3'x3'
shelter.

Water Provided By: City of LV PUD Other	Sewage Disposal: City of LV BHSD Septic
Will any work be done in the public right-of-way: (circle one) YES NO	# sets of plans submitted: 3

PROJECT INFORMATION

Valuation of Complete Project (Pre-Tax) \$ 65,703.00	Square Footage: 10x10	Number of Stories:
Amount of Cubic Yards of Grading/Filling Associated with Project:		# New/added Parking Spaces: 6
Existing Amount (sq ft) of Impervious Surface:	New Amount:	Total Amount:

I hereby certify that I have read and examined this application and know the same to be true, accurate and complete under penalty of perjury by the laws of the State of Washington.

APPLICANT'S
SIGNATURE

Deanna Wells

PRINTED NAME

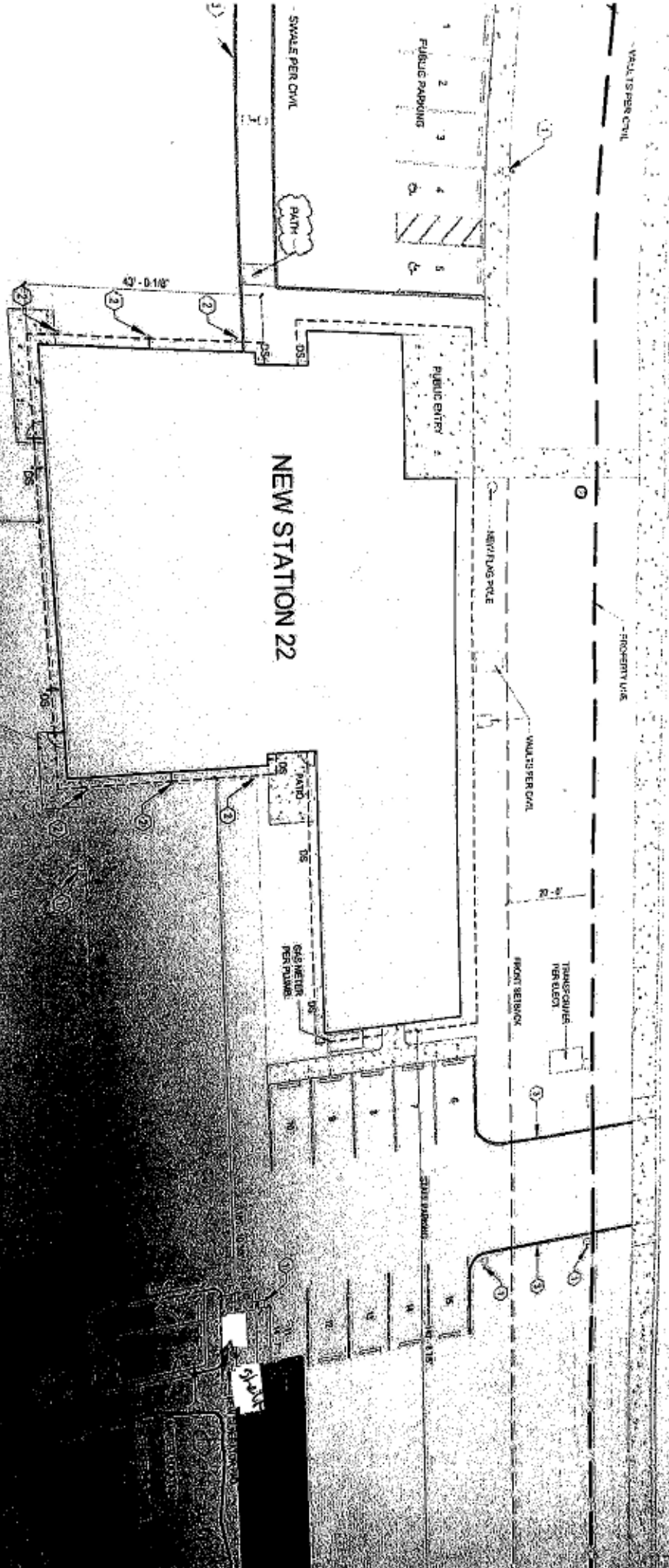
Deanna Wells

DATE

3/31/21

0.1125 PER CIVIL
SCALE PER CIVIL

OCEAN BEACH HWY



NEW STATION 22

TERMINATION OF WETLAND

6/20/00

ATTACHMENT "A"

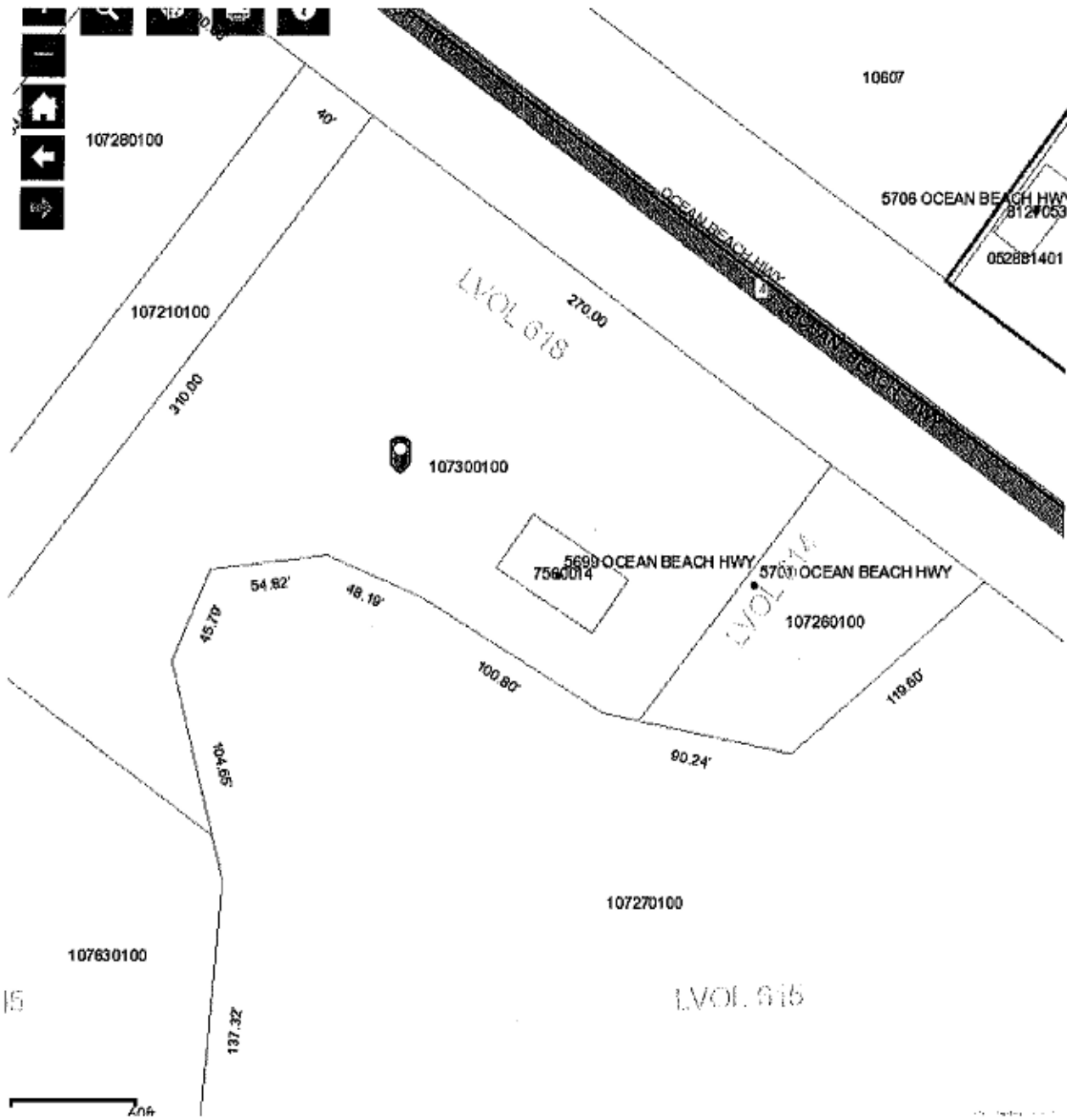
COWLITZ 911 EQUIPMENT LIST

AUGUST 13TH, 2020

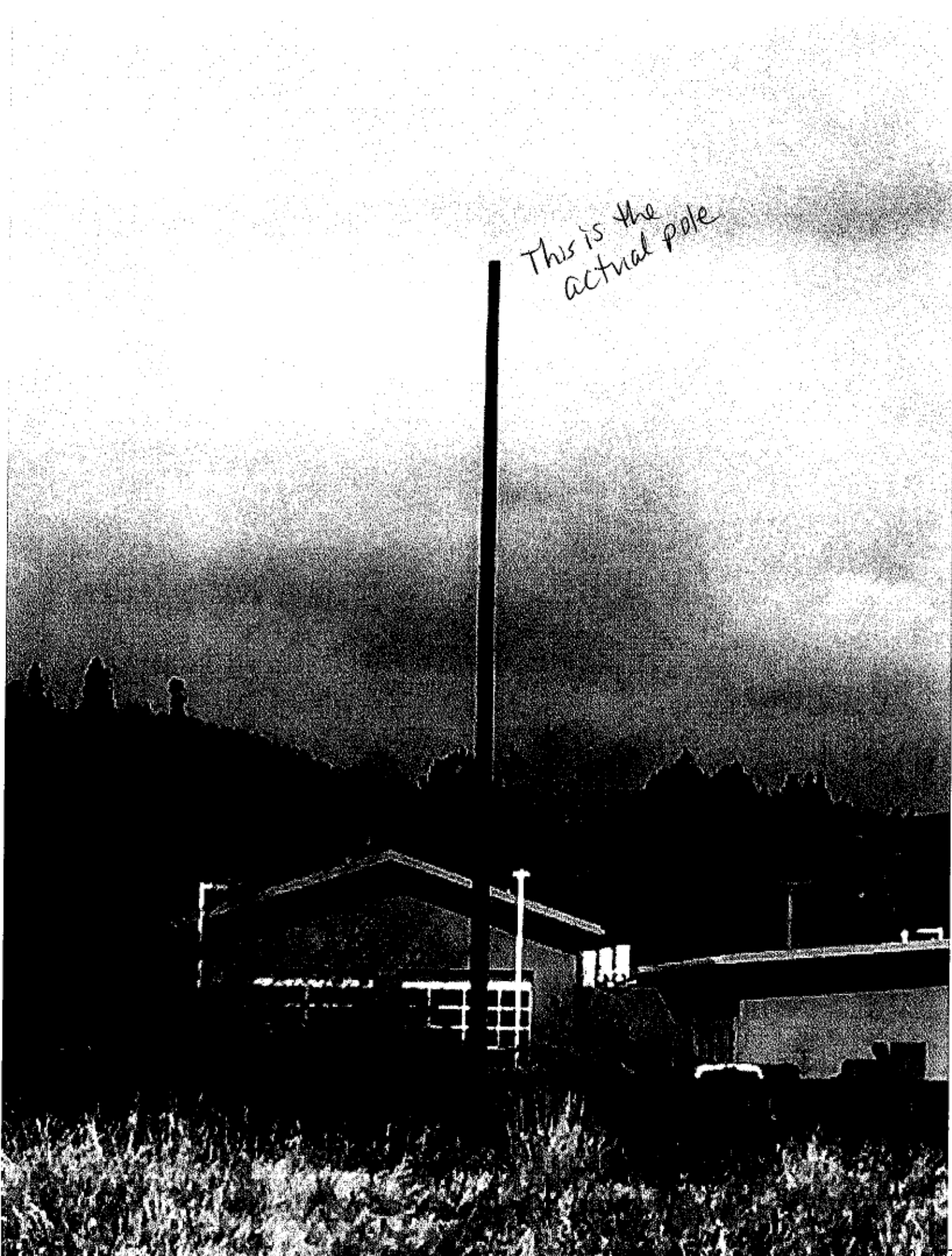
5699 OCEAN BEACH HWY

BAKERS CORNER COWLITZ 2 FIRE & RESCUE STATION

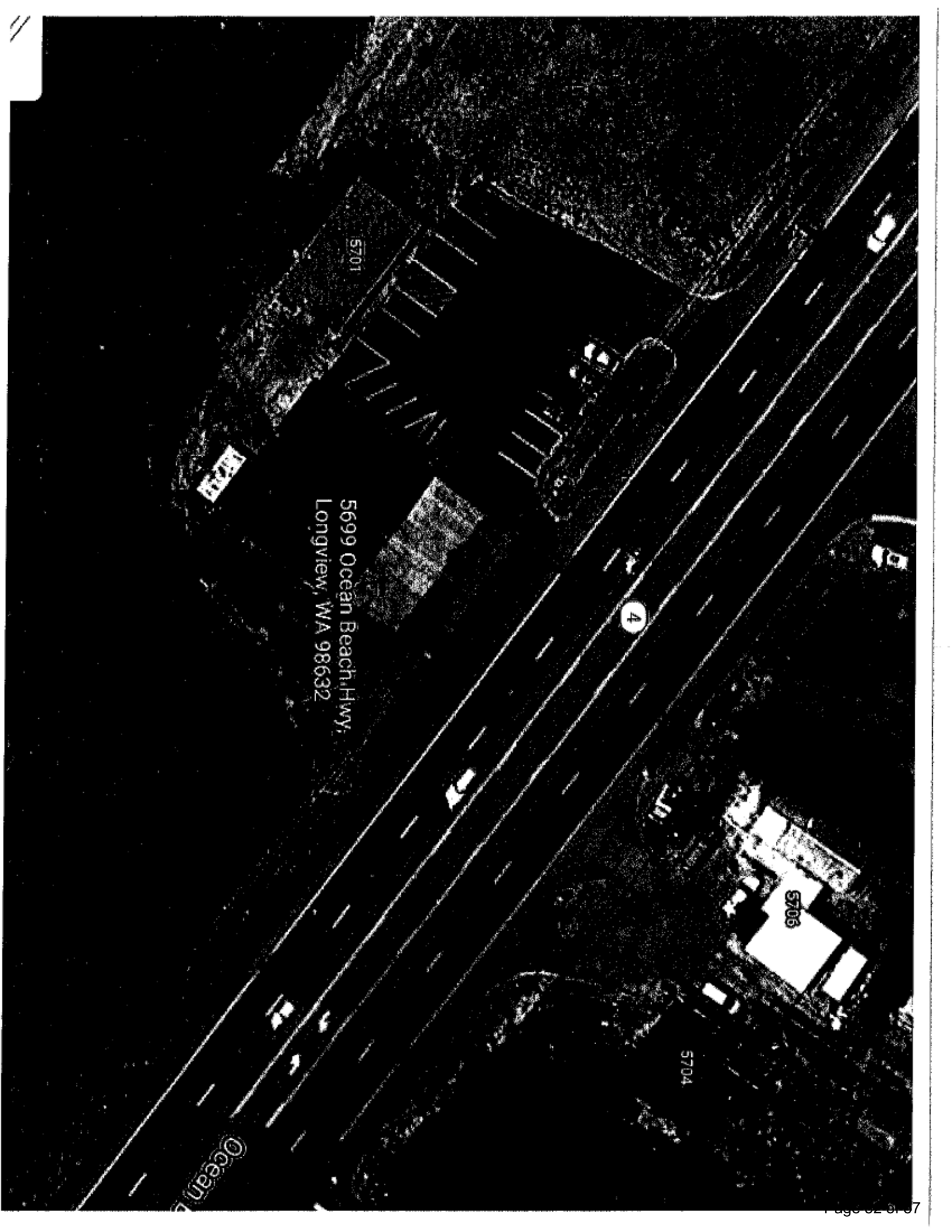
60	Helix
1	Enclosure
1	Receive multi-coupler - 8 channel filter 158.835-159.390
1	Antenna @ 60'
1	Preselector
1	Power supply
7	JPS Voter Cards
1	Installation
1	NetXpress IP audio transport with audio cards and adaptors for 8 channels
1	Mounting hardware and supplies
1	5.8GHz microwave link with minimum 100M
1	Connectors / ground kits / cable management / outdoor cat6
1	Lift
1	Voting Receiver
1	Wooden Pole
1	4'X4' concrete pad
1	Microwave @ 45'
1	Antenna @ 30'



This is the
actual pole







5699 Ocean Beach Hwy,
Longview, WA 98632

5701

4

5706

5704

Ocean



Special Property Use Permit Application to the Appeal Board of Adjustment

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

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

THIS SECTION FOR OFFICE USE ONLY:

Case Number: _____

Related Case Number: _____

APPLICATION AND AUTHORIZING SIGNATURES

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

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

Property Owner: Cowlitz 2 Fire & Rescue _____ Phone: 360-578-5218 _____
(Print All Information)

Mailing Address: 701 Vine St. _____ Fax: 360-578-5220 _____
(Street or PO Box)

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

Property Owner: _____ Phone: _____

Mailing Address: _____ Fax: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Applicant: Cowlitz 911 Public Authority Deanna Wells I.T. Manager _____ Phone: 360-431-4712 -360-414-5517
(Print All Information)

Mailing Address: 312 SW 1st Ave _____ Email: Wellsd@co.cowlitz.wa.us _____

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

Relationship to Property Owner: The 911 Center owns and manages the public safety radio system county wide

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

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: Cowlitz 911 Public Authority owns and operates the county wide public safety radio system. Cowlitz 911 has entered into a land use agreement with Cowlitz Fire District 2 at their Bakers Corner Fire Station. Cowlitz 911 and District 2 Fire & Rescue request to co-locate public safety VHF radio equipment on a 60' wooden mono pole, 911 will install an antenna at 60' and a microwave at 45', Cowlitz 2 Fire & Rescue will install an antenna at about 20'-30'. _____

Address of Property: 5699 Ocean Beach HWY _____ Parcel No. 107300100 _____

Comprehensive Plan Designation: _____ Zoning District: R-1 Zone _____

Current Use of Property: Fire Station _____

Gross land area of the site to be developed: _____ Square Feet _____ 1.3 Acres

Net land area (gross land area minus land dedicated for public purposes): 10 x 10 area where the pole is located _____

Describe any existing structures on the site: fire station _____

Number and surface type of all existing driveways at the site: 3, paved surface _____

Number, type and dimensions of existing signage at the site: (1) 3 x 5 electronic reader board _____

Describe signage proposed for the land use requested: NA _____

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

North: _____ Current Land Uses: _____

South: _____ Current Land Uses: _____

East: _____ Current Land Uses: _____

West: _____ Current Land Uses: _____

Describe any Critical Areas identified on or located within 300 feet of the site: zero _____

Rev. 1/11
Describe any private wells, septic tanks, drain fields, etc. located on the site: _____

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

Proposed hours of operation: 24/7 365 _____

Describe how parking will be accommodated for the proposed use: No Impact _____

Describe how the proposed use will impact traffic circulation: No Impact _____

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

Will the proposed land use:

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

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

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

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

Criteria reviewed by the Appeal Board of Adjustment include:

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

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

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee(if applicable): Per LMC 17.02.070

Total Fees: _____

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____4:30 PM

Comments: _____

FOR STAFF USE ONLY:

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

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.
5. **Time limitation for Special Property Uses:** if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

Comments: _____

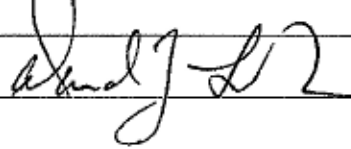
SIGNATURES:

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

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

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

Signature of Property Owner:



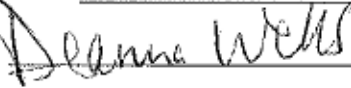
Date:

2/08/2021

Signature of Property Owner:

Date:

Signature of Applicant:



Date:

3/29/2021

(If different than property owner)

CITY OF LONGVIEW
Community Development Department
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

APPLICATION NO. _____

1. Name of proposed project, if applicable: Bakers Corner Fire Station
Public Safety Wood Monopole Reclaim site
2. Name of applicant: Deanna Wells
3. Address and phone number of applicant and contact person: Cowlitz 911 P.A.
Deanna Wells
312 SW 1st Ave. Ke Wa
360 431-4712
4. Date checklist prepared: _____
5. Agency requesting checklist: _____
6. Proposed timing or schedule (including phasing, if applicable): AS SOON AS POSSIBLE
Cowlitz 911 and Contractor are prepared to move ahead
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
no
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
none
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
no
10. List any governmental approvals or permits that will be needed for your proposal, if known.
none

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.

Cowlitz 911 to install 1 60' wooden monopole "utility pole",
build a 3' x 3' outdoor shelter on a 4' x 4' concrete slab -
Connect power, install antenna x 2 to receive Public Safety Radio
Communications from a VHF Simulcast system. see attached equipment list

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.

5699 Ocean Beach at the Dist II Bakers Corner
Fire Station in the east parking lot near the current
generator. map attached and photos

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY****B. ENVIRONMENTAL ELEMENTS****1. Earth**

- (a) General description of the site (circle one): Flat rolling, hilly, steep slopes, mountainous, other

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

none Flat

- (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 prime farmland.

Dirt, gravel

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

none known

- (e) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Auger to drill 20' hole for Diameter
of utility pole -

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

no

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

3'x3' concrete slab

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY**

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

2. Air

- (a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

none

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

no

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

N/A

3. Water

- (a) Surface:

- (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.

N/A

- (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.

N/A

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY**

- (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.

N/A

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

N/A

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

no

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

no

(b) Ground:

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

no

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY****(c) Water Runoff - (including storm water):**

- (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.

Water from 4' x 4' slab will drain into
soil surrounding the slab

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

N/A

- (d) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A

4. Plants

- (a) Check or circle types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☒ pasture

☐ crop or grain

☐ 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?

A very small 4' x 4' grass will be covered a about 1' to 2' hole to be
filled with wood on pole -

- (c) List threatened or endangered species known to be on or near the site.

None

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

Shrubs, grass, gravel

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY****5. Animals**

- (a) Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

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

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

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

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

none

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

no

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

NA

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.

electrical - Generator Backup propane

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

Do not believe it would

- (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:

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY****7. Environmental Health**

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

NO

- (1) Describe special emergency services that might be required.

none

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

n/a

(b) Noise

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

N/A

- (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.

none

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

8. Land and Shoreline Use

- (a) What is the current use of the site and adjacent properties?

Fire Station

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY**

- (b) Has the site been used for agriculture? If so, describe.

N/A It's been a Fire station
for decades

- (c) Describe any structures on the site.

Fire Station

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

No

- (e) What is the current zoning classification of the site?

R-1

- (f) What is the current comprehensive plan designation of the site?

- (g) If applicable, what is the current shoreline master program designation of the site?

- (h) Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

- (i) Approximately how many people would reside or work in the completed project?

0

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY**

- (j) Approximately how many people would the completed project displace?

0

- (k) Proposed measures to avoid or reduce displacement impacts, if any:

- (l) Proposed measures to ensure the proposal is compatible with existing and protected land uses and plans, if any:

9. Housing

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

0

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

0

- (c) Proposed measures to reduce or control housing impacts, if any.

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?

60' Wooden utility pole

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY**

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

0

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

Wood pole

11. Light and Glare

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

0

- (b) Could light or glare from the finished project hazard or interfere with views?

NO

- (c) What existing off-site sources of light or glare may affect your proposal?

NA

- (d) Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation

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

N/A

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY**

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

NO

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

13. Historic and Cultural Preservation

- (a) Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A

- (b) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NO

- (c) Proposed measures to reduce or control impacts, if any:

14. Transportation

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

5699 Ocean Beach Hwy, LV See photos
entrance off of OB.

- (b) Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

yes

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY**

- (c) How many parking spaces would the completed project have? How many would the project eliminate?

Parking is already at location
no elimination from project

- (d) Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

no

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

no

- (f) How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

less than 5 a year

- (g) Proposed measures to reduce or control transportation impacts.

15. Public Services

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

no

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

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

16. Utilities

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

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

Connect to PUD power at site

C. SIGNATURE

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

Signature: Deanna Wells Date 4/9/2021

Printed Name: Deanna Wells

Date Submitted: 4/9/2021 dropped off at city Lv drop box

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(Do not 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 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?

It would not

Proposed measures to avoid or reduce such increases are:

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

It wouldn't

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

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

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

It wouldn't

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?

It wouldn't

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

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

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?

It wouldn't

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

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

It wouldn't

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.

it will not



NOTICE OF *Virtual* PUBLIC HEARING
Longview Appeal Board of Adjustment
June 8, 2021, 4:30 pm on Zoom

Case No: ABA 2021-3
Applicant: Deanna Wells, I.T. Manager, Cowlitz 911 Public Authority, on behalf of Cowlitz Fire District 2.

Proposal: A new 60 foot tall wooden monopole for wireless communications antennas for Cowlitz Fire District 2 and Cowlitz 911 with at least 3 antennas at varying heights.

Location: 5699 Ocean Beach Hwy, Longview, WA. Parcel 107300100

Request(s): Special property use permit to locate a new wireless communications tower in the R-1 Residential zone.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the proposal requesting a special property use permit as required by the Longview wireless communications standards. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time.

The associated documents are available for review online at <https://mylongview.box.com/v/Cowlitz2newtower5966OBH> and an agenda with a staff report can be found at mylongview.com under 'Agendas & Minutes' by June 2, 2021.

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing to express your position regarding this proposal. Comments may be made by phone or video chat. Public comment can be submitted in advance to adamt@mylongview.com Written comments must be received prior to the date and time of the public hearing. Contact 360-442-5092 with questions about the application.

To join the virtual meeting please use the following link:
<https://us02web.zoom.us/j/84171839976?pwd=NGhUbWg4MGRVN3Arb1BiTEY2bDFoUT09>
Meeting ID: 841 7183 9976 Passcode: 1923 For audio only call-in: 1-253-215-8782
Please contact the City Clerk's Office at 360-442-5041 for virtual meeting accessibility information.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, June 8, 2021** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner**. For electronic submissions, provide your comments along with full name, address and contact information to adamt@mylongview.com **RE: ABA 2021-3.**

Attachment: Photo of the wireless communications monopole before antennas are installed.

*Date Mailed:
May 28, 2021*

Proposed Antenna location at Cowlitz 2 Fire Station

