



City of Longview

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

Agenda

To attend the meeting virtually on zoom.us use the following link: <https://us02web.zoom.us/j/86788038944>
Or for audio only, dial in with either number 253 215 8782 or 408 638 0968 Webinar ID: 867 8803 8944

Planning Commission

Wednesday, June 1, 2022

7:00 PM

City Hall

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**

22-000349 PC 2020-7 West End Manufactured Home Park, type B Binding Site Plan

Recommended Action:

Hold a public hearing. Motion to adopt the findings and recommended conditions of approval of the staff report.

22-000350 PC 2022-2 Flood Damage Prevention ordinance update amendments, Longview Municipal Code 17.24

Recommended Action: Hold a public hearing. Motion to adopt the findings and recommendations of the staff report and recommend the City Council adopt the proposed amendments to Chapter 17.24 FLOOD DAMAGE PREVENTION

6. **NON-PUBLIC HEARING ITEMS**
7. **PLANNER'S REPORT**
8. **OTHER BUSINESS**
9. **ADJOURNMENT**



STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

PRESENTED BY: Adam Trimble, Planning Manager

PROJECT NAME: West End Manufactured Home Park

CASE NO.: PC 2020-7

HEARING DATE: June 2, 2022

REQUEST: Approval of a Type B binding site plan [**Exhibit A**] to create a new 24 unit manufactured home park, with each site large enough to support a double wide manufactured home and three parking spaces. Includes a private roadway to provide access, stormwater system, water/sewer line extensions, and a play area.

LOCATION: 5721 Ocean Beach Hwy. Parcel numbers involved: 10729010, 107280100, 107220100
Parcel No.: 107340101

APPLICANT: Nick Little, Planning Consultant, Chilton Development Services

CONTACT: Nick Little, Planning Consultant, Chilton Development Services

PROPERTY OWNER: Perry & Cheryl Gilmore

**SEPA
DETERMINATION:** Determination of Non-Significance (DNS)

I. BACKGROUND

A. GENERAL SITE INFORMATION

<i>Zoning District:</i>	R-1
<i>Comprehensive Plan Designation:</i>	Low density residential
<i>Adjacent Land Uses:</i>	<u>North:</u> a commercial min-storage development and coffee shop, RV parking business. <u>East:</u> Cowlitz 2 Fire and Rescue fire station, Cowlitz County roads maintenance shop, vacant land. <u>South:</u> a single-family neighborhood known as Mt. Solo Place (under construction) and Village at Mt. Solo phase 1. <u>West:</u> vacant land, a duplex development on private road known as West Pointe, and the Heron Pointe Manufactured Home Park.
<i>Adjacent Zoning Designations:</i>	R-1 Residential, General Commercial and R-3 Residential.
<i>Parcel Size (square feet):</i>	3.43 Acres.
<i>Existing Vegetation:</i>	Grass, weeds and some small trees and blackberries.
<i>Existing Structures:</i>	A small garage remains on the property.
<i>Geologic Hazards:</i>	Soils have restrictions for urban development due to high water table and shrink/swell potential.
<i>Shoreline Designation:</i>	N/A
<i>Floodplains:</i>	Exempt from flood insurance requirement.
<i>Frequently Flooded Areas:</i>	No mapping indicators
<i>Wetlands:</i>	No indicators on site however wetlands on adjacent property impact this property with a wetland buffer. A Critical Areas report and wetland mitigation plan is attached as Exhibit F .
<i>Steep Slopes:</i>	No mapping indicators
<i>Unstable Soils:</i>	No mapping indicators
<i>Soils Description:</i>	Ch, Caples silty clay loam

<i>Soil Characteristics:</i>	Slowly permeable and surface runoff is very slow, poorly drained, slight susceptibility to erosion
<i>Gradient of Soils on-site:</i>	0-3%
<i>Seismic Liquefaction:</i>	Site has potential to liquefy in a seismic event
<i>Critical Area Recharge Areas:</i>	N/A

B. LAND USE HISTORY

One of the three parcels, 5721 Ocean Beach Highway was improved with a shop and garage before the home was demolished in the last year. A back parcel has an outbuilding that was retained from the homesite by the developer for use throughout the construction phase for storage and security. It will be demolished unless the developer proposes a way to incorporate it into a lot. The site was zoned R-3 Residential but the owner petitioned for a comprehensive plan change to low density residential during the 2019 comprehensive plan update which the Planning Commission agreed to. The zoning was then changed from R-3 to R-1 by the City following the change. The change was necessary to allow development of a manufactured home park which are only permitted in the R-1 zone. **Exhibit B** provides maps and other information about the site].

C. KEY ISSUES

Screening and landscaping

Manufactured Home Park Standards

Utilities

D. DIMENSIONAL STANDARDS

The zoning code provides standards for manufactured home parks in chapter 19.28 of the Longview Municipal Code. There are standards for the park and standards for the individual home lots within the park. The full chapter is attached as **Exhibit C**. Below are standards for the park.

19.28.040 Maximum density and minimum park size.

- (1) Density in a manufactured home park shall not exceed eight and one-half units per gross acre.
- (2) Manufactured home parks shall be a minimum of one acre in size. (Ord. 3122 § 16, 2010).

19.28.050 Lot – Width, depth, frontage.

For manufactured home parks, lot width and depth shall be measured as defined in Chapter 19.09 LMC.

- (1) Interior lot, 40 feet wide at the front property line and building lines;
- (2) Cul-de-sac lot, 30 feet wide as measured along the front property or site line arc;

(3) Corner lot, 50 feet wide at the building line, provided the intersection visibility clearance standard can be met (See LMC 19.28.060(4));

(4) Lot depth, 60 feet;

(5) All sites shall front on interior streets within the park. (Ord. 3122 § 16, 2010).

19.28.060 Minimum building setbacks – Manufactured home parks.

All setbacks shall be measured from the nearest corner or wall to the appropriate property or site line.

(1) Front Setback. The minimum front yard setback for all buildings and structures shall be five feet from the front property line which abuts a private or public street within the park; provided, on corner lots, the intersection visibility clearance standard is met.

(2) Side Setback. The minimum side yard setback for manufactured homes and buildings including carports, garages and accessory buildings shall be five feet; provided, on corner lots, the intersection visibility clearance standard is met.

(3) Rear Setback. The minimum rear setback shall be 10 feet.

(4) Intersection Visibility Clearance. On a corner lot, nothing shall be erected, placed or allowed to grow in such a manner as to impede vision between a height of three and 10 feet above the centerline grades of the intersecting streets in the triangular area bounded by the street lines of the corner lot and a line joining points on said street lines 20 feet from the corner. (Ord. 3122 § 16, 2010).

E. APPLICABLE CODE SECTIONS

Manufactured home parks are allowed as a Type B Binding Site Plan which is an alternative form of subdivision and will create individual lots within the park. The owner may then decide whether to keep or sell the lots. Binding Site Plans are covered under LMC 19.90 Binding Site Plan, and as noted above the zoning code provides standards for manufactured home parks in chapter 19.28 (attached as Exhibit C). Excerpted sections of the zoning code sections that are directly applicable to this proposal are below: (if applicable, *the staff response is provided in italics* immediately after the code requirement)

19.90.080 Approval criteria [type B binding site plan]

To grant approval of a preliminary binding site plan, the applicant must demonstrate compliance with all of the following criteria:

(1) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans; *The project is on State Route 4 but WSDOT and city staff have determined it will not cause impacts to traffic and no mitigation has been required.*

Staff have reviewed and accepted designs for water, storm drainage, erosion control and sanitary sewage disposal. The proposed design will extend a public sewer main through the front of the owner's property to about halfway where it will become a 'T' for the private sewer serving the lots. Based on the accepted design and agreement with the owner, a public utility easement will extend the full width of the owner's property so that a neighboring property owner to the West may extend the public sewer to serve their property. In the opinion of staff the applicant's

proposal for sewer serves the public interest in promoting affordable housing and ensuring orderly development due to a lack of options and grade limitations for serving the neighboring property. As an aside, staff would like to recognize the patience and cooperation shown by the owner throughout the design review process, specifically with regard to the sewer utility issue.

(2) Appropriate provisions have been made for but not limited to public health, safety and general welfare; *The proposal will have a fire truck turnaround, a private hydrant and fire lane for emergency access. A play area is proposed for the development as well as open space in the form of a wetland buffer. Double the minimum quantity of guest parking is provided for the development, with each lot having three total parking spaces. A public sidewalk will be constructed across the entire Ocean Beach Highway frontage. Street lighting is required at intersections or where required by the City Engineer but may be private. A recommended condition of approval is that a lighting analysis and (any) required lighting be provided prior to completion of construction.*

(3) Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable; *The designs produced by the applicant have undergone extensive review and are accepted by the City. As discussed above, frontage improvements including a public sidewalk will be constructed consistent with WSDOT standards. A public sewer main will be extended on private property with a corresponding public utility easement provided by the owner to allow neighboring owners to the West to extend the sewer main to their property at their expense.*

(4) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations; *The proposal has undergone SEPA review. No mitigation was identified or required by the City. No public or private agency objected to the SEPA determination or provided comments warranting reconsideration. The development provides open space in the form of a wetland buffer where passive recreation may be allowed. A fenced play area conforming to the required recreation element for a manufactured home park is identified on the plans in the back of the development. This area shall contain a variety of playground equipment.*

(5) The design of the proposed binding site plan has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands; *The site is flat and design has accounted for poor soil conditions found throughout west Longview. A wetland buffer extending from wetland areas identified on neighboring property is found on the property. The development proposes to use a 'buffer width reduction' method that involves reducing the buffer area a small amount and enhancing the remaining buffer area with plantings as mitigation. Overall the approach will provide an amenity and enhance the property and provide privacy and habitat for wildlife. The mitigation plan is **Exhibit F**.*

(6) Compliance with the following:

(a) State requirements including those set forth in Chapter [58.17](#) RCW; *bindings site plans are an allowed alternative method of subdivision and will create individual lots that can be sold. The binding site plan will provide for maintenance of common areas and bind all lots to contribute to common property maintenance through covenants. No homeowners association is proposed at this time however covenants anticipate the creation of one by successor owners.*

(b) Longview parks and recreation plan; *The city did not require any dedication of park land or contribution to off-site park improvements as a result of this proposal for 24 new single family home lots. With construction of the public sidewalk pedestrian access to three nearby parks (Mark Hoehne, Roy Morse, and Altrusa) is improved.*

(c) Longview zoning ordinance, except when a variance, amendment, or waiver is approved by the city; *Attached **EXHIBIT C** is a staff analysis and comments on compliance with the Manufactured Home Park Standards. No variance or waiver is requested, and none are allowed through a Binding Site plan process like they are for subdivisions.*

(d) Cowlitz County shoreline master program; *not applicable.*

(e) Other plans and programs as the city has adopted; *see below.*

(f) The standards of this chapter and this title; the International Fire Code and other adopted codes; *the park provides a fire lane and turn-around- a hydrant will be located in the rear of the development and out front.*

(g) Plans and specifications adopted by the public works department including those set forth in Chapter [12.50](#) LMC. (Ord. 3091 § 2, 2009). *The project has undergone extensive review and demonstrated it can meet all city specifications.*

Comprehensive Plan Goal and Policies

The proposed West End Manufactured Home Park is in the R-1 Residential District which corresponds to the Low Density Residential comprehensive plan classification provided below. The classification clearly anticipates manufactured home parks developed on properties with this classification. Below, goals, objectives and policies relating to manufactured home parks are listed. The role of these developments to assist with infill and development of large lots is noted. Finally, table 3-16 found on page 55 notes that at least 100 more manufactured home lots are needed in the city by 2040 to accommodate growth.

Low Density Residential

The low-density residential classification designates areas intended primarily for single-family dwellings. Manufactured housing parks designed according to firm standards for screening, buffering, parking, recreational area, 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. Home occupations may be acceptable. The recommended density is up to six dwelling units per gross acre.

Goal LU-E Maintain stability and improve the vitality of neighborhoods by adhering to and enforcing established land-use regulations.

Objective LU-E.1 Develop regulations to govern infill in residential areas with large lots.

Policy LU-D.3.3 Recognize the role of mobile and manufactured housing as an important component of Longview's single-family housing stock by allowing for their continuation in zoning regulations and by providing flexible and effective development regulations that will allow the upgrading and modernizing of existing mobile home parks.

Table 3-16. Number of New Housing Units Needed, By Type, 2017 – 2040

Unit Type	Census 2010	%	Estimate 2017	%	Projected 2040	# New Units
Single Family	10,856	66.3	10,986	66.2	12,520	1,571
Multi-family	4,863	29.7	4,912	29.6	5,598	703
Manufactured Home	661	4.0	641	4.2	794	100
Total Units	16,380	100.0	16,539	100.0	18,912	2,374

Source: Census 2010, Washington Office of Financial Management, CWCOCG

F. STAFF DISCUSSION

The use is permitted and the application has been deemed complete. The applicant's Binding Site Plan shows conformance with the requirements of the Longview Municipal Code and any additional provisions not detailed will be addressed through development review. The site is vacant other than an accessory building and abuts properties owned and used for public purposes or residential development. Screening and landscaping are proposed to enhance the park and provide privacy and security for residents. Manufactured home developments are a form of affordable single-family housing which is in short supply currently. On property immediately south of this proposal a traditional subdivision is marketing new homes for \$300 dollars per square foot with prices exceeding \$500,000 for 3 bed 2.5 bath layouts. The binding site plan will create 24 lots for homes which can be bought and sold, increasing the capacity for affordable home ownership in city limits.

Residents will have access to a play area and open space and the park provides for excess parking and guest parking on each lot so that the fire lane is not obstructed. The lots proposed are roughly 40' x 98' and approximately 3,900 square feet in area which exceeds the minimum allowed of 2,400. The site plan anticipates different sizes and shapes of the homes and given the lot depth, staff expects some lots may be developed so that recreational vehicle parking is possible in front. Commercial storage options for RV's and pleasure craft or mini-storage are also located across the highway from this development.

Notice of this public hearing was posted on the property, mailed to property owners within 300 feet of the proposal and published in the newspaper twice prior to the public hearing. **[Exhibit D]**

G. SEPA DETERMINATION

A determination of non-significance (DNS) was issued by the SEPA Responsible Official on April 21, 2022. The comment period closed at 6:00pm on May 6, 2022. The City received comments from Southwest Clean Air agency, WSDOT and the department of Ecology.

The SEPA documents are attached as **[Exhibit E]**.

II. STAFF FINDINGS

1. The proposed development meets the approval criteria contained in LMC 19.90.080 for a Type B Binding site plan for a manufactured home park.
2. The Longview Comprehensive Plan policy LU-D.3.3 states: “Recognize the role of mobile and manufactured housing as an important component of Longview’s single-family housing stock by allowing for their continuation in zoning regulations and by providing flexible and effective development regulations that will allow the upgrading and modernizing of existing mobile home parks.”
3. The properties are zoned R-1, Residential District which permits manufactured home parks where they meet the standards in LMC 19.28.
4. Development of the property in a manner depicted on the binding site plan will not be detrimental to the public health, safety, or welfare or injurious to other property in the vicinity provided the conditions of approval are met.
5. Appropriate provisions are made for but not limited to public health, safety and general welfare, open spaces, parks and playgrounds, school grounds, drainage ways and facilities, streets, alleys, sidewalks and other public ways; water supplies and sanitary and solid waste disposal.

III. RECOMMENDATION

Based on the analysis of the issues and findings of fact, staff recommends that the Planning Commission approve the ‘West End Manufactured Home Park’ binding site plan with the following conditions:

1. The development shall provide detailed plans and construct screening and landscaping that meets the standard of LMC 19.28.100 Screening and landscaping prior to project completion.
2. Lighting. If required by the city engineer, prior to project completion, lighting for intersections shall be provided per LMC 19.28.150. All security or safety lighting shall be designed, hooded, and placed in a manner that does not cause direct light or glare to trespass onto any property located outside the boundaries of the manufactured home park, or interfere with the motoring public on adjacent roads.

3. Utilities: the applicant shall provide a 15' public utility easement across the front of the property as depicted on accepted plans and designs, prior to making connection to domestic water which is typically when a water meter is purchased and set.
4. The applicant shall demonstrate the type and design for skirting at time of manufactured home placement application, Per LMC 19.28.130, (5) Skirting shall be securely attached between the home and the ground on all sides within 30 days of home installation. Skirting materials shall consist of materials which are compatible with design of the home and enhance its appearance.
5. Covenants and private easements to ensure continued maintenance of building grounds, common areas and private roads and utilities are required, and shall be provided to the city for review prior to recording. If no homeowner's association is proposed, the covenants must provide a means to address this requirement by successor owners and or a future homeowners association.

RECOMMENDED MOTION

Motion to accept the findings and recommended conditions of approval in the staff report and approve the West End Manufactured Home Park binding site plan with conditions.

APPEALS

Appeal of any decision on this application can be made to Superior Court.

IV. EXHIBITS

- A. Application, narrative, title report and Binding Site plan
- B. Full size Binding Site Plan Maps and site information.
- C. Standards for Manufactured Home Parks with Staff Analysis.
- D. Public Notice
- E. SEPA checklist and decision
- F. Critical Area report/Wetland mitigation plan

Report date: May 27, 2022



Binding Site Plan Application

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

Application for a Binding Site Plan

RCW 58.17.035

Application Number: BSP 2020-1

Related Case Number(s): PC 2020-7

E 2022-4

THIS SECTION FOR OFFICE USE ONLY:

Date
Received:

Date application
complete: _____

Staff signoff:
Name: _____

Title: _____

Applicant: Nick Little, Chilton Development Services Phone: 360-957-9185

Mailing Address: 1760 Downriver Drive Fax: _____
(Street or PO Box)

City: Woodland State: WA Zip: 98674

Property Owner: Perry Gilmour Phone: 360-607-6626
(Print All Information)

Mailing Address: 14830 NE 379th St. Fax: _____

City: LaCenter State: WA Zip: 98629

Represented By: Nick Little, Chilton Development Services Phone: 360-957-9185
(If Different From Above)

Mailing Address: 1760 Downriver Drive Fax: _____

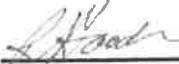
City: Woodland State: WA Zip: 98674

Relationship to Owner: Permit Management/Planning Consultant

Engineer or Surveyor: Randall Goode, Strata Design Phone: 503-819-4423

Mailing Address: 2117 NE Oregon St Suite 502 Fax: _____

City: Portland State: OR Zip: 97232

Signature of Engineer or Surveyor:  . RANDALL S GOODE (STRATA DESIGN LLC)

Property Address of Lot to be Divided: 5721 Ocean Beach Hwy

Total Area of Parcel (square feet): 145,055sq.ft Name of Subdivision: CVG 4

Lot: _____ Block: _____ Parcel Identification Number: 107220100, 107290100, 107280100

Location: Section 14 Township & Range T8N R3W Willamette Meridian

FILING FEE:

Base Review Fee TYPE A : Per LMC 19.06.060
..... Type B (residential) : Per LMC 19.06.060

SEPA Fee Per LMC 17.02.070

Critical Area Permit Fee (if applicable) _____

Total Fees: _____

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. No decisions will be made 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 notices.

Signature of Property Owner:  Date: 11-11-20

Signature of Applicant:  Date: 11/13/20

NOTES TO APPLICANT:

1. **Pre-application Conference:** A pre-application conference is not required but is strongly encouraged. Prospective developers who do not arrange for a conference may encounter delay or denial. A pre-application conference is non-binding and advisory in intent and effect.
2. No application for a Binding Site Plan shall be considered or reviewed by the City of Longview unless this application form is completed and submitted with the plat, and a case file number is assigned.
3. Three (3) copies of the recorded Binding Site Plan shall be provided to the City of Longview Community Development Department at the time of recordation with the Cowlitz County Auditor's Office.
4. Whenever possible, the applicant or applicant's surveyor or engineer, shall provide the City of Longview with a copy of the recorded plat in electronic form that is compatible with the City's Geographic Information System software.
5. The applicant is solely responsible for all costs to obtain the services of a surveyor or engineer and to pay all recordation fees and copy charges as required by Cowlitz County.



Preliminary Binding Site Plan Application Checklist

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

Pre-application conference date: 7/2/19 . **Attended by:** NL, PG, et. al.

Application contents: An application for a binding site plan shall include a written narrative and a scaled drawing which together address the following:

- _____ Precise drawings showing sanitary and storm sewer cross-sections and grade profiles of the existing ground and proposed streets;
- _____ Twenty-five (25) copies of the preliminary binding site plan, conforming to the specifications of this Chapter, including one set of 11 by 17 inch copies of all large plans so that copies can be made;
- _____ If the property is to be developed in phases, each phase shall be clearly labeled and demarcated on the preliminary binding site plan;
- _____ A copy of a recent title report for the property issues within the last sixty (60) days, including a legal description according to the official records in the office of the county auditor;
- _____ A verified statement with original signatures that the property affected by the applicant is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property;
- _____ Traffic impact analysis report as required by the city pursuant to Chapter 12.50 'Street and Development Standards' of the Longview Municipal Code (LMC);

West End Manufactured Home Park

Perry Gilmour Manufactured Home Park Application

Project Description

Perry Gilmour currently owns a 3.33-acre parcel within the City Limits of Longview. The property is located in west Longview, in the 5700 block of Ocean Beach Highway just west of the County's maintenance shop. The property is generally flat, with a minor slope toward the southeast. A single-family dwelling, detached garage and various small outbuilding currently exist on the project site.

The proposed project is to develop a 24-unit manufactured home park on the subject property. Project elements include demolition of all existing structures, construction of a new private road, water and sewer line extensions, a stormwater infiltration system, playground, and vegetative screening. Each new site is large enough to support a doublewide manufactured home and provide for three parking spaces.

A depressional wetland is located just offsite to the south/southeast. According to LMC and review by the project's qualified expert, this results in a buffer of 115', which would include a portion of the new roadway, a portion of the playground area, and small portions of two manufactured home sites. The buffer is proposed to be reduced as much as allowed for by LMC, with an onsite mitigation plan accounting for those impacts which could not be avoided.

This application is being submitted in accordance with Chapter 19.28 of the Longview Municipal Code and the provisions of the R-1 zoning designation as identified in Chapter 19.20 of the Longview Municipal Code.

We are hoping to begin construction on the project in spring/summer of 2021, weather and permits allowing.

Water and Sewer

The proposed manufactured Home Park would be served with water and sewer services from the City of Longview; both mains are available adjacent to the property. The project would include the necessary service line extensions to serve the proposed sites. A preliminary water system design is included with the application materials.

Access

A new private road connecting to Ocean Beach Highway will serve the proposed manufactured home park. The road was designed as a 24-foot wide access road, with striping on one side to designate pedestrian areas. On-street parking will not be allowed, and the additional overflow parking



Limited Liability Certificate

Order No. CTL14659

Prepared for:

PERRY GILMOUR AND CHERYL GILMOUR, HUSBAND AND WIFE

ATTN: PERRY GILMOUR AND CHERYL GILMOUR

THIS IS A REPORT AS OF **November 10, 2020**, COVERING THE PROPERTY HEREINAFTER DESCRIBED. THE INFORMATION CONTAINED HEREIN IS MADE SOLELY FOR THE PURPOSE OF DETERMINING THE STATUS OF THE PROPERTY DESCRIBED HEREIN, IS RESTRICTED TO THE USE OF THE ADDRESSEE, AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

VESTED IN:

PERRY GILMOUR AND CHERYL GILMOUR, HUSBAND AND WIFE

Cascade Title Company of Cowlitz County

A handwritten signature in black ink, appearing to read "Mark D. Smith", is written over a horizontal line.

Authorized Signatory

Chilton Development Services

requirements have been factored into site design, with three parking spaces for each home site instead of two. This provides for double the required overflow parking needs required in the LMC.

Sidewalks are proposed for that portion of Ocean Beach highway fronting the subject property.

Other Utilities

Power, phone, and cable will be installed concurrent with road construction and made available to each home site within the park.

We appreciate the opportunity to propose this development within the City of Longview. Our goal is to provide the city with additional housing options and provide the city with a neighborhood it will be proud of. Questions, comments, concerns, or requests for additional information or clarifications can be sent to Nick Little, Chilton Development Services, at the contact info provided with the application.

LEGAL DESCRIPTION

PARCEL A:

A PORTION OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF OCEAN BEACH HIGHWAY AND PERMANENT HIGHWAY NO. 11, SAID POINT KNOWN AS OCEAN BEACH STATION 1189+57.3 AND BEING NORTH 55° 03' 56" WEST 4671.00 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE CENTER LINE OF OCEAN BEACH HIGHWAY AND 46TH AVENUE, AS SHOWN BY THE RECORDED PLAT OF COLUMBIA VALLEY GARDENS NO. 4 ON FILE AT THE OFFICE OF THE AUDITOR OF COWLITZ COUNTY, WASHINGTON;
THENCE ALONG THE CENTER LINE OF OCEAN BEACH HIGHWAY NORTH 55° 03' 56" WEST 151.60 FEET TO P.I. STATION 1188+05.7;
THENCE CONTINUING ALONG THE CENTER LINE OF SAID OCEAN BEACH HIGHWAY NORTH 53° 26' 56" WEST 1692.69 FEET TO STATION 1171+13.01;
THENCE SOUTH 36° 33' 04" WEST 50.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY;
THENCE SOUTH 53° 26' 56" EAST 894.44 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 36° 33' 04" WEST 577.00 FEET;
THENCE NORTH 53° 26' 56" WEST 100.00 FEET, MORE OR LESS, TO THE CENTER LINE OF A SLOUGH;
THENCE ALONG THE CENTER LINE OF SAID SLOUGH IN A GENERAL WESTERLY DIRECTION TO A POINT ON A LINE THAT IS PARALLEL TO AND 320.00 FEET WESTERLY FROM THE EASTERLY LINE OF THIS DESCRIPTION;
THENCE NORTH 36° 33' 04" EAST 625.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY;
THENCE SOUTH 53° 26' 56" EAST 320.00 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 749932.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 759924.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 836383.

PARCEL B:

THE SOUTHEASTERLY 100.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF OCEAN BEACH HIGHWAY AND PERMANENT HIGHWAY NO. 11, SAID POINT KNOWN AS OCEAN BEACH STATION 1189+57.3 AND BEING NORTH 55° 03' 56" WEST 4671.00 FEET, MORE OR LESS, FROM THE

CONTINUED...

INTERSECTION OF THE CENTER LINE OF OCEAN BEACH HIGHWAY AND 46TH AVENUE, AS SHOWN BY THE RECORDED PLAT OF COLUMBIA VALLEY GARDENS NO. 4 ON FILE AT THE OFFICE OF THE AUDITOR OF COWLITZ COUNTY, WASHINGTON;
THENCE ALONG THE CENTER LINE OF OCEAN BEACH HIGHWAY NORTH 55° 03' 56" WEST 151.60 FEET TO P.I. STATION 1188+05.7;
THENCE CONTINUING ALONG THE CENTER LINE OF SAID OCEAN BEACH HIGHWAY NORTH 53° 26' 56" WEST 1692.69 FEET TO STATION 1171+13.01;
THENCE SOUTH 36° 33' 04" WEST 50.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY;
THENCE SOUTH 53° 26' 56" EAST 894.44 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 36° 33' 04" WEST 577.00 FEET;
THENCE NORTH 53° 26' 56" WEST 100.00 FEET, MORE OR LESS, TO THE CENTER LINE OF A SLOUGH;
THENCE ALONG THE CENTER LINE OF SAID SLOUGH IN A GENERAL WESTERLY DIRECTION TO A POINT ON A LINE THAT IS PARALLEL TO AND 320.00 FEET WESTERLY FROM THE EASTERLY LINE OF THIS DESCRIPTION;
THENCE NORTH 36° 33' 04" EAST 625.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY;
THENCE SOUTH 53° 26' 56" EAST 320.00 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL C:

A PORTION OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF OCEAN BEACH HIGHWAY AND PERMANENT HIGHWAY NO. 11, SAID POINT KNOWN AS OCEAN BEACH STATION 1189+57.3 AND BEING NORTH 55° 03' 56" WEST 4671.00 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE CENTER LINES OF OCEAN BEACH HIGHWAY AND 46TH AVENUE, AS SHOWN BY THE RECORDED PLAT OF COLUMBIA VALLEY GARDENS NO. 4 ON FILE AT THE OFFICE OF THE AUDITOR OF COWLITZ COUNTY, WASHINGTON;
THENCE ALONG THE CENTER LINE OF OCEAN BEACH HIGHWAY NORTH 55° 03' 56" WEST 151.60 FEET TO P.I. STATION 1188+05.7;
THENCE CONTINUING ALONG THE CENTER LINE OF SAID OCEAN BEACH HIGHWAY NORTH 53° 26' 56" WEST 1692.69 FEET TO STATION 1171+13.01;
THENCE SOUTH 36° 33' 04" WEST 50.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY;
THENCE SOUTH 53° 26' 56" EAST 894.44 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 36° 33' 04" WEST 577.00 FEET;
THENCE NORTH 53° 26' 56" WEST 100.00 FEET, MORE OR LESS, TO THE CENTER LINE OF A SLOUGH;
THENCE ALONG THE CENTER LINE OF SAID SLOUGH IN A GENERAL WESTERLY DIRECTION TO A POINT ON A LINE THAT IS PARALLEL TO AND 320.00 FEET WESTERLY FROM THE EASTERLY LINE OF THIS DESCRIPTION;
THENCE NORTH 36° 33' 04" EAST 625.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY;
THENCE SOUTH 53° 26' 56" EAST 320.00 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF OCEAN BEACH HIGHWAY TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTINUED...

EXCEPTING THEREFROM THE NORTHEASTERLY 203.00 FEET OF THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING NORTHWESTERLY OF THE NORTHWESTERLY BOUNDARY LINE OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 749932 AND SOUTHEASTERLY OF THE SOUTHEASTERLY BOUNDARY LINE OF THAT TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 836383.

ALSO EXCEPTING THEREFROM THE NORTHWESTERLY 75.00 FEET THEREOF, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 836383.

ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY 100.00 FEET THEREOF, AS DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 749932.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

EXCEPTIONS:

1. EASEMENT AND RIGHT OF WAY FOR DIKE AND DRAINAGE ACQUIRED BY COWLITZ COUNTY FOR THE BENEFIT OF CONSOLIDATED DIKING IMPROVEMENT DISTRICT NO. 1, BY DECREE ENTERED NOVEMBER 16, 1923, IN COWLITZ COUNTY SUPERIOR COURT CAUSE NO. 5362, A COPY OF WHICH AS RECORDED NOVEMBER 17, 1923, IN VOLUME 97, PAGE 491, UNDER AUDITOR'S FILE NO. 31612.

2. RESTRICTIONS IMPOSED BY DEED FROM THE LONG-BELL LUMBER COMPANY RECORDED MARCH 21, 1956, UNDER AUDITOR'S FILE NO. 451231, AS FOLLOWS:

SAID PROPERTY IS RESTRICTED TO RESIDENTIAL AND AGRICULTURAL PURPOSES.

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY
PURPOSE:	RIGHT-OF-WAY EASEMENT FOR POWER UNDERGROUND
DATED:	MARCH 27, 1987
RECORDED:	OCTOBER 21, 1987
AUDITOR'S NO.:	<u>871021002</u> VOLUME: 1029 PAGE: 797
AREA AFFECTED:	PARCEL B

4. ANY QUESTION THAT MAY ARISE AS TO THE EXACT LOCATION OF THE CENTERLINE OF THE SLOUGH AS REFERENCED IN THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY.
5. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE REAL PROPERTY, OR TITLE TO THE ESTATE INSURED, THAT MAY ARISE DUE TO THE SHIFTING AND CHANGING IN THE COURSE OF THE SLOUGH.

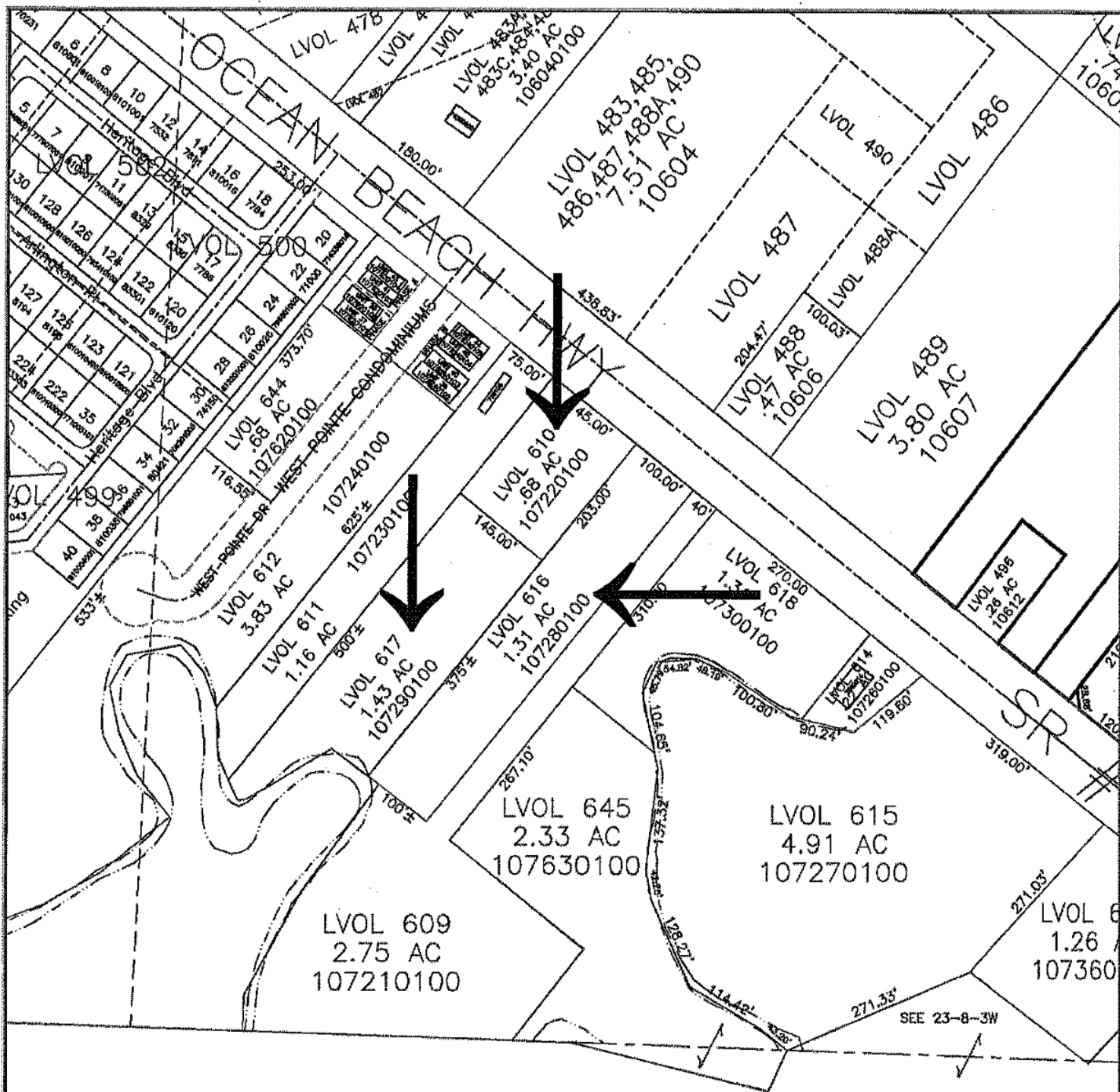
6. MATTERS SET FORTH BY SURVEY:

RECORDED:	AUGUST 14, 2019
AUDITOR'S NO.:	<u>3622887</u> VOLUME: 38 PAGES: 175-176

NOTES:

- A. LIABILITY IS LIMITED TO THE CHARGE MADE FOR THIS CERTIFICATE.
- B. GENERAL TAXES FOR 2020 IN THE SUM OF \$1,735.97, ARE PAID IN FULL. TAX ACCOUNT NO. 107220100. (AREA CODE 400, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.)

DD/MC



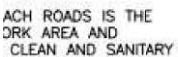
ParcelID: 107220100

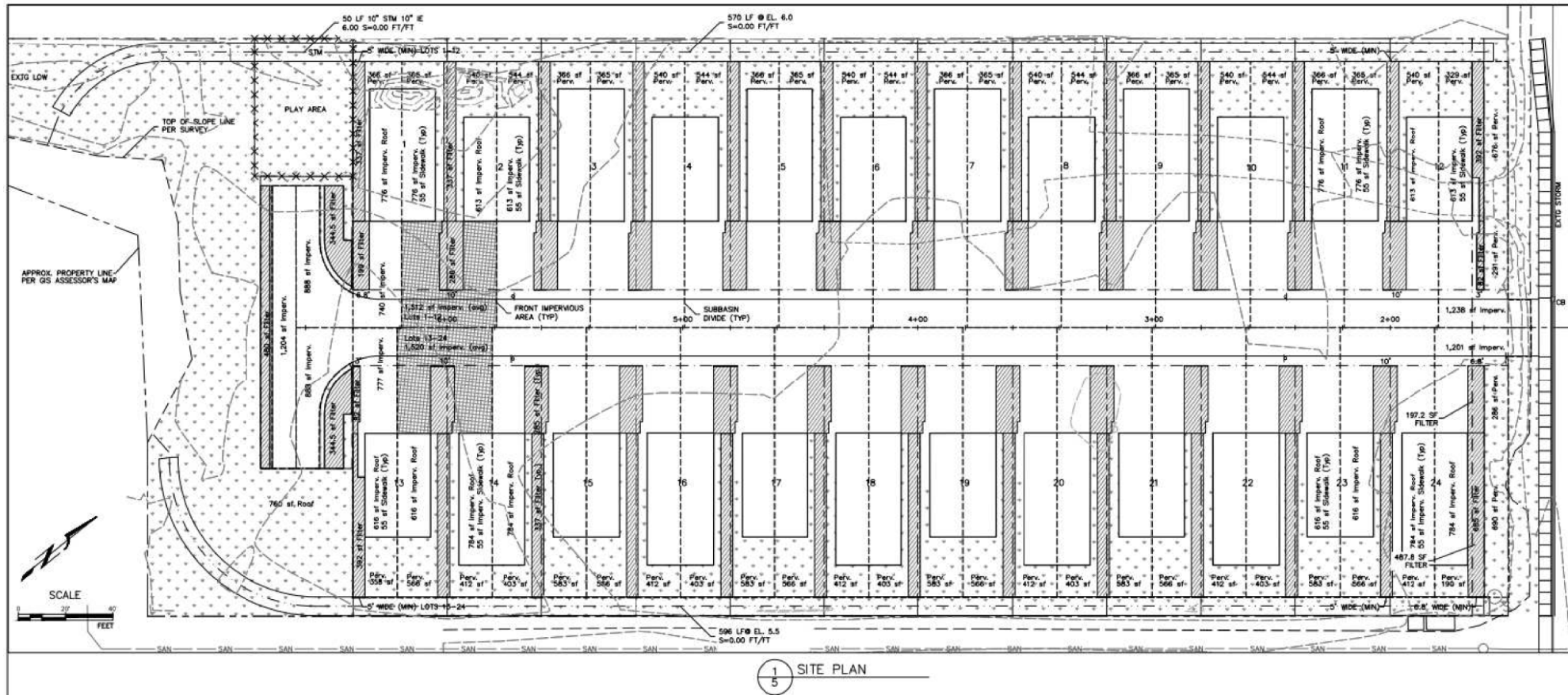
5721 Ocean Beach Hwy

Longview, WA 98632

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

WEST END MANUFACTURED HOME PARK



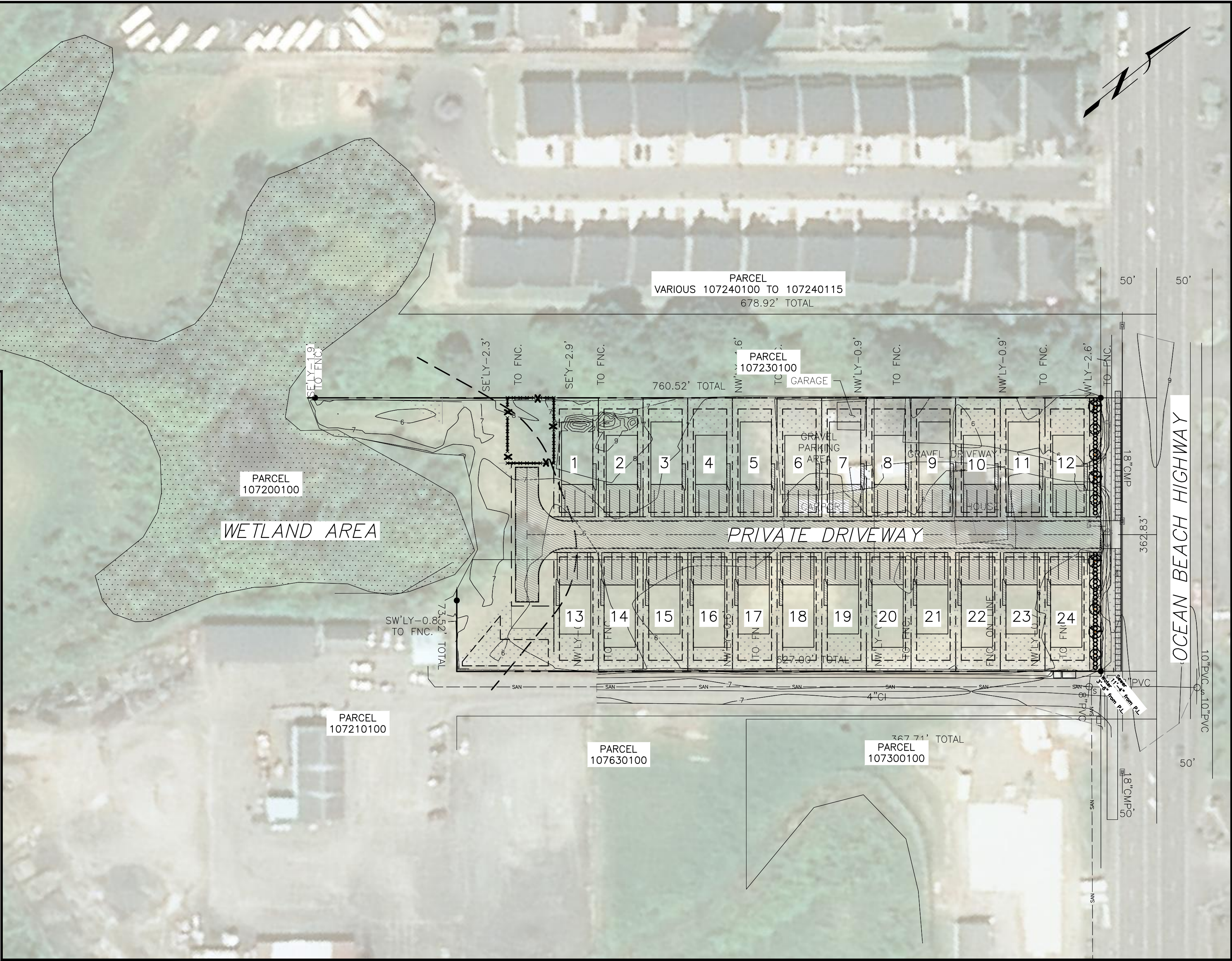


WEST END MANUFACTURED HOME PARK

GENERAL NOTES:

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

CONTINUED ON SHEET 2



1
1 SITE MAP
SCALE: 1"=60'

PROJECT TEAM:

OWNER:

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

CIVIL AND GEOTECHNICAL

ENGINEER

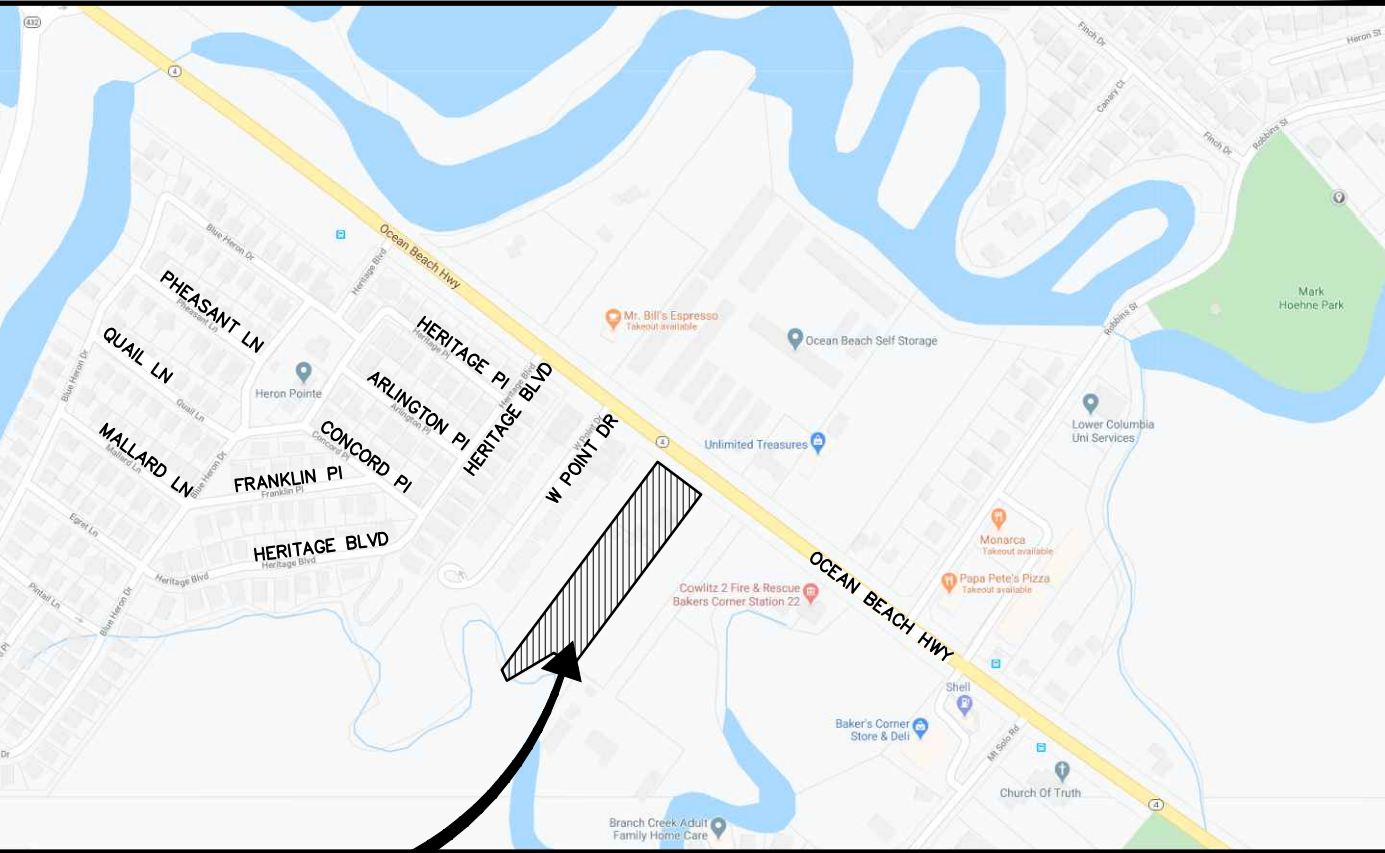
STRATA-DESIGN LLC.
519 SW PARK AVE
PORTLAND, OREGON 97205
PHONE: 503-819-4423

SURVEYOR:

BLUHM AND ASSOCIATES LAND
SURVEYORS, INC.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE: (360) 748-1551
FAX: (360) 748-6282

PLANNER:

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



PROJECT
SITE

2
1 VICINITY MAP
SCALE: NTS

SHEET INDEX

- COVER SHEET
- NOTES AND LEGEND
- EXISTING CONDITIONS AND DEMOLITION PLAN
- GRADING PLAN
- STORMWATER PLAN
- UTILITY PLAN
- PUBLIC STREET IMPROVEMENTS
- PRIVATE STREET IMPROVEMENTS
- PUBLIC SANITARY SEWER
- PRIVATE SANITARY SEWER
- EROSION CONTROL PLAN
- STORMWATER DETAILS
- STANDARD DETAILS
- STANDARD DETAILS
- STANDARD DETAILS
- STANDARD DETAILS

WEST END MANUFACTURED HOME PARK
5721 OCEAN BEACH HIGHWAY
LONGVIEW, WASHINGTON 98632
COVER SHEET

REVISIONS:	PROJECT:	BB	RG	4/9/22	COVER SHEET
	DRAWN:				
	CHECKED:				
	DATE:				
SHEET:	1 OF 16				



1 OF 16

PERVIOUS LAWN SECTION

A. FOR CAVES CONSTRUCTION, WIDTHS VARY, PROVIDE SF SHOWN ON THESE PLANS MINIMUM.

B. WITHIN 6' OF THE HOUSE ENVELOPE (EXCEPT IF CONFLICTS WITH CAVFS), OPTION OF DEVELOPER TO BE SEEDED, MULCHED, OR COVERED IN DECORATIVE ROCKS, OR ENTRY SIDEWALK.

C. TOP 8" OF CAVFS TO BE AMENDED TO MEET SOIL REQUIREMENTS PER SMMWW T7.40.

D. TOP 8" OF SWALE TO BE AMENDED TO MEET 5% ORGANIC MATTER PER SMMWW T5.13.

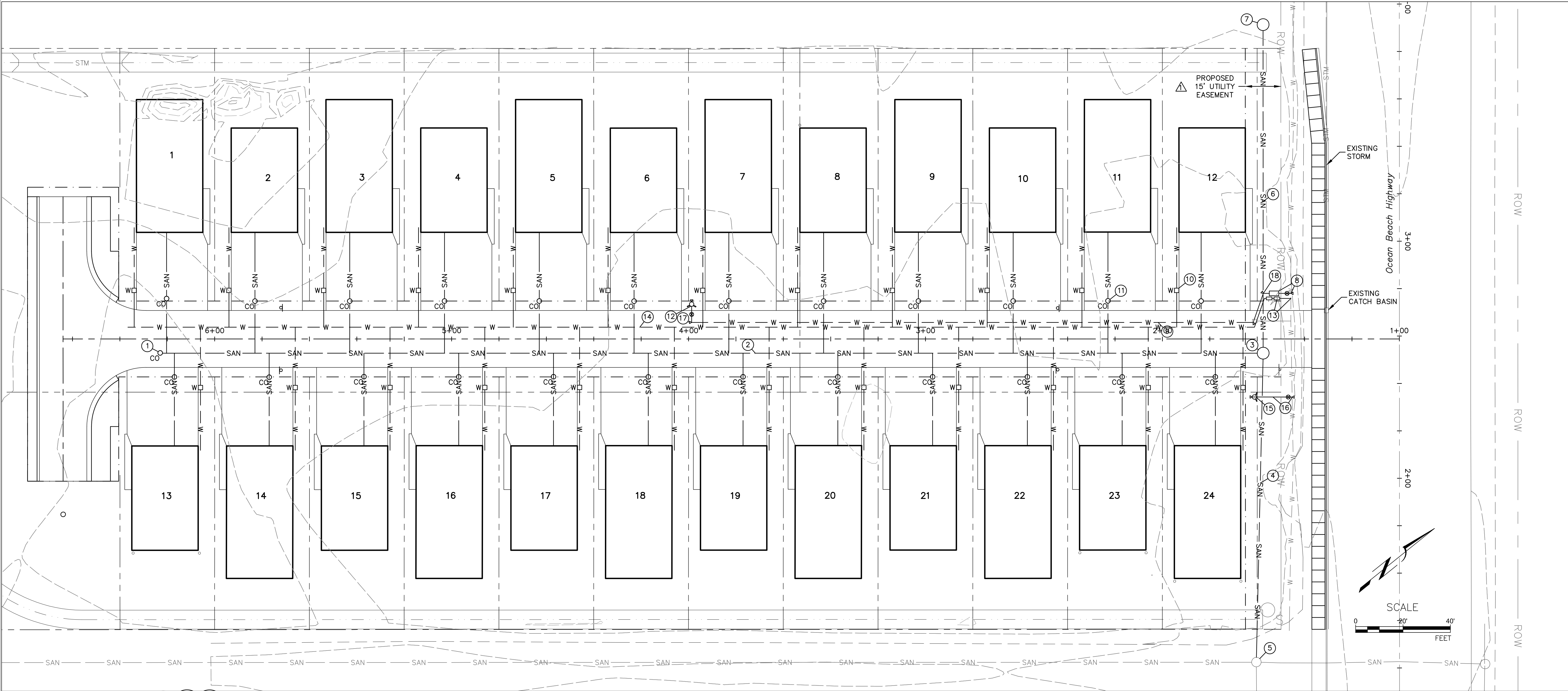
E. LAWN AREA TO USE SOIL SUITABLE FOR LAWN GROWTH, TYPE TO BE OPTION OF THE DEVELOPER.

F. DECISION TO ALLOW PETS IS TO BE DETERMINED. IF PETS ARE ALLOWED PROVISIONS AS DIRECTED IN BMP S440 WILL BE IMPLEMENTED.

G. FOR ELEVATIONS AND GRADING, SEE SHEET 4.

H. SEE DETAIL 5, SHEET 4 FOR CAVFS AT HAMMERHEAD.

FILE: UTILITY PLAN SAVE DATE: 4/7/2022 7:09:15 PM PLOT DATE: 4/9/2022 3:23:19 PM



CONSTRUCTION NOTES

- ① SANITARY SEWER CLEANOUT, RIM=7.91, IE OUT=4.40
- ② 465.5 LF OF 8" 3034 PVC SANITARY SEWER AT 0.50% SLOPE
- ③ SANITARY SEWER MANHOLE, SEE DETAIL 1 SHEET 11
RIM=8.2, IE IN=2.00, IE OUT=1.99
- ④ 130.3 LF OF 8" 3034 PVC SANITARY SEWER AT 0.50% SLOPE
- ⑤ CONNECT TO EXISTING SANITARY SEWER MANHOLE STUBOUT
RIM=7.78, IE IN=1.34
- ⑥ 138.5 LF OF 8" 3034 PVC SANITARY SEWER AT 0.50% SLOPE (PROPOSED)
- ⑦ SANITARY SEWER MANHOLE, SEE DETAIL 1 SHEET 11
RIM=9.0, IE OUT=2.69 (PROPOSED)
- ⑧ TAP EXISTING MAIN WITH 6" WATER MAIN AND 6" GATE VALVE
INSTALL DOUBLE-CHECK DETECTOR ASSEMBLY PER STD DWG W-370
- ⑨ 265 LF OF 6" C900 DR-XX FIRE WATER MAIN
- ⑩ INSTALL INDIVIDUAL METER BOXES WITH NO METER AT EACH UNIT
- ⑪ INSTALL 4" SERVICE LATERAL WITH CLEANOUT AT EACH UNIT
- ⑫ INSTALL PRIVATE FIRE HYDRANT PER STD DWG W-150
- ⑬ TAP EXISTING MAIN WITH 2" DOMESTIC MAIN
INSTALL 1-1/2" METER (W-020) AND 1-1/2" RPBA (W-400)
- ⑭ 235 LF OF 2" C900 DR-XX WATER MAIN
- ⑮ INSTALL PUBLIC FIRE HYDRANT PER STD DWG W-150
- ⑯ TAP EXISTING MAIN WITH 4 LF 6" C900 DR-XX
- ⑰ INSTALL THRUST BLOCKS AS DIRECTED ON STD DWG W-220 AND W-260
- ⑱ WATER-SEWER CROSSING PER STD DWG W-290, W-295 AND W-300

GENERAL NOTES

CONFIRM THE EXISTING SEWER CONNECTION IE BEFORE CONTINUING WORK.
NOTIFY ENGINEER IF ELEVATION IS HIGHER THAN SHOWN ON THESE PLANS.

1
5 UTILITY PLAN

STRATADESIGN
2227 NE OREGON STREET, #502 • PORTLAND, OR 97232
503-819-4423 STRATA-DESIGN.COM

WEST END MANUFACTURED HOME PARK
5721 OCEAN BEACH HIGHWAY
LONGVIEW, WASHINGTON 98632
UTILITY PLAN

PROJECT:	BB	RC
DRAWN:		
CHECKED:		
DATE:	4/9/22	
NAME:	UTILITY PLAN	

SHEET:
6 OF 16

APPENDIX A

MISCELLANEOUS SUPPORT DATA

WEST END MOBILE HOME PARK

A-1 VICINITY LOCATION MAP

A-2 AREIAL MAP WITH PARCEL DATA

A-3 DIKING DISTRICT MAP

A-4 CONTOUR MAP - SURVEY

A-5 SOIL TYPE MAP AND DATA

❖ **TEST PIT LOCATION – GEOTECH (SEE APP B PRESENT CONDITION)**

A-6 RAINFALL FREQUENCY DATA

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

COAL CREEK QUADRANGLE
WASHINGTON-OREGON
7.5-MINUTE SERIES

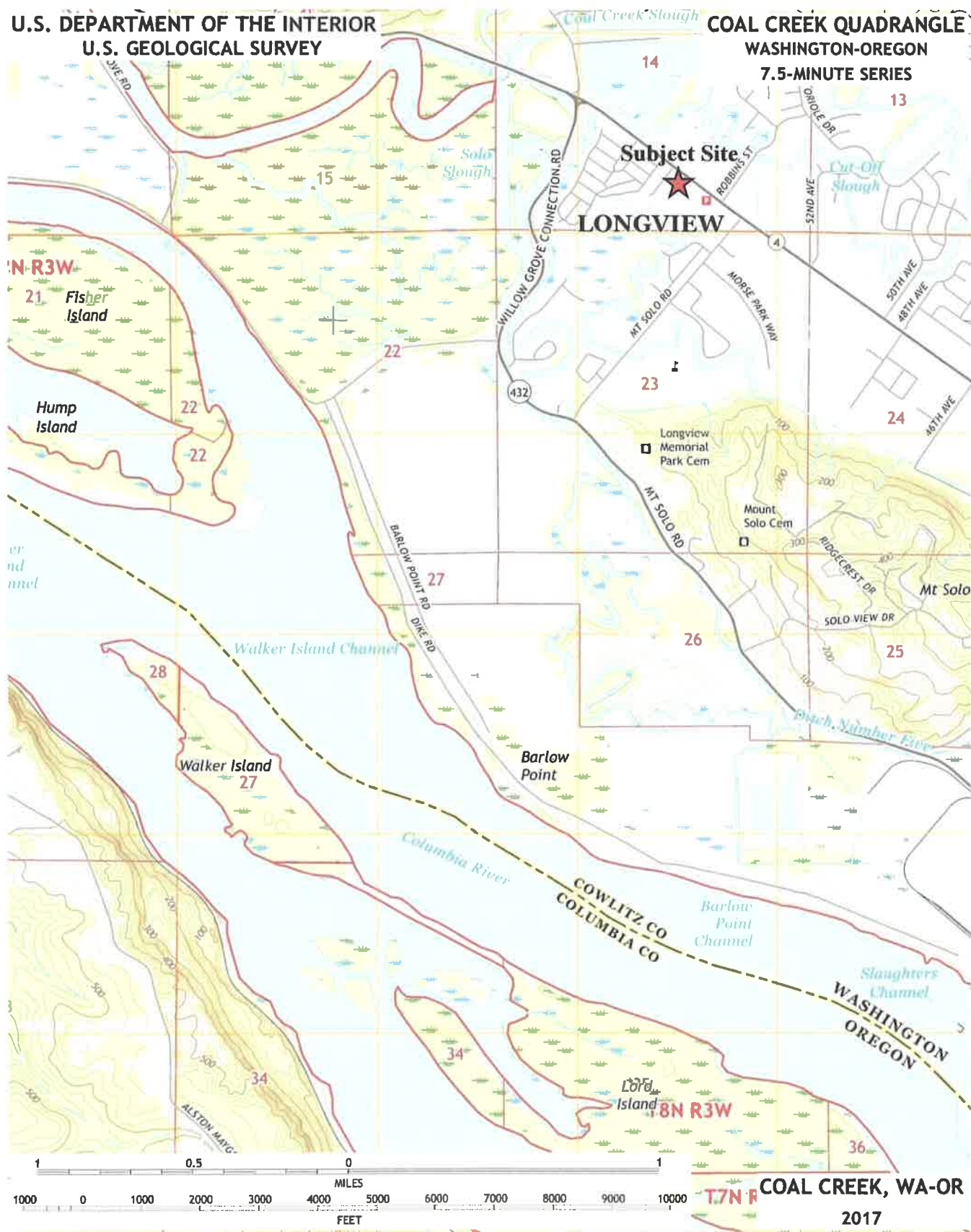
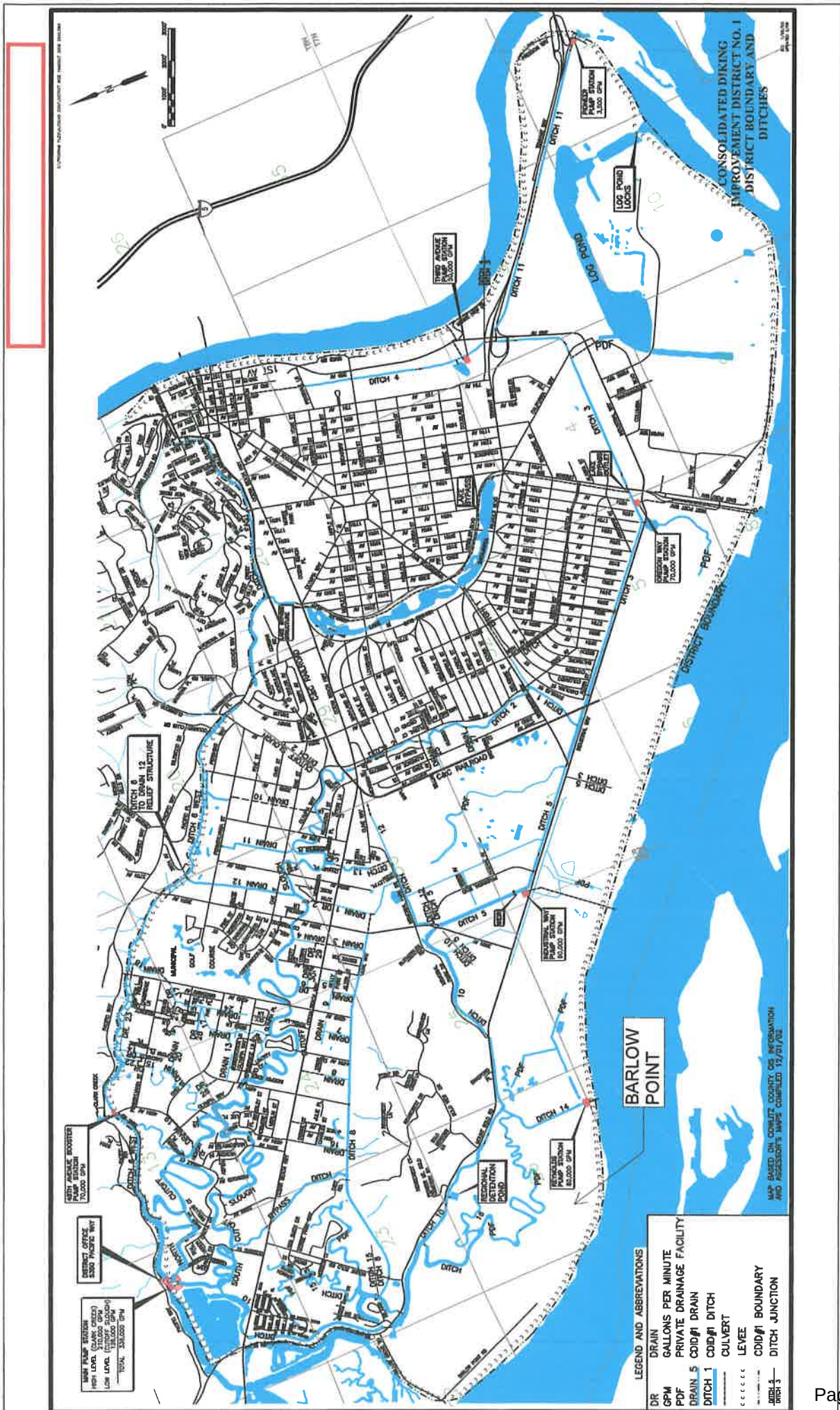
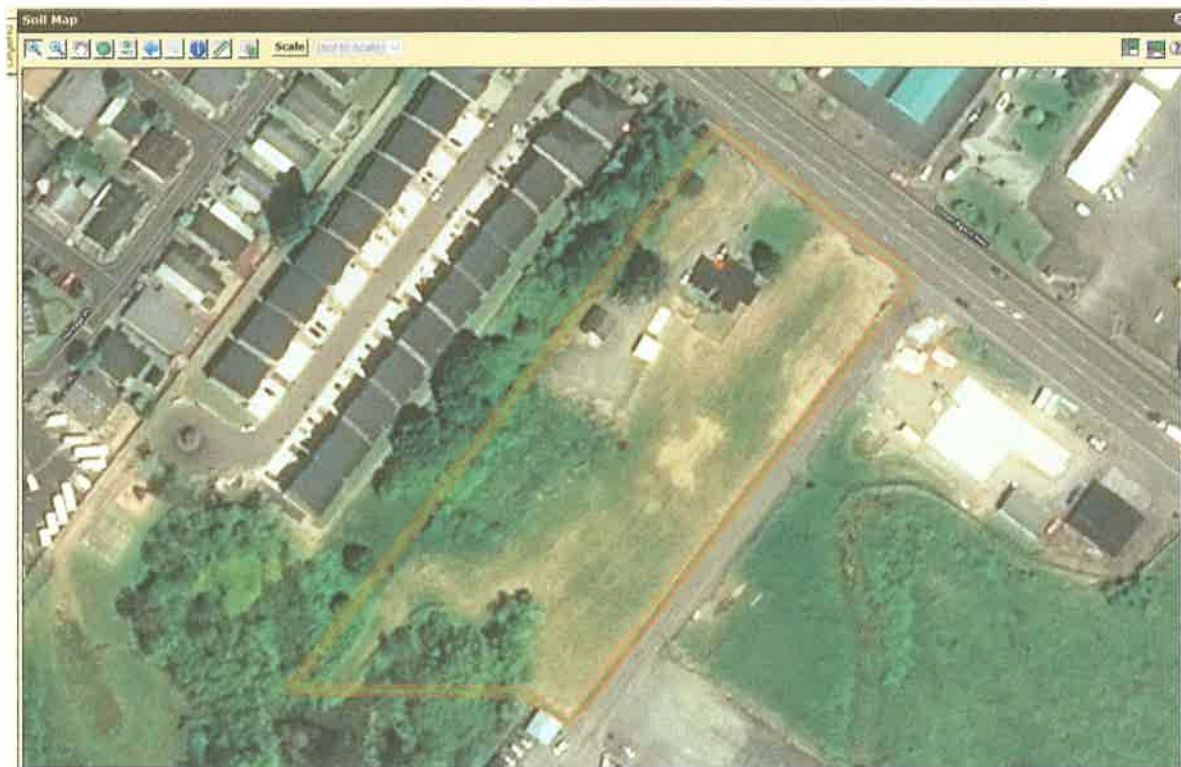


Figure 1: Subject site location on the southeast quarter of the Coal Creek Quadrangle



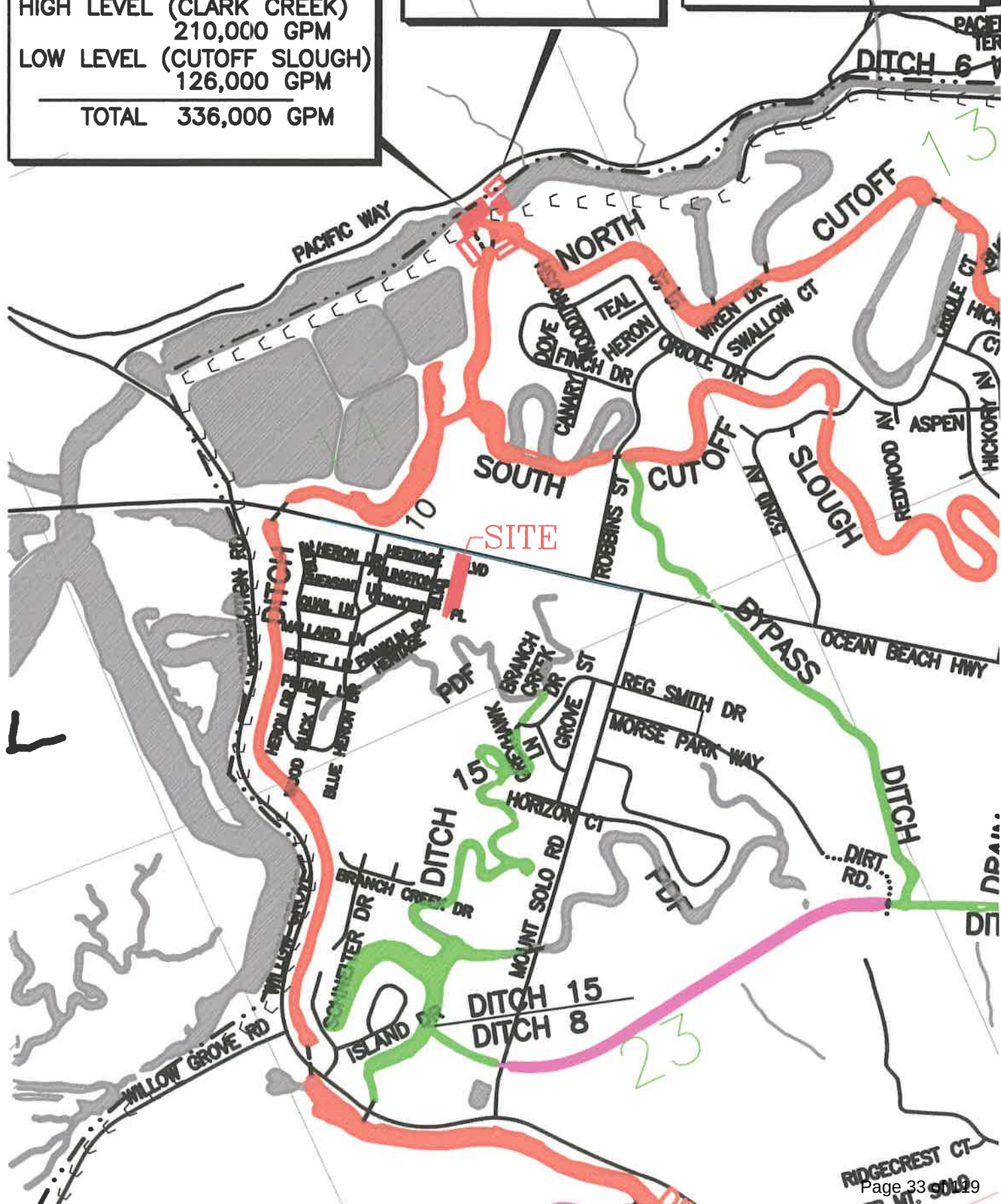


Map Unit Legend			
Cowlitz County, Washington (WA015)			
Cowlitz County, Washington (WA015)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Caples silty clay loam, 0 to 3 percent slopes	3.9	100.0%
Totals for Area of Interest		3.9	100.0%

MAIN PUMP STATION
 HIGH LEVEL (CLARK CREEK)
 210,000 GPM
 LOW LEVEL (CUTOFF SLOUGH)
 126,000 GPM
 TOTAL 336,000 GPM

DISTRICT OFFICE
 5350 PACIFIC WAY

**48TH AVENUE BOOSTER
 PUMP STATION**
 70,000 GPM



Staff comments in italics.

Chapter 19.28

STANDARDS FOR MANUFACTURED HOME PARKS

Sections:

- 19.28.010 Purpose and applicability.
- 19.28.020 Approval process.
- 19.28.030 Accessory uses.
- 19.28.040 Maximum density and minimum park size.
- 19.28.050 Lot – Width, depth, frontage.
- 19.28.060 Minimum building setbacks – Manufactured home parks.
- 19.28.070 Manufactured home size, building height, lot coverage.
- 19.28.080 Fences, hedges.
- 19.28.090 Parking provisions.
- 19.28.100 Screening and landscaping.
- 19.28.110 Recreation areas and facilities.
- 19.28.120 Manufactured home sales.
- 19.28.130 Home installation.
- 19.28.140 Accessory buildings – Materials.
- 19.28.150 Streets, lighting, and sidewalks.
- 19.28.160 Storm drainage.
- 19.28.170 Utilities.
- 19.28.180 Solid waste.
- 19.28.190 Building and grounds maintenance.

19.28.010 Purpose and applicability.

Any development containing spaces with required improvements and utilities that are leased for the long-term placement of manufactured housing shall comply with this chapter. The purpose of this chapter is to:

- (1) Ensure orderly development of manufactured home parks.
- (2) Improve the compatibility of manufactured home parks with adjacent residential areas. *The applicant has proposed allowing a public easement across the front of the property so that a neighboring property has access to public sewer where grade limitations exist.*
- (3) Promote affordable housing. (Ord. 3122 § 16, 2010).

19.28.020 Approval process.

Manufactured home parks shall be reviewed and approved per Chapter 19.90 LMC, Binding Site Plan. (Ord. 3122 § 16, 2010). *The applicant has made application for a binding site plan.*

19.28.030 Accessory uses.

Accessory uses shall observe the following standards:

- (1) Each home unit is limited to one garage or carport no greater in size than that necessary to park two standard size automobiles or a maximum of 600 square feet in area.
- (2) Each home unit is limited to one storage building a maximum of 100 square feet in floor area.
- (3) Each home unit is limited to one cabana or covered patio, porch or deck. There shall be no area limit for porches, decks, patios or cabanas provided all setbacks are met.

(4) Detached carports or garages and other accessory buildings shall be no less than six feet from the home. (Ord. 3122 § 16, 2010).

19.28.040 Maximum density and minimum park size.

(1) Density in a manufactured home park shall not exceed eight and one-half units per gross acre. *The development is at 7 units per acre.*

(2) Manufactured home parks shall be a minimum of one acre in size. (Ord. 3122 § 16, 2010). *Site is 3.3 acres +/-*

19.28.050 Lot – Width, depth, frontage.

For manufactured home parks, lot width and depth shall be measured as defined in Chapter 19.09 LMC.

(1) Interior lot, 40 feet wide at the front property line and building lines; *The lots are roughly 40' x 97' long.*

(2) Cul-de-sac lot, 30 feet wide as measured along the front property or site line arc;

(3) Corner lot, 50 feet wide at the building line, provided the intersection visibility clearance standard can be met (See LMC 19.28.060(4));

(4) Lot depth, 60 feet;

(5) All sites shall front on interior streets within the park. (Ord. 3122 § 16, 2010). *Met.*

19.28.060 Minimum building setbacks – Manufactured home parks.

All setbacks shall be measured from the nearest corner or wall to the appropriate property or site line.

(1) Front Setback. The minimum front yard setback for all buildings and structures shall be five feet from the front property line which abuts a private or public street within the park; provided, on corner lots, the intersection visibility clearance standard is met.

(2) Side Setback. The minimum side yard setback for manufactured homes and buildings including carports, garages and accessory buildings shall be five feet; provided, on corner lots, the intersection visibility clearance standard is met.

(3) Rear Setback. The minimum rear setback shall be 10 feet.

(4) Intersection Visibility Clearance. On a corner lot, nothing shall be erected, placed or allowed to grow in such a manner as to impede vision between a height of three and 10 feet above the centerline grades of the intersecting streets in the triangular area bounded by the street lines of the corner lot and a line joining points on said street lines 20 feet from the corner. (Ord. 3122 § 16, 2010).

19.28.070 Manufactured home size, building height, lot coverage.

(1) Manufactured homes in parks shall be no less than 420 square feet in area.

(2) All buildings within a manufactured home park shall be no more than one and one-half story high or a maximum of 20 feet in height.

(3) Maximum lot coverage by homes, their carports or garages, and accessory buildings and uses shall be 50 percent. (Ord. 3122 § 16, 2010).

19.28.080 Fences, hedges.

Fences and hedges on individual sites shall be no higher than three feet along front property lines and no higher than six feet along side and rear property lines on interior lots and interior lot lines of corner lots. On corner lots, fences and hedges shall be no higher than three feet along front and side street property lines. (Ord. 3122 § 16, 2010).

19.28.090 Parking provisions.

(1) Off-street parking shall meet the requirements of Chapter 19.78 LMC. *The applicant has exceed the requirements and provided twice as many guest spaces as required.*

(2) In addition to the off-street parking requirements, there shall be provided at least one automobile parking space for every two home sites for use by guests, visitors, service, or delivery vehicles and shall be signed or designated as such. These spaces may be placed along the park's interior drives, but shall be set back off of the roadway proper and shall be within 100 feet of the lots to be served. This parking may be waived if on-street parking is provided on streets designed to accommodate side parking and two standard lanes of traffic. *To accommodate RV's some homes will need to be set farther back than the standard 20 depth of a parking stall.*

(3) Parking provisions for trucks and recreational vehicles are as follows:

(a) Trucks over one and one-half tons and recreational vehicles such as trailers, motor homes, camping trucks, boats on boat trailers, and similar equipment shall not be stored on individual sites in home parks. The park shall provide a paved, fenced and adequately sized and lighted area within the development for the parking and storage of such vehicles.

(b) Exception. One of the two allocated off-street parking spaces on each lot or site may be used for the parking of a recreational vehicle if no more than one automobile or truck (less than one and one-half tons) is parked on the lot or site. Car-top boats and canoes are also exempt from separate storage requirements. (Ord. 3122 § 16, 2010). *The applicant has chosen this option B, and provides 3 spaces per lot.*

19.28.100 Screening and landscaping.

(1) A sight-obscuring fence at least six feet high shall be constructed around the entire manufactured home development. The fence shall be appealing from inside and outside of the development. This may be accomplished by several alternatives: wood board fencing, chain link fencing with evergreen hedges of such species, height and placement so as to become an effective sight screen within two years of planting, or some similar form of ornamental fencing and landscaping combinations. *This is a condition of approval and part of the applicant's proposal. Detailed designs for fencing and landscaping must be provided prior to installation to verify the standard is met.*

(2) Home sites and common areas shall be landscaped and maintained so as to enhance the livability, residential character, and aesthetics of the park. Such landscaping shall consist of substantial evergreen and deciduous trees mixed with shrubbery and ground covers, all installed concurrent with property development and prior to tenant or owner occupancy. Vegetated stormwater management facilities such as bioretention areas and planters, conveyance swales and dispersion areas can be used to satisfy this requirement.

(3) The applicant shall follow land preparation practices which will leave, as much as is feasible, existing trees, vegetation, and other natural features. (Ord. 3351 § 4, 2017; Ord. 3122 § 16, 2010).

19.28.110 Recreation areas and facilities.

(1) The following recreation areas and/or facilities shall be provided by home parks:

(a) An outdoor play area with a variety of playground equipment. A minimum of 100 square feet of play area will be provided per home lot or site. The play area shall be protected from all streets, driveways, and parking areas by a fence at least 30 inches in height. Access to the area will be safe and minimize conflicts between pedestrians and vehicle traffic. *The applicant has chosen option A, and will provide a fenced play area with a variety of playground equipment.*

(b) A heated indoor recreation facility combined with a portion of the outdoor play area described in subsection (1)(a) of this section, both with a variety of play equipment and areas for use by park residents. A minimum of 25 square feet of floor area per mobile home lot or site will be provided for the indoor facility, and a minimum of 50 square feet of ground area per unit will be provided for the outdoor play area.

(2) If the park does not accommodate children less than 14 years of age, an indoor facility with recreation and community equipment shall be provided for use by residents. A minimum of 20 square feet of floor area per lot or site will be provided for the building. Equipment installed or made available will be appropriate to the user population: pool, ping-pong, or card tables, a community kitchen with eating and entertaining facilities, swimming pool, sauna, and so forth. (Ord. 3122 § 16, 2010).

19.28.120 Manufactured home sales.

Manufactured home parks shall be for residential purposes only. Sales of manufactured homes shall be limited to those which become available on the market on an individual basis. Commercial sales and promotion are limited to the showing and sale of model homes which are to be used in the park. Commercial promotion and sales of units to be transported off site are prohibited. (Ord. 3122 § 16, 2010).

19.28.130 Home installation.

(1) Homes in parks may retain their running gear and use footings and piers, but shall be fully secured to the ground with appropriate tie-down devices.

(2) A minimum of an 18-inch crawl space shall be left under all homes.

(3) A crushed rock, concrete, or asphalt surface with good drainage shall cover the area where a home is to be sited.

(4) Permanent steps shall be installed at all exits.

(5) Skirting shall be securely attached between the home and the ground on all sides within 30 days of home installation. Skirting materials shall consist of materials which are compatible with design of the home and enhance its appearance. *The demonstration of this requirement shall be met at placement permit application stage.*

(6) Construction, siting and installation of homes shall be in conformance with applicable federal, state and local codes and standards. Homes must have a placement, building or similar permit from or through the city prior to placement. (Ord. 3122 § 16, 2010).

19.28.140 Accessory buildings – Materials.

Any accessory building, carport, garage, or other structure shall be constructed of materials compatible with and which will enhance the design of the home and of the surrounding manufactured home community. (Ord. 3122 § 16, 2010).

19.28.150 Streets, lighting, and sidewalks.

Manufactured home parks shall meet LMC 19.80.130 standards, except that streets and street lighting may be private. Public street pavement widths and sidewalks, if provided, need meet only local access standards of Chapter 12.50 LMC. Private streets with parking on one side shall have a minimum pavement width of 32 feet with a right-of-way width of 40 feet. Private street with no on-street parking shall have a minimum pavement width of 24 feet and a right-of-way width of 32 feet. Curbs and sidewalks are recommended and their need and type will be determined during site plan review. At a minimum, a four-foot-wide walkway will be striped or similarly designated along at least one side of each street. All dedicated improvements, in any case, shall meet Chapter 19.80 LMC standards. (Ord. 3122 § 16, 2010). *This is a condition of approval- prior to completion of construction the city engineer shall determine if intersection lighting is required whether public or private.*

19.28.160 Storm drainage.

Stormwater management shall conform to Chapter 17.80 LMC and all other applicable statutes. (Ord. 3351 § 5, 2017; Ord. 3122 § 16, 2010).

19.28.170 Utilities.

All utilities shall be shown on the site plan, installed underground within the park, meet all applicable building, plumbing, electrical, health, and engineering codes and standards and be subject to approval by the city engineer and building official. Utilities at the home site shall have the ability to be capped when a home is not on site. (Ord. 3122 § 16, 2010).

19.28.180 Solid waste.

If refuse containers are used by more than one unit for temporary storage of solid wastes, the container(s) shall be screened and the area kept clean of all litter. (Ord. 3122 § 16, 2010).

19.28.190 Building and grounds maintenance. *A condition of approval: covenants and private easements shall bind all lots to participate in maintenance of common areas, private streets, and private utilities. If no HOA is proposed the covenants must provide that option in the future for successor owners.*

(1) All buildings, yards, screening, fencing, landscaping and recreation areas shall be maintained in a neat and orderly manner by owners/managers of manufactured home parks. Landscaping shall be maintained in a healthy, presentable state.

(2) All structures, buildings, and fences shall be kept free of rust, corrosion, peeling paint and other surface deteriorations. (Ord. 3122 § 16, 2010).



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

May 20, 2022

NOTICE OF PUBLIC HEARING Longview Planning Commission June 1, 2022, 7pm

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Longview Washington will conduct a 'hybrid' in-person and virtual public hearing in the Council Chambers located on the 2nd Floor of City Hall, 1525 Broadway, Longview, Washington. Visit mylongview.com under 'Agendas & Minutes' for details for joining the meeting virtually.

Case No: PC 2020-7

Initiator: Nick Little, Chilton Development Services for Perry Gilmore

Request: A type B Binding Site Plan to create a new 24 unit manufactured home park, with each site large enough to support a double wide manufactured home and three parking spaces. Includes a private roadway to provide access, stormwater system, water/sewer line extensions, and a play area.

Location: 5721 Ocean Beach Hwy. Parcel numbers involved: 10729010, 107280100, 107220100

Why You are Receiving This Notice: You own real property located near a proposed project. The Public hearing is an opportunity to provide comments for consideration by the Planning Commission. The Planning Commission will be asked to make a decision on the proposal. If approved, the project will be able to complete design work and then construction.

Comments: Written comments should be directed to Adam Trimble, Planning Manager, P.O. Box 128, Longview, Washington 98632. Written comments must be received prior to the date and time of the public hearing. Mr. Trimble's phone number is (360) 442-5092 and his email address is adamt@mylongview.com

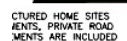
Public Hearing: You are invited to attend the 'hybrid' virtual or in-person public hearing to express your position regarding this proposal. You may also provide comments at this meeting.

Project Documents are online at: <https://mylongview.box.com/v/west-endhomeparkOBHwy> Copies of the Type B binding site plan application, SEPA environmental checklist, and other application materials supporting this determination are also on file with the Community Development Department at 1525 Broadway Street and are available for review. 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 June 1, 2022 at the contact info above.

For further information contact Adam Trimble, at (360) 442-5092 or by email at adamt@mylongview.com

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

5721 Ocean Beach Hwy.



THESE PLANS AND
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19.90.060 Planning commission public hearing.

The planning commission shall review Type B proposed binding site plans. Such review shall be made to ensure conformance of the proposed binding site plan to the general purposes of the comprehensive plan and the planning standards and specifications as adopted by the city. The planning commission will review the binding site plan application, make findings of fact and determine whether the binding site plan is approved, disapproved or approved with conditions. The planning commission, if it finds the binding site plan application to be incomplete, may return same to the applicant and request additional information. Written notice of the planning commission's decision should be provided to the applicant within 14 days. (Ord. 3161 § 9, 2011; Ord. 3091 § 2, 2009).



April 21, 2022

To: Washington State E.C.Y., Environmental Review Section
Jeff Barsness, Development Services Engineer, WSDOT
Logan Cullum, Development Services Engineer, WSDOT
Department of Natural Resources SEPA Center
Department of Archaeology & Historic Preservation
Department of Fish and Wildlife SEPA Desk
Fire Chief Cowlitz 2 Fire & Rescue
Cowlitz Indian Tribe, Cultural Resources
Cowlitz Indian Tribe, Natural Resources Department
Elizabeth Sanchey Yakama Nation Environmental Management Program
Mike Moss, Director, Cowlitz County Public Works
Dr. Dan Zorn, Superintendent, Longview School District
Amy Blain Consolidated Diking Improvement District No. 1
Cowlitz County PUD – Right of Way
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Clint Matthews, Cascade Natural Gas
NoaNet
CenturyLink
Ryan Hennessey, Comcast
Willapa Hills Audubon Society, Permit Reviews
The Daily News
John Reeves, Longview Police Department
Jon Dunaway, Longview Fire Marshal

From: Ann Rivers, Director of Community Development

Subject: **SEPA Environmental Checklist Review - Application #E 2022-4**

Project: **Nick Little with Chilton Development Services on behalf of Perry Gilmour has submitted a SEPA checklist for a new 24 unit manufactured home park, with each site large enough to support a double wide manufactured home and three parking spaces. The development will provide a private roadway for access and include a play area. The property is located at 5721 Ocean Beach Hwy, 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 ***Low Density Residential***. Adjacent uses include: the Cowlitz County road maintenance facility and private driveway, Cowlitz 2 Fire and Rescue fire station, vacant land, a housing developments, State Route 4 and mini-storage.

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 6, 2022**.

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

Thank you.

Attachments: Narrative, Site Plan, Critical Areas Survey, Stormwater Report, related reports.

Cc: Applicant: Chilton Development Services
File



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

Description of Proposal: **E 2022-4– A new 24 unit manufactured home park, with each site large enough to support a double wide manufactured home and three parking spaces. The development will provide a private roadway for access and include a play area.**

Proponents: Perry Gilmore/ Nick Little
Chilton Development Services
1760 Down River Dr
Woodland, WA 98674
Phone: 360-957-9185

Location of Proposal, Including Street Address, if any: The site is located at 5721 Ocean Beach Hwy (Parcel Number(s): 10729010, 107280100, 107220100). The property is located within the South 1/2 of Section 14, T8N, R3W 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 6, 2022.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

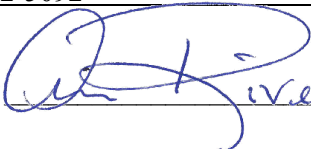
Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Planning Manager

Phone: (360) 442-5092

Date: April 21, 2022

Signature: 

SEPA ENVIRONMENTAL CHECKLIST

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Gilmour Manufactured Home Park (West End Manufactured Home Park)

2. Name of applicant:

Nick Little, Chilton Development Services (applicant/agent)
Perry Gilmour (owner)

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

1760 Down River Drive, Woodland, WA. 98674
360-957-9185

4. Date checklist prepared:

11/9/20

5. Agency requesting checklist:

City of Longview

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

Work to begin in Spring/Summer of '21.

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

No further plans for expansion

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

Critical Areas Report and Mitigation Plan (wetland), Ecological Land Services

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

No

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

Binding Site Plan Approval, Critical Areas Permit, Utility Permit, RoW permit, Stormwater plan approval

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

The landowner is proposing a new 24-unit manufactured home park (residential), with each site large enough to support a double-wide manufactured home and three parking spaces. The project will also include a private roadway to provide access, stormwater system, water/sewer line extensions, and a play area. A small portion of the project will encroach within the wetland buffer of the offsite wetland to the west.

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

The property is located at 5721 Ocean Beach Hwy, in the western portion of the City of Longview, in Section 14, Township 8 North Range 3 West, W.M.; Parcel #s 10729010, 107280100, and 107220100

B. Environmental Elements [\[HELP\]](#)

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

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)?

2%

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.

USDA 17, Caples silty clay loam, 0-3% slopes

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

None.

- 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.

Development of the site will require approximately 8,122 cu.yds. of fill material to raise the site and acquire necessary grades for stormwater functions. Approximately 151 cu.yds. of material will be cut from the site, resulting in a total fill amount of 7,971 cu.yds. Fill will be obtained from a commercial source and will likely be dredge deposits.

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

Minimal erosion potential due to topography of site, but anytime soils are exposed there is a potential for some level of erosion.

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

Approximately 55-60%

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

Standard erosion control BMPs as identified in the engineering plans include stabilized construction entrance, sediment fencing, inlet protection and filtration. Unworked soils will not be allowed to overwinter without additional erosion protection.

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

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

Exhaust from equipment during construction. Post development would include exhaust from automobile traffic of future residents.

- 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:

None

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

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.

None on site. A wetland depression is located just offsite to the south/southeast, but no surface water was present during October site visits. During periods of high water when water may be present, the wetland outlets to the south eventually connecting to a CDID#1 slough $\frac{3}{4}$ mile to the south.

- 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.

A portion of the proposed roadway, play area, and small portions of two sites are located within the wetland buffer. Critical Areas report and mitigation plan has been provided with the application materials.

Mitigation is proposed to provide compensation for the reduction of the buffer width and the loss of approximately .18 ac (7,686 sq.ft.) of buffer area for the playground, turnaround, and trash/recycling area. Mitigation methods include enhancement of the remaining wetland buffer by removing invasive species, garbage, and tires. Native trees and shrubs will be installed to increase the function of the remaining buffer and provide for no net loss of overall function, as well as provide for screening between the development and the wetland. Enhanced buffer will be monitored for 5 years to ensure success.

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

None. Filling/Grading activities occurring outside of the wetland area, but within buffer.

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

No

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

No

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

No

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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

None.

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.

The new impervious area will create additional runoff compared to the predevelopment site. Stormwater will be infiltrated onsite based on the design and accompanying infiltration tests. This is detailed in the stormwater plans and report provided with the application materials.

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

Limited potential, as the site will detain and treat stormwater as necessary onsite.

- 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:

Where needed, existing native soil will be preserved as a treatment element. Details are included with the stormwater report provided with the application materials..

4. **Plants** [\[help\]](#)

a. Check the 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
- ☐ 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?

Vegetation will be removed during construction activity. Most vegetation on the site outside of the wetland buffer will be removed. Post development activities will include the replanting of native grasses and shrubs..

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

None

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

Native vegetation will be utilized as screening along Ocean Beach highway, and grasses will be used throughout the development for future yards. The wetland mitigation plan also includes the planting of various native plant such as Douglas fir, maple, alder, elderberry and snowberry.

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

Himalayan blackberry, reed canary grass, etc.

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

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

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None known

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

Pacific Flyway

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

None

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

None known

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

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

Electricity will be needed to provide for energy needs, for heating and lighting of future homes.

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

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

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

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

No

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

None

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

None

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

None

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

None

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

None

b. Noise

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

Noises typical to residential area, traffic along Ocean Beach Highway.

- 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.

Sounds of equipment between 7am and 5pm during construction. Long term noises would be similar to those adjacent area of residential development; traffic.

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

Vegetated screen along Ocean Beach Highway may provide minimal noise reduction.

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

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

The property currently has a single family dwelling and associated outbuildings. Surrounding property to the northeast and southwest is currently residential. Adjacent property to the north is currently mini storage, and the area to the south is vacant land. Property to the west is a County shop and fire station.

The site is
now vacant.
AT

- 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?

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.

Single Family dwelling, detached garage, shed(s)

The site is
now vacant.
AT

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

Yes. All existing structures will be removed, including the driveway.

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

R-1 Residential

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

R-1 Residential

Low density residential.

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

N/A

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

Yes, a portion of the property is within a wetland buffer.

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

Estimated 48-68 at full occupancy

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

None

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

None

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

Compliance with zoning ordinance, screening along Ocean Beach Highway

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

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

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

24 units, low income

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

1 unit, middle income

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

None

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

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

Unknown at this time, estimated at 10-12 feet based on current manufactured home design.

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

None

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

Screening along Ocean Beach Highway

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

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

Light will be produced by porchlights and car headlights of future residents.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

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

Headlights and streetlights from Ocean Beach Highway

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

Screening along Ocean Beach Highway

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

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

Windemere Park, Altrusa Park, Roy Morse Park, Mark Hoehne Park, Mint Valley Golf Course, and Bailey Park. Willow Grove Boat Launch is located several miles to the southwest.

- 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:

None

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

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

Existing home is approximately 69 years old. Based on owner input it does not appear to meet the criteria in LMC 16.12.50 for inclusion as a historic structure.

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

None identified.

- 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.

Visual inspection

- 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.

In the event that any ground-disturbing or other construction activities result in the inadvertent discovery of archaeological resources, work will be halted in the immediate area, and contact will be made with the necessary officials.

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

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

Ocean Beach Highway

- 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?

Yes, River City Transit. Nearest stop is at Heron Pointe, just northwest of project site.

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

Finished project would provide for 72 parking spaces, 3 per site.

- 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).

Yes, the project will include installation of sidewalk along Ocean Beach Highway fronting the subject property. The site will be served by a new private road connecting to Ocean Beach Highway, constructed to meet required City standards.

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

It is estimated that the site will generate approximately 200-240 TPD at full build out, based on estimate from the ITE manual.

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

No

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

None

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

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

The proposed project would generate an additional need for all of the above mentioned services in the form of 24 additional residences.

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

None

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

- a. Circle utilities currently available at the site:

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

- c. 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.

Electricity, water, sewer

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

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

Signature: _____



Name of signee _____ Nick Little _____

Position and Agency/Organization _____ Chilton Development Services _____

Date Submitted: _____ 11/11/20 – revised 12/9/20 _____



Chilton Development

West End Manufactured Home Park

Perry Gilmour Manufactured Home Park Application

Project Description

Perry Gilmour currently owns a 3.33-acre parcel within the City Limits of Longview. The property is located in west Longview, in the 5700 block of Ocean Beach Highway just west of the County's maintenance shop. The property is generally flat, with a minor slope toward the southeast. A single-family dwelling, detached garage and various small outbuilding currently exist on the project site.

The proposed project is to develop a 24-unit manufactured home park on the subject property. Project elements include demolition of all existing structures, construction of a new private road, water and sewer line extensions, a stormwater infiltration system, playground, and vegetative screening. Each new site is large enough to support a doublewide manufactured home and provide for three parking spaces.

A depressional wetland is located just offsite to the south/southeast. According to LMC and review by the project's qualified expert, this results in a buffer of 115', which would include a portion of the new roadway, a portion of the playground area, and small portions of two manufactured home sites. The buffer is proposed to be reduced as much as allowed for by LMC, with an onsite mitigation plan accounting for those impacts which could not be avoided.

This application is being submitted in accordance with Chapter 19.28 of the Longview Municipal Code and the provisions of the R-1 zoning designation as identified in Chapter 19.20 of the Longview Municipal Code.

We are hoping to begin construction on the project in spring/summer of 2021, weather and permits allowing.

Water and Sewer

The proposed manufactured Home Park would be served with water and sewer services from the City of Longview; both mains are available adjacent to the property. The project would include the necessary service line extensions to serve the proposed sites. A preliminary water system design is included with the application materials.

Access

A new private road connecting to Ocean Beach Highway will serve the proposed manufactured home park. The road was designed as a 24-foot wide access road, with striping on one side to designate



Chilton Development

pedestrian areas. On-street parking will not be allowed, and the additional overflow parking requirements have been factored into site design, with three parking spaces for each home site instead of two. This provides for double the required overflow parking needs required in the LMC.

Sidewalks are proposed for that portion of Ocean Beach highway fronting the subject property.

Other Utilities

Power, phone, and cable will be installed concurrent with road construction and made available to each home site within the park.

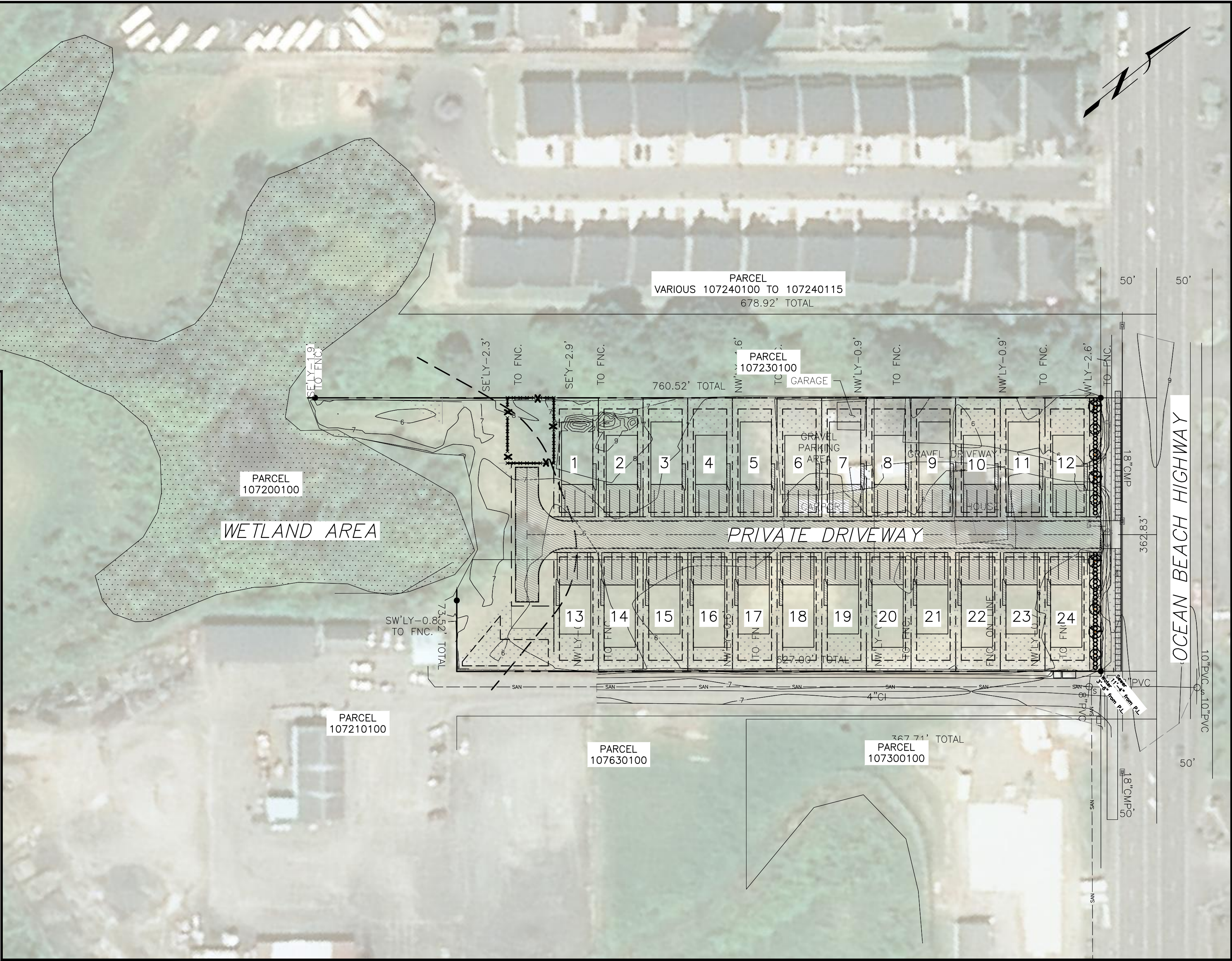
We appreciate the opportunity to propose this development within the City of Longview. Our goal is to provide the city with additional housing options and provide the city with a neighborhood it will be proud of. Questions, comments, concerns, or requests for additional information or clarifications can be sent to Nick Little, Chilton Development Services, at the contact info provided with the application.

WEST END MANUFACTURED HOME PARK

GENERAL NOTES:

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

CONTINUED ON SHEET 2



1
1 SITE MAP
SCALE: 1"=60'

PROJECT TEAM:

OWNER:

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

CIVIL AND GEOTECHNICAL
ENGINEER

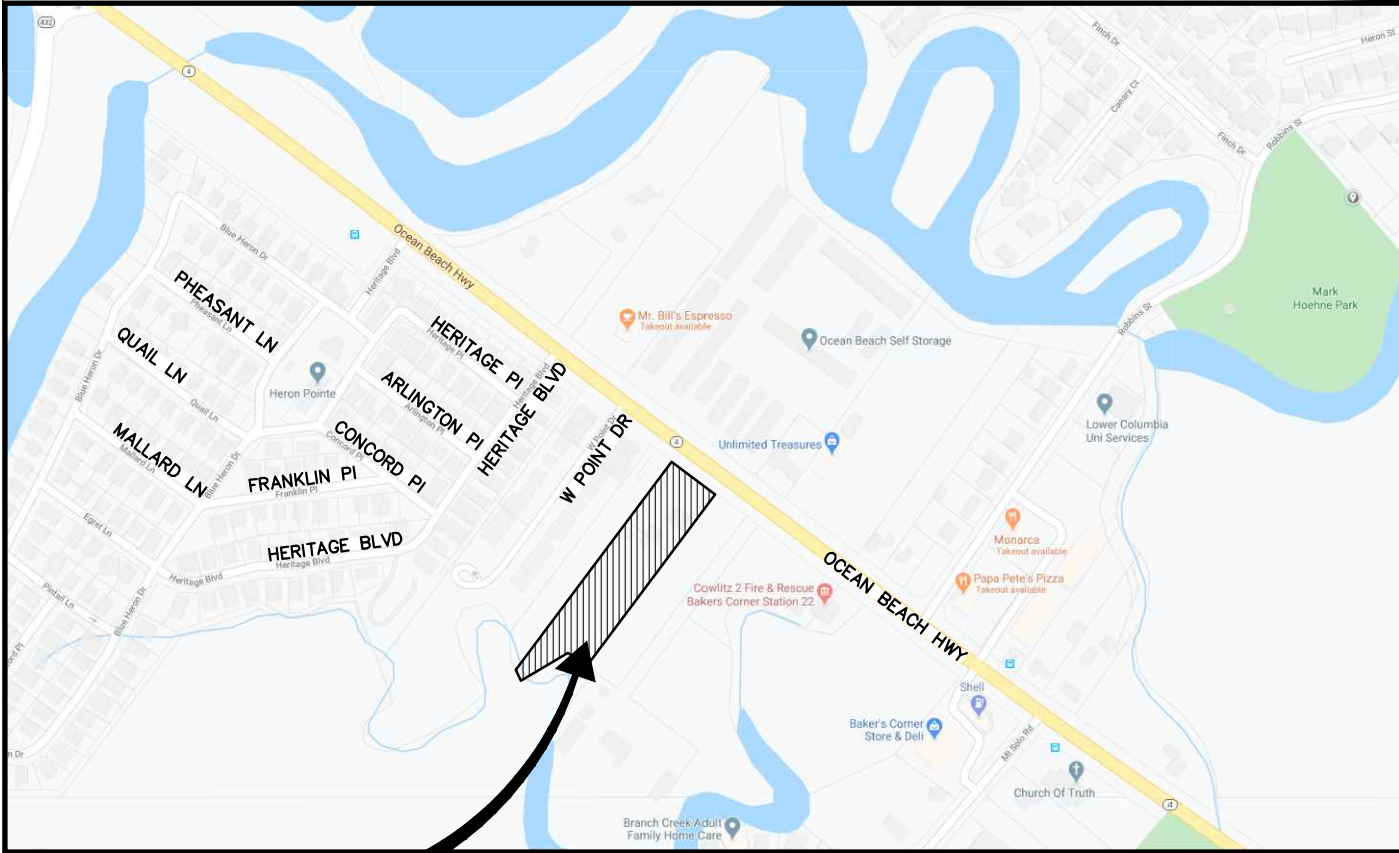
STRATA-DESIGN LLC.
519 SW PARK AVE
PORTLAND, OREGON 97205
PHONE: 503-819-4423

SURVEYOR:

BLUHM AND ASSOCIATES LAND
SURVEYORS, INC.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE: (360) 748-1551
FAX: (360) 748-6282

PLANNER:

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



PROJECT
SITE

2
1 VICINITY MAP
SCALE: NTS

SHEET INDEX

- COVER SHEET
- NOTES AND LEGEND
- EXISTING CONDITIONS AND DEMOLITION PLAN
- GRADING PLAN
- STORMWATER PLAN
- UTILITY PLAN
- PUBLIC STREET IMPROVEMENTS
- PRIVATE STREET IMPROVEMENTS
- PUBLIC SANITARY SEWER
- PRIVATE SANITARY SEWER
- EROSION CONTROL PLAN
- STORMWATER DETAILS
- STANDARD DETAILS
- STANDARD DETAILS
- STANDARD DETAILS
- STANDARD DETAILS

WEST END MANUFACTURED HOME PARK
5721 OCEAN BEACH HIGHWAY
LONGVIEW, WASHINGTON 98632
COVER SHEET

PROJECT:	BB	RG
DRAWN:		
CHECKED:		
DATE:	4/9/22	
NAME:	COVER SHEET	

SHEET:
1 OF 16

PERVIOUS LAWN SECTION

A. FOR CAVES CONSTRUCTION, WIDTHS VARY, PROVIDE SF SHOWN ON THESE PLANS MINIMUM.

B. WITHIN 6' OF THE HOUSE ENVELOPE (EXCEPT IF CONFLICTS WITH CAVFS), OPTION OF DEVELOPER TO BE SEEDED, MULCHED, OR COVERED IN DECORATIVE ROCKS, OR ENTRY SIDEWALK.

C. TOP 8" OF CAVFS TO BE AMENDED TO MEET SOIL REQUIREMENTS PER SMMWW T7.40.

D. TOP 8" OF SWALE TO BE AMENDED TO MEET 5% ORGANIC MATTER PER SMMWW T5.13.

E. LAWN AREA TO USE SOIL SUITABLE FOR LAWN GROWTH, TYPE TO BE OPTION OF THE DEVELOPER.

F. DECISION TO ALLOW PETS IS TO BE DETERMINED. IF PETS ARE ALLOWED PROVISIONS AS DIRECTED IN BMP S440 WILL BE IMPLEMENTED.

G. FOR ELEVATIONS AND GRADING, SEE SHEET 4.

H. SEE DETAIL 5, SHEET 4 FOR CAVFS AT HAMMERHEAD.

CRITICAL AREAS REPORT AND MITIGATION PLAN

October 27, 2020



Ocean Beach Highway Site *Longview, Washington*

Prepared for

Perry Gilmour

14818 NE 379th Street

LaCenter, Washington 98629

(360) 607 6626

Prepared by

Ecological Land Services

1157 3rd Avenue, Suite 220A • Longview, WA 98632

(360) 578-1371 • Project Number 1895.02

For full copies of the project documents including stormwater report, critical area report and geotech report please use this link: <https://mylongview.box.com/v/west-endhomeparkOBHwy>

<https://mylongview.box.com/v/west-endhomeparkOBHwy>



Critical Area Permit Application

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

Application for a Critical Area Permit

LMC 17.10 | LMC 17.12 | LMC 17.24

Application Number: _____

Related Application Number: BSP 2020-1

THIS SECTION FOR OFFICE USE ONLY:

Property Address/Location: 5721 Ocean Beach Hwy _____

General Physical Description of Site (including current uses): Site currently has a single family dwelling and multiple outbuildings. Majority of property is undeveloped field, and generally flat. Wetland area located offsite to the west.

Zoning District: _____ Tax Assessor Parcel Number(s): 107220100, 107290100,
107280100

CRITICAL AREAS [Check all that apply and complete appropriate sections below]

☒ Wetlands

☐ Geologically Hazardous Area

☐ Shoreline

☐ Critical Aquifer Recharge Area

☐ Floodplain

☐ Fish & Wildlife Habitat Conservation Area

Property Owner Perry Gilmour (Print All Information) Phone: 360-607-6626

Mailing Address: 14830 NE 379th St. Fax: _____

City: LaCenter State: WA Zip: 98629

Applicant: Nick Little, Chilton Development Services Phone: 360-957-9185
(If Different From Above)

Mailing Address: 1760 Downriver Drive Fax: _____

City: Woodland State: WA Zip: 98674

Relationship to Owner: Permit Management/Planning Consultant

Legal Description: Lot(s): LVOL 610, 616, 617 Block(s): _____
Subdivision: _____

Section: 14 Township & Range T8N R3W Willamette Meridian

WETLANDS

Wetland map number reference (map with green and purple shading): _____

Development in regulated wetland? (specify hydric, NWI or both) _____

Soil type: _____

Field verification required? _____ Y N

Comments see attached Wetley Assessment & mitigation

GEOLOGICALLY HAZARDOUS AREAS

Fiksdal class number 4 or 5 (specify): _____

Geologic Hazard Maps: Identify if development is located in an identified Hazard Area, below:

◆ Unstable Soil Map Y N ◆ Active Landslide Map Y N

◆ Very Unstable Soil Map Y N ◆ Ancient Landslide Map Y N

◆ Severe Slope Map Y N

Is project located within an area susceptible to erosion? Y N

Is project located in an area identified as a seismic hazard? Y N

Is project located in an area identified as a mine hazard area? Y N

Comments: _____

CRITICAL AQUIFER RECHARGE AREAS

Is project located within high susceptibility classification? Y N

Is project a regulated activity per LMC 17.100..... Y N

Comments: _____

FLOODPLAIN

FIRM/Floodway map panel number reference: _____

Is property located in floodplain? Y N Is property located in a floodway? Y N

What portion of your development is located in a flood plain? _____

What portion of your development is located in a floodway? _____

Zone Designation: A AE B C X

FISH & WILDLIFE HABITAT CONSERVATION AREAS

Endangered, threatened or sensitive species present (HRTG points on map): Y N

Species impacted: _____

Species or habitat of local importance present (polygons on map): Y N

Species or habitat impacted: _____

Unintentionally created pond impact (<20 acres but >1 acre): Y N

Comments: _____

SHORELINE

Property located in Shoreline Area: Y N

Stream or lake identified: _____

Is project exempt from permit requirements? Y N

If yes, under what authority? _____

Comments: _____

STATE ENVIRONMENTAL POLICY ACT (SEPA)

Is Environmental Review under SEPA Required?..... Y N

Comments: _____

FILING FEE:

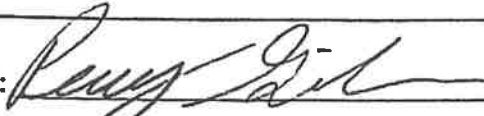
Critical Area Permit Fee (if applicable)..... \$ 115.00

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. No action will be taken nor will any other permits be issued until all outstanding issues have been resolved and the application is considered complete to process.

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.

Signature of Property Owner:



Date: 11-11-20

Signature of Applicant:



Date: 11/12/20

CRITICAL AREAS REPORT AND MITIGATION PLAN

October 27, 2020



Ocean Beach Highway Site *Longview, Washington*

Prepared for

Perry Gilmour

14818 NE 379th Street

LaCenter, Washington 98629

(360) 607 6626

Prepared by

Ecological Land Services

1157 3rd Avenue, Suite 220A • Longview, WA 98632

(360) 578-1371 • Project Number 1895.02

SIGNATURE PAGE

The information and data in this report was compiled and prepared under the supervision and direction of the undersigned.

A handwritten signature in cursive script that reads "Kate'Lyn Wills". The signature is written in dark ink and is positioned above a horizontal line.

Kate'Lyn (KT) Wills
Biologist/Environmental Scientist IV

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Figure 1	Vicinity Map
Figure 2	Existing Conditions Site Map
Figure 3	Proposed Conditions Site Map
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Figure 5	National Wetlands Inventory Map
Figure 6	150' Offset Wetland Rating Figure
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Photoplate	1

Appendix A:

Wetland Determination Data Forms

Appendix B:

Wetland Rating Form

INTRODUCTION

Ecological Land Services, Inc. (ELS) has completed this critical areas report and mitigation plan on behalf of the applicant, Perry Gilmour, for the purpose of creating a manufactured home subdivision. The site consists of Cowlitz County Parcels 107290100, 107220100 and 107280100, located in Longview, Washington, in Sections 14 & 23, Township 8 North, and Range 3 West of the Willamette Meridian (Figure 1). This report summarizes the findings of the wetland delineation and, along with the mitigation plan, was developed in accordance with the *Longview Municipal Code (LMC), Chapter 17.10.110, Wetlands*.

SITE DESCRIPTION

The study area consists of 3.42 acres zoned as Residential (R-3) (Figure 2). Currently the site contains one single-family residence with driveway and various outbuildings located in the northern portion of the site. The site is level and is vegetated primarily with herbaceous grasses and other weedy forbs which experience regular mowing. The southwestern property boundary consists of shrubs and a few trees which border a wetland that extends offsite. Property to the northwest consists of a narrow parcel containing a manufactured home with properties further to the northwest comprised of a duplex/triplex community. Ocean Beach Highway forms the northeastern property boundary with a mini-storage facility located across the highway. Property to the southeast belongs to Cowlitz County Public Works. There is a paved area to the south where a maintenance building and the new Cowlitz County Fire District #2 building are located.

Construction Activities

The applicant proposes to subdivide the three parcels into 26 residential lots proposed for manufactured homes on the property that will include lot preparation, utility installation, construction of an interior street and frontage road improvements, and the construction of a playground. Prior to construction, clearing limits will be demarcated. Impacts to the wetland buffer will be avoided and minimized by the use of best management practices (BMPs) including installing silt fencing along the outer buffer boundary, applying native grass seed to disturbed areas not being paved when grading is complete, and making a water truck available to prevent dust blowing during construction. Staging areas will be located within uplands outside of wetland buffers. A 25 percent buffer reduction is proposed as a part of this project. Construction activities will involve impacting 0.18 acres (7,686 sq. ft.) of a wetland buffer for the proposed playground, interior street hammerhead, and recycling area. Mitigation for buffer reduction and impacts will include enhancing the remaining wetland buffer onsite via garbage and invasive species removal and installing native trees and shrubs to create an overall functional lift of habitat and to ensure no net loss. Equipment used during construction will consist of haul/dump trucks, bulldozers, cement trucks, and hand tools. Construction is anticipated to start upon receipt of permits.

METHODOLOGY

The wetland delineation followed the Routine Determination Method according to the *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (U.S. Army Corps of Engineers 2010).

The Routine Determination Method examines three parameters—vegetation, soils, and hydrology—to determine if wetlands exist in a given area. Hydrology is critical in determining what is wetland, but is often difficult to assess because hydrologic conditions can change periodically (hourly, daily, or seasonally). Consequently, it is necessary to determine if hydrophytic vegetation and hydric soils are present, which would indicate that water is present for long enough duration to support a wetland plant community. By definition, wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are regulated as “Waters of the United States” by the U.S. Army Corps of Engineers (USACE), as “Waters of the State” by the Washington Department of Ecology (Ecology), and locally by LMC *Chapter 17.10.110*.

ELS biologists conducted a reconnaissance of the property on June 25, 2019 to determine the presence or absence of any wetlands, streams, and other critical areas on the site and map their approximate locations. Prior to conducting the site visit, an ELS biologist reviewed current and historic aerial photographs dating back to 1990 and reviewed the Clark County GIS database information regarding soils, topography, wetlands, and priority habitat and species areas. One depressional wetland (Wetland A) was located along the southern boundary of the study area (Figure 2, Photoplate 1). Vegetation, soil, and hydrology information was collected from 4 test plots to determine the location and extent of the wetland onsite (Appendix A). Wetland boundaries onsite were identified and flagged with consecutively numbered pink flagging tape. Test plot locations were also flagged, and GPS coordinates taken with a handheld GPS unit with sub-meter accuracy.

VEGETATION

The site is level and is vegetated primarily with herbaceous grasses and other weedy forbs which experience regular mowing. The southwestern property boundary consists of shrubs and a few trees which border a wetland that extends offsite.

Wetlands

Vegetation found in the wetland test plots was dominated by **trees:** Oregon ash (*Fraxinus latifolia*, FACW); **shrubs:** Scouler’s willow (*Salix scouleriana*, FAC), **herbs:** swamp smartweed (*Polygonum hydropiperoides*, OBL), reed canarygrass (*Phalaris arundinacea*, FACW), tall buttercup (*Ranunculus acris*, FAC), **and woody vines:** Himalayan blackberry (*Rubus armeniacus*, FAC).

Uplands

Vegetation found in the upland test plots was dominated by **shrubs:** black hawthorn (*Crataegus douglasii*, FAC), **herbs:** bluegrass species (*Poa sp.*, FAC), bentgrass species (*Agrostis sp.*, FAC), velvetgrass (*Holcus lanatus*, FAC), creeping buttercup (*Ranunculus repens*, FAC), **and woody vines:** Himalayan blackberry.

The indicator status, following the scientific names, indicates the likelihood of the species to be found in wetlands. Listed from most likely to least likely to be found in wetlands, the indicator status categories are:

- **OBL** (obligate wetland) - occur almost always under natural conditions in wetlands.
- **FACW** (facultative wetland) - usually occur in wetlands, but occasionally found in non-wetlands.
- **FAC** (facultative) - equally likely to occur in wetlands or non-wetlands.
- **FACU** (facultative upland) - usually occur in non-wetlands, but occasionally found in wetlands.
- **UPL** (obligate upland) - occur almost always under natural conditions in non-wetlands.
- **NI** (no indicator) - insufficient data to assign to an indicator category.

SOILS

The Natural Resources Conservation Service (NRCS) designates soils within the study area as Caples silty clay loam, 0 to 3 percent slopes (Figure 4). Caples silty clay loam is characterized as somewhat poorly drained and is formed from alluvium on floodplains. Caples silty clay loam is listed as “hydric” (NRCS 2017). Mapped hydric soil does not necessarily mean the area is a wetland- hydrology, wetland vegetation, and hydric soils must all be present to classify an area as a wetland. Conversely, wetlands may be found in areas where the soils are not mapped as hydric.

The soils evaluated in Wetland A consisted primarily of profiles containing loamy, clayey soils (10YR 3/2 and 4/2) with more than 5 percent redoximorphic concentrations starting at 8 inches below ground surface (BGS), meeting the hydric soil indicator; Depleted Matrix (F3). Evaluated upland soils consisted of similar matrices as the wetland soils, but with significantly less redoximorphic concentrations. Additional soils information for the site can be found in the wetland determination data forms in Appendix A.

HYDROLOGY

Wetland A is located in a depression along the southern portion of the study area and extending offsite to the south. No surface water or saturation was present in the portion of wetland onsite during the site visit; however, the primary hydrology indicators, Algal Mat or Crust (B4), as well as the secondary hydrology indicators, Water Stained Leaves (B9), Geomorphic Position (D2) and FAC-Neutral Test (D5), were present in the wetland test plots. At periods of high water, the wetland outlets to a vegetated swale to the south which conveys water into a Type F historic slough which connects to the CDID Ditch #5 approximately three quarters of a mile south of the study area. Wetland hydrology likely comes from runoff, a shallow groundwater table, and precipitation. The wetland contains three hydroperiods; permanently flooded, seasonally flooded, and saturated only. The wetland provides flood storage and delay, and groundwater recharge functions. Wetland determination data forms can be found in Appendix A.

NATIONAL WETLANDS INVENTORY

The National Wetlands Inventory Map (NWI) indicates the presence of wetlands along the southern boundary of the study area. ELS agrees generally with the NWI in that Wetland A was delineated along the southern property boundary. Maps from the NWI should be used with discretion as they are typically used to gather wetland information about a region and, because of the large scale necessary for regional mapping, are limited in accuracy for localized analyses.

CRITICAL AREAS SUMMARY

Wetland

One emergent, scrub-shrub, depressional wetland (Wetland A) was delineated along the southern boundary of the study area that totals approximately 2,076 square feet (0.048 acres) onsite. The wetland was bordered by an obvious change in elevation and vegetation. The wetland area is dominated by Oregon ash, Scouler's willow, swamp smartweed, reed canarygrass, tall buttercup, and Himalayan blackberry. There are approximately 65 rubber tires as well as various other garbage currently located within the onsite portion of the wetland. Wetland hydrology likely comes from runoff, a shallow groundwater table, and precipitation. The wetland contains three hydroperiods; permanently flooded, seasonally flooded, and saturated only. The wetland provides flood storage and delay, and groundwater recharge functions. According to the *Washington State Wetland Rating System for Western Washington: 2014 Update* (Rating System); Wetland A is a Category III wetland scoring a total of 17 points: 6 points for water quality functions, 6 points for hydrologic functions, and 5 points for habitat functions (Hruby 2014). The wetland rating form can be found in Appendix B.

Wetland Buffer

Standard wetland buffers are based on the wetland category and habitat function score from the Rating System in conjunction with the proposed land use intensity (*LMC 17.10.110(5)*). Wetland A is a Category III wetland, with a habitat score of 5, and a high intensity land use. According to *LMC Table 17.10.110-3*, the required buffer width for Wetland A is 115 feet.

Wetland Buffer Width Reduction

Pursuant to *LMC 17.10.110(6)(b)* the buffer width onsite will be reduced 25 percent from 115 feet to 86.25 feet provided that the remaining buffer is enhanced from its pre-project condition. Due to unavoidable buffer impacts in addition to the proposed buffer width reduction, the enhancement plan specifications are detailed later in this report under the Mitigation Plan section. The table below summarizes the wetland and buffer.

Table 1. Summary of Critical Areas Onsite.

Critical Area	Area Onsite	Category ^{1/} Cowardin ^{2/} /HGM ³	Standard Buffer Width ⁴	Reduced Buffer Width ⁵
Wetland A	2,076 sq. ft. (0.048 ac.)	III/Emergent, Scrub-Shrub/Depressional	115 feet	86.25 feet

¹Hruby 2014

²Cowardin et al. 1979

³NRCS 2008

⁴LMC Table 17.10.110-3

⁵LMC 17.10.110(6)(b)

AVOIDANCE AND MINIMIZATION MEASURES

The preferred mitigation sequencing of first avoidance, then minimization, and finally compensation for unavoidable wetland impacts was taken into consideration during the project design process. This project has been designed to avoid Wetland A entirely. The area designated for development is located on the existing level portion of the site vegetated primarily with

herbaceous grasses and other weedy forbs which experience regular mowing. No shrubs or trees will be removed. Buffer reduction is proposed to minimize impacts to the greatest extent possible. After buffer reduction, only a small portion of the remaining buffer is proposed for unavoidable impacts. Construction activities will involve impacting 0.18 acres (7,686 sq. ft.) of wetland buffer for the proposed playground, interior street hammerhead, and recycling area. According to 17.10.110(4)(c)(iii), crossing buffers with new roads and utilities is allowed provided that lost functions are replaced. Mitigation for buffer reduction and impacts will include enhancing the remaining wetland buffer onsite via garbage and invasive species removal and installing native trees and shrubs to create an overall functional lift of habitat and to ensure no net loss of function due to the proposed project. The enhanced buffer will be maintained and monitored for 5 years to ensure success.

Further impacts will be avoided and minimized by the use of BMPs including installing silt fencing along the outer buffer boundary, applying native grass seed to disturbed areas not being paved when grading is complete, and making a water truck available to prevent dust blowing during construction. Staging areas will be located within uplands outside of critical area buffers. Permanent chain-link fencing will be installed at the outer edge of the wetland buffer concurrent with site construction. Permanent nongalvanized metal signs reading, "Wetland and Wetland Buffer – Please retain in a natural state. Alteration or disturbance is prohibited by law. Please call the City of Longview for more information." will be posted on this fencing at an interval of one per residential lot or every 100 feet of fencing adjacent to the road.

MITIGATION PLAN

The goal of mitigation is to provide adequate compensation for the reduction of the buffer width from 115 feet to 86.25 feet and for the loss of 0.18 acres (7,686 sq. ft.) of buffer area for the proposed playground, interior street hammerhead, and recycling area. Mitigation for buffer reduction and impacts will include enhancing the remaining wetland buffer onsite via garbage and invasive species removal and installing native trees and shrubs to create an overall functional lift of habitat and to ensure no net loss of function due to the proposed project. The enhancement plantings will provide screening, forage, and refuge opportunities, as well as creating a densely vegetated natural barrier between future proposed development and the wetland. The enhanced buffer will be maintained and monitored for 5 years to ensure success.

The key elements of the mitigation plan include:

- Removing invasive species including, but not limited to, reed canarygrass, English ivy (*Hedra helix*), Canada thistle (*Cirsium arvense*), Scotch broom (*Cytisus scoparius*), evergreen blackberry (*Rubus laciniatus*), Himalayan blackberry, and bittersweet nightshade (*Solanum dulcamara*) by spraying, hand removal, or by other approved means.
- Planting native trees and shrubs throughout the existing buffer and wetland enhancement areas.
- Removing tires and garbage.
- Fencing and signage to provide site protection and the establishment of a critical area tract or conservation easement.

Table 2. Summary of Buffer Reduction, Impacts, and Mitigation

Location	Type of Impact	Impact Amount	Proposed Mitigation	Mitigation Activities
Wetland Buffer	Buffer Reduction	0.19 ac./8,168 sq. ft.	0.42 ac./18,284 sq. ft.	▪ Remove invasive species ▪ Remove garbage ▪ Plant native trees and shrubs
Wetland Buffer	Impervious Surface	0.18 ac./7,686 sq. ft.		

To accomplish the mitigation goal, the following objectives and performance standards are appropriate to ensure the success of the buffer enhancement area:

Objectives and Performance Standards

Vegetation

Objective 1. Enhance a minimum of 0.42 acres of buffer and onsite wetland by thoroughly investigating for and removing of invasive species including, but not limited to, reed canarygrass, English ivy, Canada thistle, scotch broom, evergreen and Himalayan blackberry, and bittersweet nightshade.

Performance Standard 1a: Remove existing invasive species in buffer enhancement area. Document the removal of invasive plants within the enhancement areas in the as-built report.

Performance Standard 1b: In all years, invasive plant species will not exceed 10 percent aerial cover within the buffer enhancement areas.

Objective 2. Enhance a minimum of 0.42 acres of the existing buffer plant community by planting native trees and shrubs within the buffer.

Performance Standard 2a: Native trees and shrubs will be installed at spacing intervals of 10-foot and 6-foot centers, respectively.

Performance Standard 2b: In Year 1, planted species will achieve 100 percent survival. If dead plants are replaced, this performance standard will be met.

Performance Standard 2c: In Year 2, planted species will achieve 85 percent survival. If dead plants are replaced, this performance standard will be met.

Performance Standard 2d: In Year 3, planted species will achieve 70 percent survival. If dead plants are replaced, this performance standard will be met.

Garbage Removal

Objective 3. Enhance wetland and buffer by removing debris deposits and garbage onsite.

Performance Standard 3a: Document the removal of debris and garbage from within the buffer and wetland areas in the as-built report.

Protection

Objective 4. Provide long-term protection for the enhancement area.

Performance Standard 4a: Record a notice on the title with Cowlitz County that the wetland and buffer onsite will be located in a critical areas tract or conservation easement to ensure protection in perpetuity. This performance standard will be met when proof of establishment of the notice on the title is provided to the City.

Performance Standard 4b: Permanent chain-link fencing will be installed at the outer edge of the wetland buffer concurrent with site construction. Permanent nongalvanized metal signs reading, "Wetland and Wetland Buffer – Please retain in a natural state. Alteration or disturbance is prohibited by law. Please call the City of Longview for more information." will be posted on this fencing at an interval of one per residential lot or every 100 feet of fencing adjacent to the road. They will be replaced if they become missing or illegible. This performance standard will be met when fencing and signs are reported to be in place in the first as-built report.

Planting Plan

Site Preparations

1. Stake or flag the reduced buffer boundaries.
2. Stake or flag the enhancement area boundaries.
3. Install silt fencing at the edge of disturbance.
4. Investigate for and remove invasive species by spraying or by hand.
5. Install native plantings according to plant specifications.
6. Install mulch.
7. Install signage.
8. Remove silt fencing once bare area has been stabilized.

Planting Implementation

1. Plant the specified trees and shrubs in the fall (October-November) or early spring (February-March) at the intervals listed in Table 2. Space the plants somewhat irregularly and in groups to create heterogeneity in the density and appearance of the enhancement areas. Plant the 1-gallon potted stock with a tree shovel or comparable tool.
2. Removed the plant from the pot and work the roots free from majority of potted soil.
3. Place the potted plant species in the planting holes so that their roots can extend down entirely and do not bend upward or circle inside the hole (no "J" or "U" roots).
4. Position the root crowns so that they are at or slightly above the level of the surrounding soil.
5. Compact the soil around the planted species to eliminate air spaces.
6. Irrigate all newly installed plants as site and weather conditions warrant.

Gallon Stock

1. 1-gallon potted species will be purchased from a native plant nursery.
2. 1-gallon potted plants will be a minimum size of 18- to 36-inches tall.
3. 1-gallon potted stock will be kept cool and moist prior to being planted.
4. 1-gallon potted stock will have well-developed roots and sturdy stems, with an appropriate root-to-shoot ratio.
5. Unplanted potted stock will be properly stored at the end of each day.
6. The environmental consultant will be responsible for inspecting potted plant stock prior to and during planting, culling unacceptable plant materials.

Bare-Root Stock

1. Bare-root species will be purchased from a native plant nursery.
2. Plants will be protected until installation by being refrigerated, covered with damp burlap, and placed in moist sand, peat, or other method of keeping the roots cool and moist.
3. Plants will have well-developed roots and sturdy stems, with an appropriate root-to-shoot ratio.
4. No damaged or desiccated roots or diseased plants will be accepted. In particular, bare-root trees must not have damaged or “J-rooted” taproots.
5. All bare-root stock must be kept cool and moist prior to installation.
6. Unused bare-root stock must be properly stored at the end of each planting day to prevent the roots from desiccating.
7. The planter will be responsible for inspecting the bare root stock prior to and during planting; unacceptable plant materials will not be planted.

The following table summarizes the plant species, spacing, and quantities for the buffer enhancement area (Table 3).

Table 3. Plant Specifications.

Common Name	Scientific Name	Indicator Status	Spacing (on-center)	Stock	Quantity
Trees					
Red alder	<i>Alnus rubra</i>	FAC	10 feet	Gallon	30
Douglas fir	<i>Pseudotsuga menziesii</i>	FACU	10 feet	Gallon	30
Big leaf maple	<i>Acer macrophyllum</i>	FACU	10 feet	Gallon	30
				Total	90
Shrubs					
Indian plum	<i>Oemleria cerasiformis</i>	FACU	6 feet	Gallon or Bare-root	63
Red elderberry	<i>Sambucus racemosa</i>	FACU	6 feet	Gallon or Bare-root	63
Nootka rose	<i>Rosa nutkana</i>	FAC	6 feet	Gallon or Bare-root	63
Snowberry	<i>Symphoricarpos albus</i>	FACU	6 feet	Gallon or Bare-root	63
				Total	254

Monitoring, Maintenance, and Contingency Measures

Monitoring and maintenance of the enhancement area will occur for a 5-year period with annual monitoring and reporting occurring in years 1, 2, 3, and 5. Monitoring will be conducted by the applicant unless otherwise assigned. Following plant installation, at least three monitoring plots will be established in the buffer enhancement area. Species will be identified and recorded within each plot to determine baseline conditions. Plot locations will be documented in the as-built report. Additionally, at least three photo stations will be established, one at each monitoring plot to photo-document vegetation establishment. Photo station location and the direction in which the picture is taken will also be recorded on the as-built report.

The goal of monitoring will be to determine if the previously stated performance standards are met. Monitoring reports will be submitted to the City of Longview by December 31st of each monitoring year. At minimum, the following items will be included in the report:

- Location map and as-built drawing, including any changes.
- Historic description of project, including dates of plant installation, current year of monitoring, and remedial actions taken (if any).
- Description of monitoring methods.
- Documentation of vegetative performance standards and overall development of plant communities.
- Assessment of non-native, invasive plant species and recommendations for management.
- Photographs from established photopoints.
- Observations of wildlife, including, amphibians, invertebrates, reptiles, birds, and mammals. If photographs are taken, they will be included.
- Summary of maintenance and contingency measures completed for the past year and proposed for the next year.

Vegetation

Monitoring will occur annually during the growing season, preferably during the same two-week period to better compare data. The following information will be gathered within the established monitoring plots:

- Percent survival of woody species in all years
- Percent cover of non-native, invasive species in all monitoring years
- General health of plants in the monitoring plot, noting specific problems and potential causes.
- Photographic documentation of vegetative changes over time from established photopoints

Overall vegetative conditions outside monitoring plots will also be observed and discussed in the monitoring reports.

Maintenance

Maintenance will occur during the growing season and will include the following:

- Irrigating planting areas every other week or as needed in the dry season for the first three years. Taper watering in Years 2 and 3, watering approximately every 3 to 4 weeks in the dry season, or as needed.
- Remove competing herbaceous species at least three times yearly within a 3-foot radius of planted trees and shrubs and re-apply mulch as needed.
- Weed-eat, spray, or mow invasive species as needed during the growing season.
- Replace dead or failed plants as described for the original installation to meet the minimum performance standards.

Contingency Plan

If the performance criteria are not met, steps will be taken to correct the situation in a timely manner. The following steps will be implemented when an area is identified as failing or potentially failing:

- Identify the cause(s) of the failure or potential failure.

- Identify the extent of the failure or potential failure.
- Implement corrective actions such as irrigating, fertilizing, and replanting.
- Document the activities and include this data in the monitoring reports.
- If a routine corrective action will not correct the problem, immediately consult with the appropriate agencies.
- Evaluate recommendations from resource agency staff and implement recommendations in a timely manner.

Funding for corrective actions will be the responsibility of the applicant.

Site Protection

Permanent chain-link fencing will be installed at the outer edge of the wetland buffer concurrent with site construction. Permanent nongalvanized metal signs reading, "Wetland and Wetland Buffer – Please retain in a natural state. Alteration or disturbance is prohibited by law. Please call the City of Longview for more information." will be posted on this fencing at an interval of one per residential lot or every 100 feet of fencing adjacent to the road.

LIMITATIONS

ELS bases the above listed determinations and conclusions on standard scientific methodology and best professional judgment. In our opinion, the conclusions should agree with local, state, and federal regulatory agencies. However, this should be considered a preliminary jurisdictional determination and should be used at your own risk until it has been reviewed and approved in writing by the appropriate regulatory agencies.

REFERENCES

- City of Longview. September 2020. *Longview Municipal Code 17.10 Critical Areas*. Longview, Washington.
- Cowardin, L.M., C. Carter, F.C. Golet, and E.T. LaRoe. 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. FWS/OBS-78/31. U.S. Department of the Interior, Fish and Wildlife Service, Office of Biological Services, Washington D.C.
- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1. U.S. Army Corps of Engineer Waterways Experiment Station, Vicksburg, Mississippi.
- Hruby, T. 2014. *Washington State Wetland Rating System for Western Washington – 2014 update*. Washington State Department of Ecology Publication #14-06-029. Olympia, Washington.
- Natural Resource Conservation Service (NRCS). 2008. *Hydrogeomorphic Wetland Classification System: An Overview and Modification to Better Meet the Needs of the Natural Resources Conservation Service*. United States Department of Agriculture Technical Note, #190-8-76.
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- U.S. Fish and Wildlife Service. 2020. *National Wetlands Inventory*. <https://www.fws.gov/wetlands/data/mapper.html>. Accessed online October 2020.
- Washington Department of Ecology (Ecology), U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State - Parts 1 & 2. Washington Department of Ecology Publications #06-06-011a and #06-06-011b. Olympia, Washington.

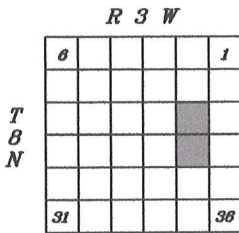
FIGURES & PHOTOPLATES

WASHINGTON



Latitude: 46.1720°
Longitude: -123.0198°

LOCATION MAP



NOTE:
USGS topographic quadrangle map reproduced using
MAPTECH Inc., Terrain Navigator Pro software.

PROJECT VICINITY MAP

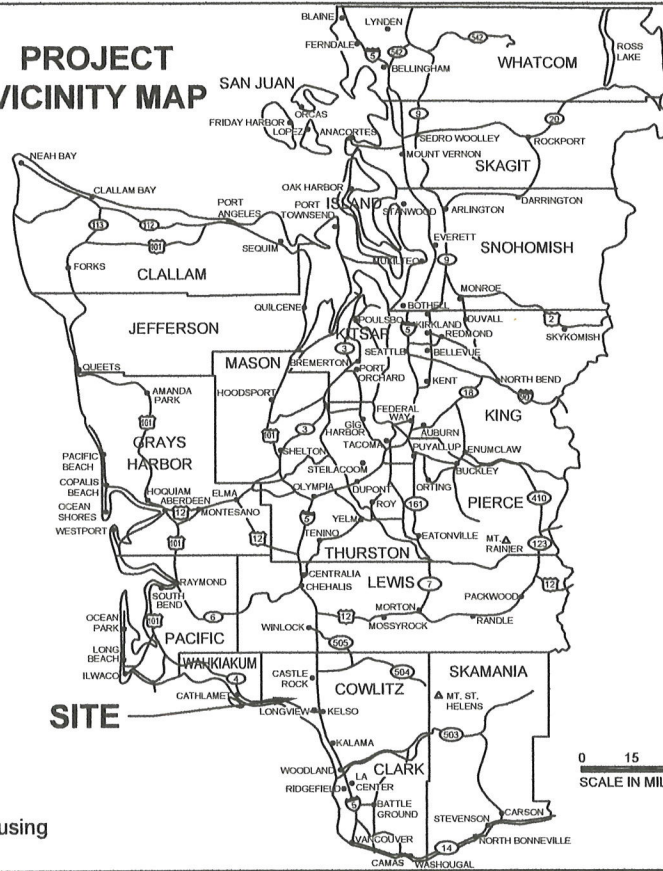


Figure 1

VICINITY MAP

Ocean Beach Highway Site

Perry Gilmour

Longview Cowlitz County, WA

Section 14,23, Township 8N, Range 3W, W.M.

DATE: 10/27/20

DWN: EF

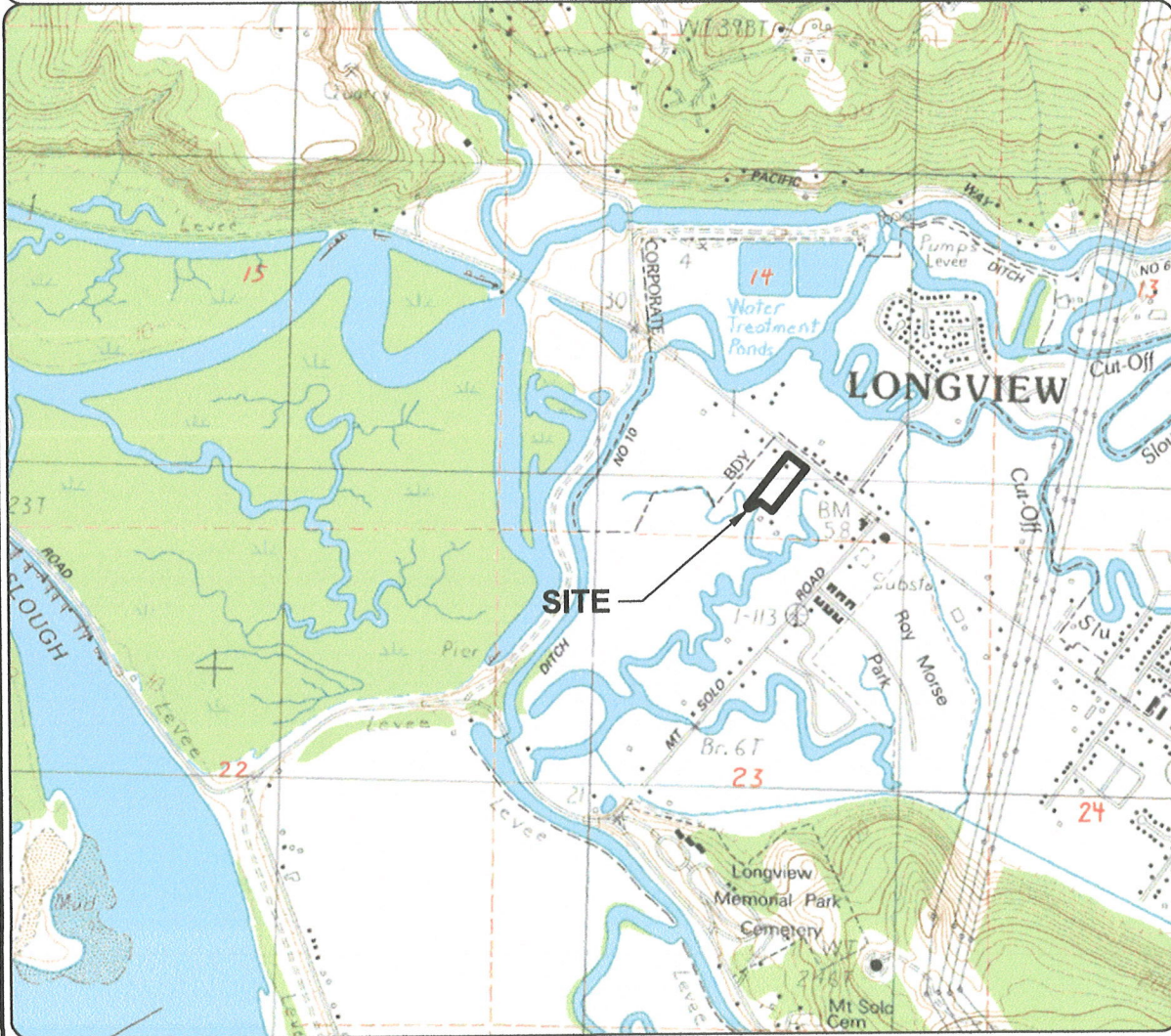
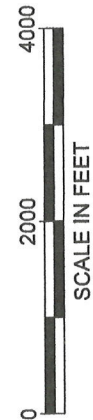
REQ. BY: KT

PRJ. MGR: KT

CHK: KT

PROJECT NO: 1895.02

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Longview, WA 98632
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Fax: (360) 414-9305
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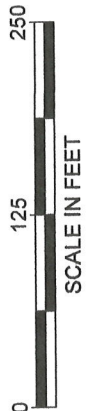


LEGEND:

- Site Boundary
- Wetland Boundary
- Wetland Buffer
- TP-1 ● Test Plot Location
- ← Wetland Continues Offsite
- Parcel Boundary
- ① Photo Station

NOTE(S):

1. Aerial from Google Earth™.
2. Wetland and test plots were mapped by an ELS Biologist using a hand-held GPS unit with submeter accuracy.



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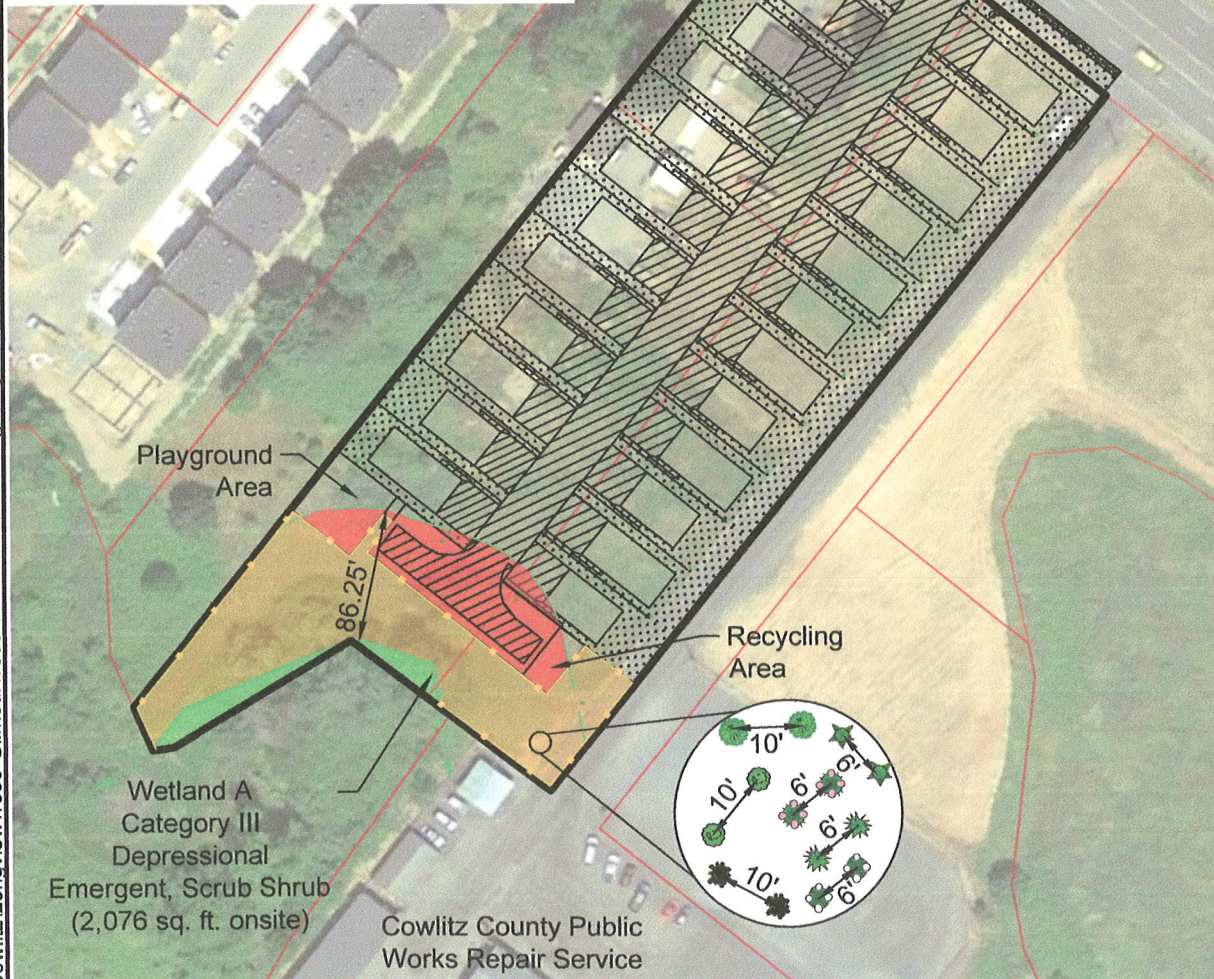
DATE: 10/27/20
 DWN: EF
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 CHK: KT
 PROJECT NO: 1895.02

Figure 2
EXISTING CONDITIONS
 Ocean Beach Highway Site
 Perry Gilmour
 Longview Cowlitz County, WA
 Section 14,23, Township 8N, Range 3W, W.M.

Plant Specifications

Common Name	Scientific Name	Indicator Status	Spacing (on-center)	Stock	Quantity
Trees					
Red alder	<i>Alnus rubra</i>	FAC	10 feet	Gallon	30
Douglas fir	<i>Pseudotsuga menziesii</i>	FACU	10 feet	Gallon	30
Big leaf maple	<i>Acer macrophyllum</i>	FACU	10 feet	Gallon	30
				Total	90
Shrubs					
Indian plum	<i>Oemleria cerasiformis</i>	FACU	6 feet	Gallon or Bare-root	63
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Snowberry	<i>Symphoricarpos albus</i>	FACU	6 feet	Gallon or Bare-root	63
				Total	254

NOTE: Plants are not to scale and location are approximate as shown. Actual planting locations will be determined in the field, with consideration to the listed spacing and density to produce the most natural appearance possible.



LEGEND:

- Site Boundary
- Wetland Boundary
- Wetland Buffer
- Wetland Continues Offsite
- Parcel Boundary
- Proposed Asphalt
- Proposed Grass

LEGEND:

- Buffer Impacts (0.18 ac./ 7,686 sq. ft.)
- Buffer Enhancement Area (0.42 ac./ 18,284 sq. ft.)
- Wetland Buffer Fencing with Signage

NOTE(S):

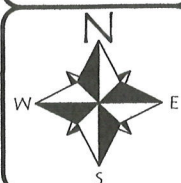
1. Aerial from Google Earth™.
2. Wetland and test plots were mapped by an ELS Biologist using a hand-held GPS unit with submeter accuracy.

Figure 3

PROPOSED CONDITIONS
 Ocean Beach Highway Site
 Perry Gilmour
 Longview Cowlitz County, WA
 Section 14.23, Township 8N, Range 3W, W.M.

DATE: 10/27/20
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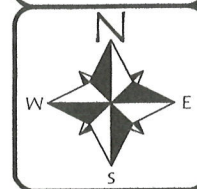


LEGEND:

- Site Boundary
17 Caples silty clay loam, 0 to 3 percent slopes. **Hydric.**

NOTE(S):

1. Map provided online by NRCS at web address:
<http://websoilsurvey.nrcs.usda.gov/app/>



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Figure 4
NRCS SOIL MAP
Ocean Beach Highway Site
Perry Gilmour
Longview Cowitz County, WA
Section 14,23, Township 8N, Range 3W, W.M.



Mapped wetlands indicated onsite by US Fish & Wildlife Service.

LEGEND:

- Site Boundary
- Freshwater Emergent Wetland
- Riverine

- PEMC1A** Palustrine, Emergent, Persistent, Temporary Flooded.
- PEM1/SSC** Palustrine, Emergent, Persistent, Scrub-Shrub, Seasonally Flooded.
- R5UBH** Riverine, Unknown Perennial, Unconsolidated Bottom, Permanently Flooded.

NOTE(S):

1. Map provided online by US Fish & Wildlife Service at web address:
<http://www.fws.gov/wetlands/data/index.html>

Figure 5
NATIONAL WETLAND INVENTORY MAP
Ocean Beach Highway Site
Perry Gilmour
Longview Cowlitz County, WA
Section 14,23, Township 8N, Range 3W, W.M.

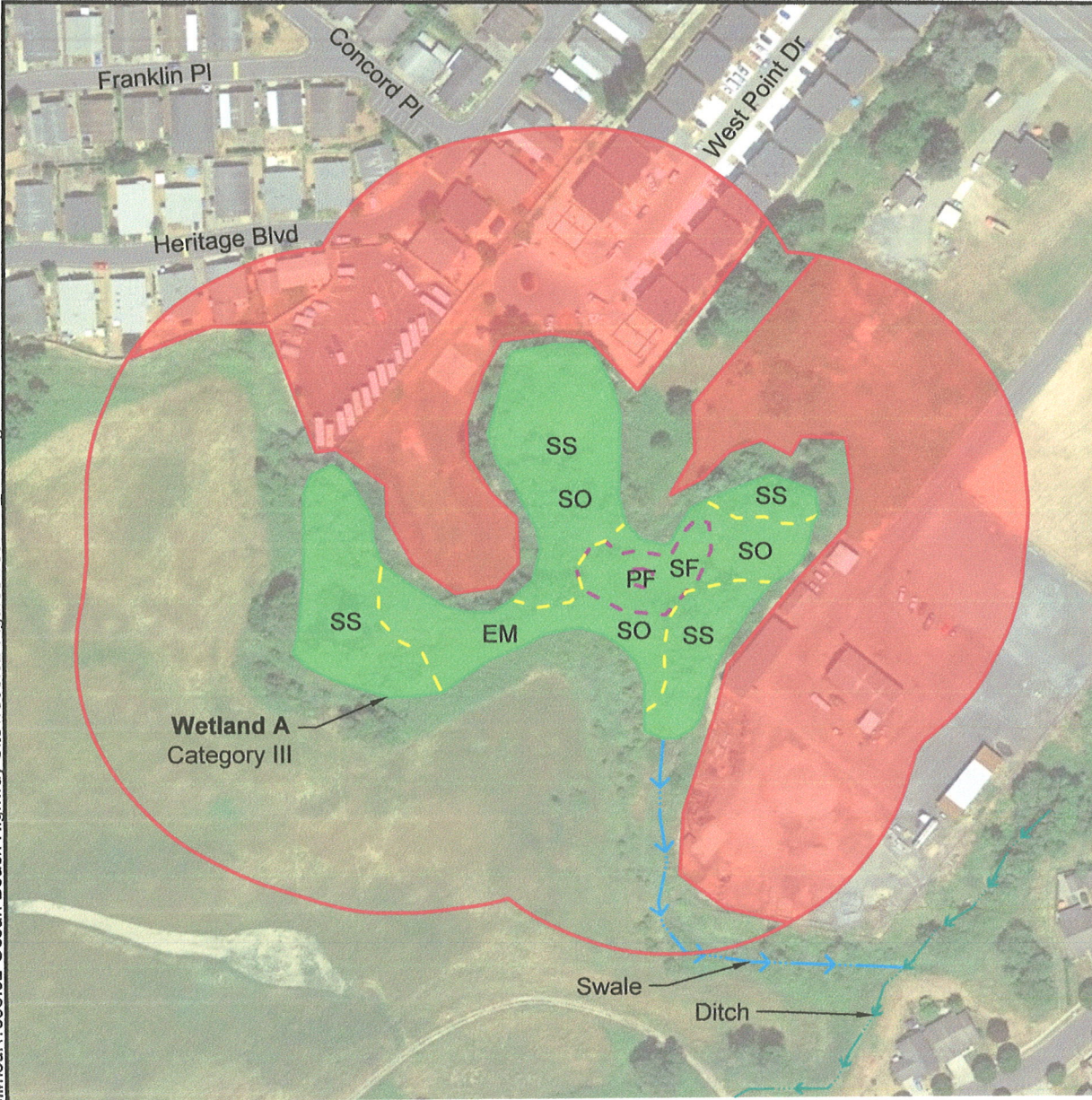
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Land Services

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SCALE IN FEET

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NOTE: Aerial photo provided by Google Earth™.

- LEGEND:**
- Wetland Unit Boundary
 - Vegetation Class Division
 - Hydroperiod Division
 - 150' Wetland Offset
 - Pollutants/Runoff - 51.2%
 - Swale with Flow Direction
 - Ditch with Flow Direction

- Cowardin Classes:**
- EM Emergent
 - SS Scrub/shrub
- Hydroperiods:**
- PF Permanently flooded or inundated
 - SF Seasonally flooded or inundated
 - SO Saturated only

Figure 6
150' OFFSET WETLAND RATING FIGURE
Ocean Beach Highway Site
Perry Gilmour
Longview Cowlitz County, WA
Section 14,23, Township 8N, Range 3W, W.M.

DATE: 10/27/20
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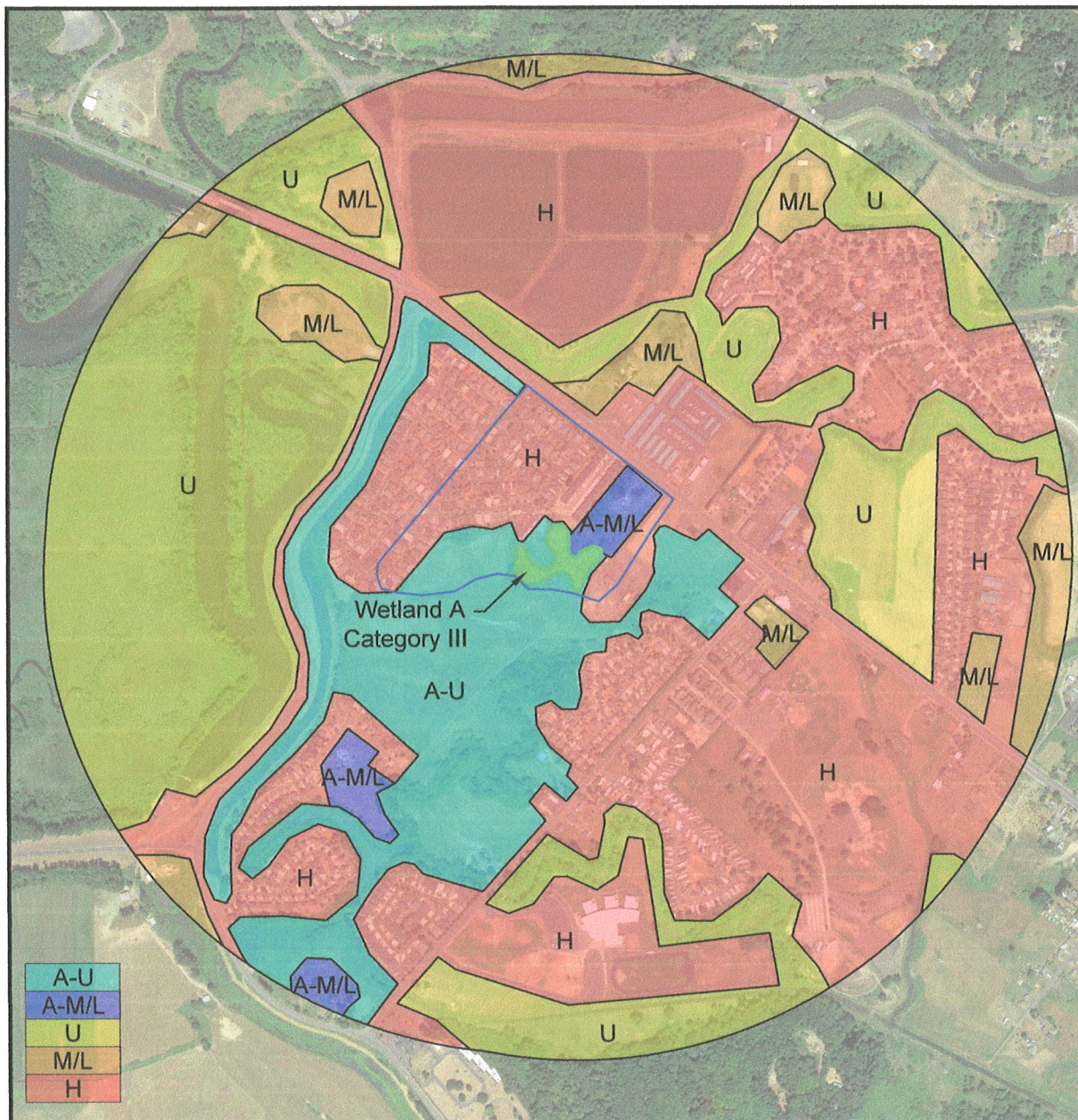


Figure 7
1KM OFFSET WETLAND RATING FIGURE
Ocean Beach Highway Site
Perry Gilmour
Longview Cowitz County, WA
Section 14,23, Township 8N, Range 3W, W.M.

DATE: 10/27/20
DWN: EF
REQ. BY: KT
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NOTE: Aerial photo provided by Google Earth™.

LEGEND:

- Wetland Unit Boundary
- Contributing Basin
(15.4 x Larger than
Wetland A)

H2.1 Accessible Habitat

A-U	A-U (13.0%)
A-M/L	A-M/L (1.4%)

H2.2 Undisturbed Habitat

U	U (29.9%)
M/L	M/L (5.2%)

H2.3 Land Use Intensity

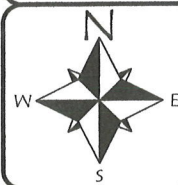
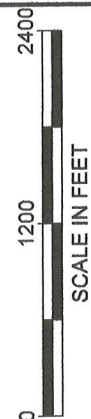
H	H (50.5%)
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H 2.1. Accessible Habitat Equation

$$13.0\% \text{ A-U habitat} + [(1.4\% \text{ A-M/L intensity land uses})/2] \text{ 0.7\%} = 13.7\%$$

H 2.2. Total Undisturbed Habitat Equation

$$13.0\% \text{ A-U} + 29.9\% \text{ U habitat} + [(1.4\% \text{ A-M/L} + 5.2\% \text{ M/L land uses})/2] \text{ 3.3\%} = 46.2\%$$



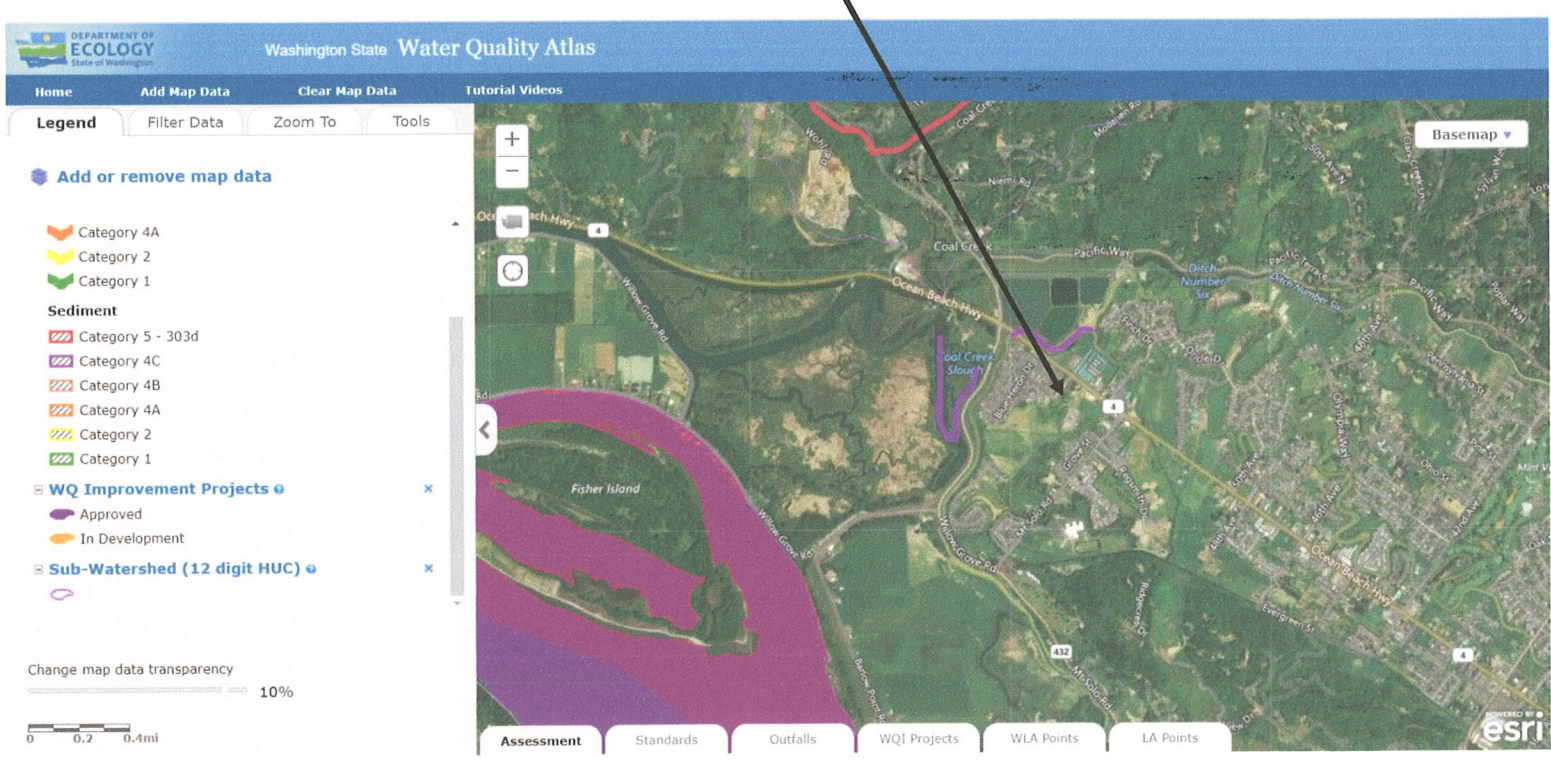
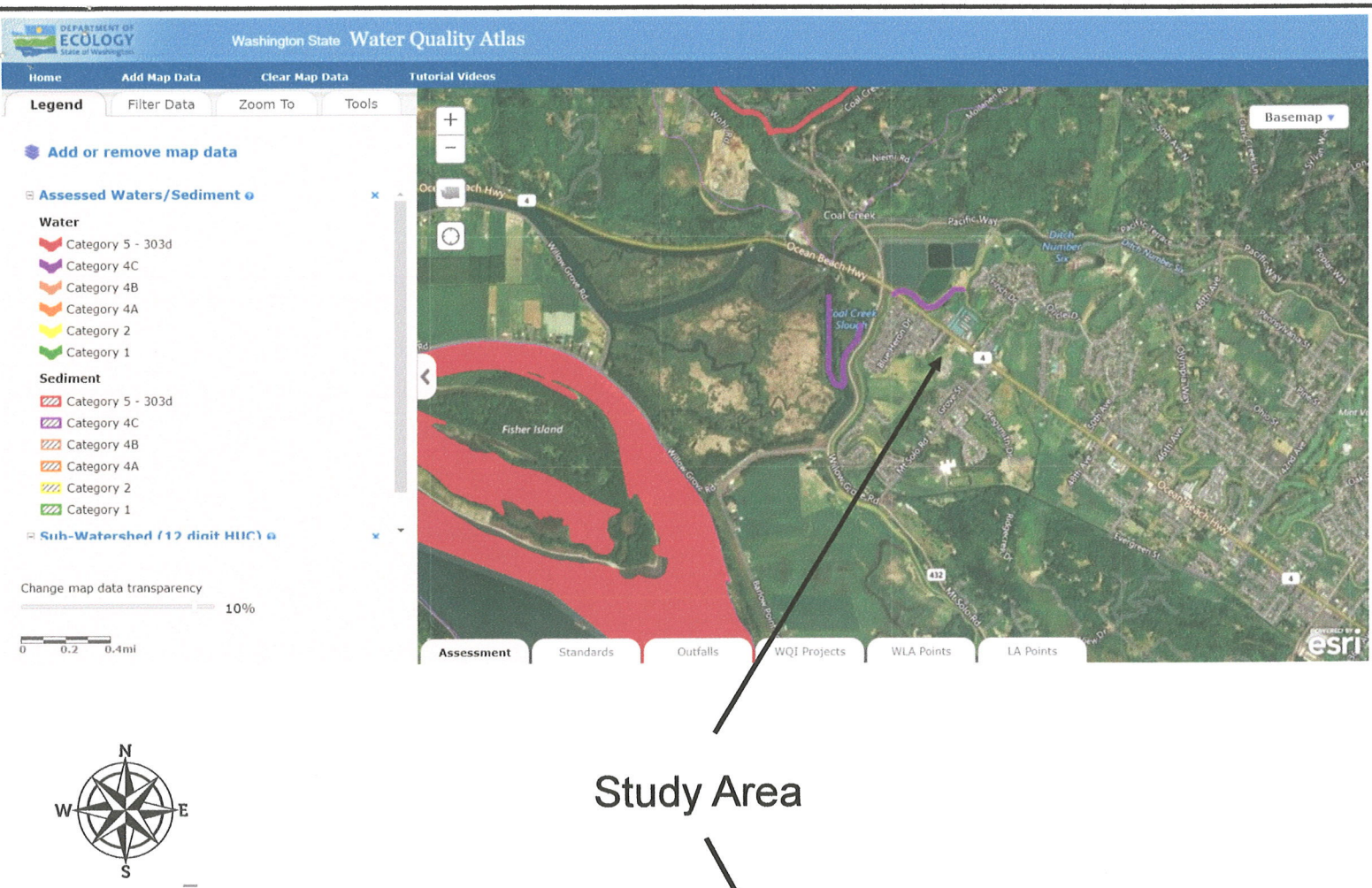




Photo 1

Photo was taken from the edge of the existing parking area facing southwest.



Photo 2

Photo was taken from the northern edge of the wetland boundary onsite facing southwest across the wetland.



Photo 3

Photo was taken from the southwestern corner of the site facing south towards the permanently ponded area of the wetland.



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PRJ. MGR: KT
PROJ.#: 1895.02

**Photoplate 1
Site Photos**
Ocean Beach Highway Site
Perry Gilmour
Longview, Washington

APPENDIX A: WETLAND DETERMINATION DATA FORMS



Memorandum

May 27, 2022

TO: Longview Planning Commission

FROM: Adam Trimble, Planning Manager

SUBJECT: Proposed amendments to LMC Chapter 17.24 Flood Damage Prevention

Staff is recommending the Planning Commission hold a public hearing and consider recommending minor updates to the Flood Damage Prevention ordinance chapter 17.24, to the City Council. The WA Dept. of Ecology, working as partner with the Federal Emergency Management Agency (FEMA) has provided the city with planning assistance to review and produce a periodic update to Longview Municipal Code Chapter 17.24 Flood Damage Prevention which is one of the Longview Critical Areas Ordinances. Floodplain maps and federal and state flood damage prevention laws are regularly updated. As a result, local jurisdictions are required to examine and update as needed their flood hazard development codes. The last major update of the Longview Municipal Code Chapter 17.24 Flood Damage Prevention was in the year 2015.

State Department of Ecology Floodplain Management staff have compared the City's code with the FEMA Region X Flood Damage Prevention Washington Model Ordinance and consulted with city staff. A public hearing on the proposed updates will provide opportunity for public comments at the June 1, 2022 regular meeting.

The flood damage prevention code is not used much. Almost all of the City's lowlands are protected by the levee system and are not subject to most of the code requirements. Land uses on the river side of the levees are affected and those land uses adjacent to the West Longview drainage ditches are sometimes affected.

If you have any questions or concerns, please contact me at 442-5092.



May 27, 2022

To: Washington State E.C.Y., Environmental Review Section
Logan Cullum, Development Services Engineer, WSDOT
Department of Natural Resources SEPA Center
Department of Fish and Wildlife SEPA Desk
Cowlitz Indian Tribe, Cultural Resources
Cowlitz Indian Tribe, Natural Resources Department
Lisa Hendriksen, Port of Longview
Michael Kardas, Community Development Director, City of Kelso
Cowlitz County PUD – Right of Way
Amy Blain Consolidated Diking Improvement District No. 1
Mike Moss, Director, Cowlitz County Public Works
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Lower Columbia Fish Recovery Board
The Daily News

From: Ann Rivers, Director of Community Development

Subject: **SEPA Environmental Checklist Review - Application #E 2022-9**

Project: Adam Trimble, Planning Manager with City of Longview has submitted a SEPA checklist for a non-project action by the City of Longview to amend the Flood Damage Prevention ordinance, Longview Municipal Code 17.24, to incorporate minor updates to comply with state and federal law. This is a non-project action for Longview, WA.

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

This non-project action will apply city-wide however the areas inside the CDID#1 levee system, the Longview bottoms bound by Pacific Way and the Cowlitz and Columbia Rivers are subject to the Flood Damage Prevention ordinance and FEMA flood maps.

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. June 10, 2022.**

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

Thank you.

Attachments: Proposed amendments.

Cc: Applicant: City of Longview
File



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

Description of Proposal: E 2022-9– a non-project action by the City of Longview to amend the Flood Damage Prevention ordinance, Longview Municipal Code 17.24, to incorporate minor updates to comply with state and federal law. The property is zoned.

Proponents: Adam Trimble, Planning Manager
City of Longview
PO Box 128/1525 Broadway Street
Longview, WA 98632
Phone: 360-442-5092

Location of Proposal, Including Street Address, if any: This is a non-project action for properties in Longview city limits.

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 June 10, 2022.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

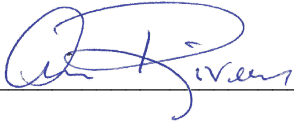
Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Planning Manager

Phone: (360) 442-5092

Date: May 27, 2022

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: **C.A. Code Amendments regarding updates to LMC Chapter 17.24 Flood Damage Prevention**

2. Name of applicant: *City of Longview*

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

***Adam Trimble, Planning Manager
PO Box 128/1525 Broadway Street
Longview, WA 98632
360-442-5092***

4. Date checklist prepared: ***May 24, 2022***

5. Agency requesting checklist: *City of Longview*

6. Proposed timing or schedule (including phasing, if applicable): **Planning Commission public hearing in June 2022, City Council review and approval in July 2022.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None**

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. **None**

10. List any government approvals or permits that will be needed for your proposal, if known. **Longview City Council adopting an ordinance approving Code updates**

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.)

Non-project action by the City of Longview to amend the Flood Damage Prevention ordinance, Longview Municipal Code 17.24, to incorporate minor updates to comply with state and federal law.

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

The Flood Damage Prevention ordinance applies city-wide but flood zones are only found in the Longview bottoms which are primarily inside a levee system and flood control district maintained by CDID#1.

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

1. Earth

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

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ **Not applicable, this is a non-project action.**

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

Not applicable, the proposal is a non-project action

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. **Not applicable**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Not applicable**

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. **Not applicable**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not applicable**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Not applicable**

- h.** Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Not applicable

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. **Not applicable, the proposal is a non-project action.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not applicable**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Not applicable**

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. **Not applicable, the proposal is a non-project action.**
 - 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. **Not applicable.**
 - 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. **Not applicable**
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **Not applicable**
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Not applicable, the proposal is an update to the local laws for flood damage prevention.**
 - 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. **Not applicable**
- 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. **Not applicable, the proposal is a non-project action**

- 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. **Not applicable**

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. **Not applicable**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **Not applicable**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Not applicable**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None**

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: **Not applicable, the proposal is a nonproject action**

☐ 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? **Not applicable**

- c. List threatened and endangered species known to be on or near the site. **Not applicable**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not applicable**
- e. List all noxious weeds and invasive species known to be on or near the site. **Not applicable**

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: **Not applicable**

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

- b. List any threatened and endangered species known to be on or near the site. **Not applicable, the proposal is a nonproject action**
- c. Is the site part of a migration route? If so, explain. **Not applicable**
- d. Proposed measures to preserve or enhance wildlife, if any: **None**
- e. List any invasive animal species known to be on or near the site. **Not applicable**

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. **Not applicable, the proposal is a nonproject action**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **Not applicable**
- 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: **Not applicable**

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. **Not applicable, the proposal is a non-project action**

- 1) Describe any known or possible contamination at the site from present or past uses. **Not applicable**

- 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. **Not applicable**
- 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. **Not applicable**
- 4) Describe special emergency services that might be required. **None**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **Not applicable**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Not applicable, the proposal is a nonproject action**
- 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. **Not applicable**
- 3) Proposed measures to reduce or control noise impacts, if any: **Not applicable**

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. **Not applicable, the proposal is a non-project action**
- 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? **Not applicable**
 - 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: **Not applicable**
- c. Describe any structures on the site. **Not applicable**
- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site? **All areas of the city but specifically areas consider floodplain, areas inside the CDID#1 levees.**

- f. What is the current comprehensive plan designation of the site? **The proposal applies city-wide.**
- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Not applicable**
- i. Approximately how many people would reside or work in the completed project? **Not applicable**
- j. Approximately how many people would the completed project displace? **Not applicable**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **None**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Not applicable, the proposal is a nonproject action**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Not applicable**
- c. Proposed measures to reduce or control housing impacts, if any: **None**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Not applicable, the proposal is a nonproject action**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Not applicable, the proposal is a nonproject action**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not applicable**
- c. What existing off-site sources of light or glare may affect your proposal? **Not applicable**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Not applicable**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Not applicable, the proposal is a non-project action**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **Not applicable**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Not applicable**

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. **Not applicable, the proposal is a nonproject action**
- 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. **Not applicable**
- 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. **Not applicable**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None**

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **Not applicable, the proposal is a non-project action**

- 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? **Not applicable**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Not applicable**
- 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). **Not applicable**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **Not applicable**
- 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? **Not applicable**
- 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 applicable**
- h. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **Not applicable, the proposal is a non-project action**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None**

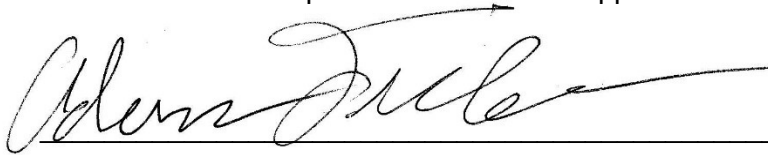
16. Utilities

- a. Circle utilities currently available at the site: **Not applicable, the proposal is a nonproject action**
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. **Not applicable**

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

I declare that the information I have provided on this form/application is true, correct and complete:

Signature: _____



Name of signee: *Adam Trimble*

Position and Agency/Organization: *Planning Manager, City of Longview*

Date Submitted: *March 24, 2022*

D. supplemental sheet for non-project 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? **None**

Proposed measures to avoid or reduce such increases are: **None**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **None**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None**

3. How would the proposal be likely to deplete energy or natural resources? **Not applicable**

Proposed measures to protect or conserve energy and natural resources are: **None**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **The proposal will integrate updated definitions to the Flood Damage Prevention ordinance and make other updates to bring regulations into alignment with state and federal law regarding floodplains. The update will incorporate new standards for "Base Flood Elevation (BFE): The elevation to which floodwater is anticipated to rise during the base flood."**

Which will allow evaluation of proposals where the base flood elevation has been determined and consideration of elevation certificates. While much of Longview is within a flood control district where levies and dikes exempt flood insurance requirements some developments to exist on the water side of the levies and will benefit from additional standards and consideration that is not present in the current code.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Adoption of the proposed updates to flood damage prevention regulations is intended to reduce impacts of flooding by using the best available information and referencing national standards.

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 is a minor update to existing floodplain regulations to comply with state and federal requirements. The updates will not encourage incompatible land uses.

Proposed measures to avoid or reduce shoreline and land use impacts are: **None.**

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

Not Applicable

Proposed measures to reduce or respond to such demand(s) are: **None.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **None known.**

Underlined text is proposed to be added, strikethrough to be removed. AT]

Chapter 17.24
FLOOD DAMAGE
PREVENTION

Sections:

- 17.24.010 Findings of fact.
- 17.24.020 Statement of purpose.
- 17.24.030 Methods of reducing flood losses.
- 17.24.040 Definitions.
- 17.24.050 General provisions – Lands to which this chapter applies.
- 17.24.060 General provisions – Basis for establishing the areas of special flood hazard.
- 17.24.070 General provisions – Compliance.
- 17.24.080 General provisions – Abrogation and greater restrictions.
- 17.24.090 General provisions – Interpretation.
- 17.24.100 General provisions – Warning and disclaimer of liability.
- 17.24.110 Administration – Establishment of development permit.
- 17.24.120 Administration – Designation of community development director.
- 17.24.130 Administration – Duties and responsibilities of community development director.
- 17.24.140 Administration – Variance procedure.
- 17.24.145 Appeals.
- 17.24.150 Provisions for flood hazard protection – General standards.
- 17.24.160 Provisions for flood hazard protection – Specific standards.
- 17.24.170 Provisions for flood hazard protection – Floodways.
- 17.24.180 Critical facility.
- 17.24.190 Manufactured homes.
- 17.24.200 Recreational vehicles.

17.24.010 Findings of fact.

(1) The flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(2) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities and, when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.020 Statement of purpose.

It is the purpose of this chapter to promote the public health, safety and general welfare; reduce the annual cost of flood insurance; and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money and costly flood-control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

The Longview Municipal Code is current through Ordinance 3453, passed November 18, 2021.

- (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) To ensure that potential buyers are notified that property is in an area of special flood hazard;
- (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions; and
- (9) To implement the Washington State Flood Control Zone Permit Program pursuant to the requirements of Chapter 86.16 RCW and Chapter 173-158 WAC. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.030 Methods of reducing flood losses.

In order to accomplish its purposes this chapter includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- (4) Controlling filling, grading, dredging and other development which may increase flood damage; and
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.040 Definitions.

Unless specifically defined below in this section, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application:

Alteration of watercourse: Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

(1) "Area of shallow flooding" means a designated AO or AH zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

(2) "Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

ASCE 24: The most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

Base flood: The flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").

Base Flood Elevation (BFE): The elevation to which floodwater is anticipated to rise during the base flood.

(3) "Basement" means any area of the building having its floor sub-grade (below ground level) on all sides.

(4) "Critical facility" means a facility to which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use or store hazardous materials or hazardous waste.

Commented [GM(1): Discussion Item:

The WA Model Ordinance states:

"Participate in and maintain eligibility for flood insurance and disaster relief."

Ecology would recommend adjusting this language. There is no "Washington State Flood Control Zone Permit Program."

Commented [GM(2): Recommended addition.

(5) "Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

Elevated Building: For insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

Commented [GM(3)]: Recommended addition.

Elevation Certificate: An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

Commented [GM(4)]: Recommended addition.

Essential Facility: This term has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

Commented [GM(5)]: Recommended addition.

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

Commented [GM(6)]: Recommended addition.

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Commented [GM(7)]: Recommended addition.

(6) "Flood" or "flooding" means

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:

(a) The overflow of inland or tidal waters; ~~and/or~~

(b) The unusual and rapid accumulation of runoff of surface waters from any source; ~~and/or~~

(c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

Flood elevation study: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

(7) "Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Floodplain or flood prone area: Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

Floodplain administrator: The community official designated by title to administer and enforce the floodplain management regulations.

Flood proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

(8) "Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary Floodway Map, and the water surface elevation of the base flood.

(9) "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot designated height. Also referred to as "Regulatory Floodway."

Functionally dependent use: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

Highest adjacent grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure: Any structure that is:

1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a) By an approved state program as determined by the Secretary of the Interior, or

b) Directly by the Secretary of the Interior in states without approved programs.

(10) "Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter found at LMC 17.24.160(2).

(11) "Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

(12) "Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean Sea Level: For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

(13) "New construction" means structures for which the "start of construction" commenced on or after the effective date of the ordinance codified in this section.

New Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community.

Commented [GM(8)]: Recommended addition.

Reasonably Safe from Flooding: Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

*Recreational Vehicle: A vehicle,

- 1) Built on a single chassis;
- 2) 400 square feet or less when measured at the largest horizontal projection;
- 3) Designed to be self-propelled or permanently towable by a light duty truck; and
- 4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

(14) "Start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For substantial improvement, the "actual start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

(15) "Structure" means a walled or roofed building including a gas or liquid storage tank and a manufactured home that is principally above ground.

(16) "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

(17) "Substantial improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

(a) Before the improvement or repair is started; or

(b) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or

other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

(c) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or

(d) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

(18) "Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.050 General provisions – Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the city of Longview. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.060 General provisions – Basis for establishing the areas of special flood hazard.

(1) Frequently Flooded Areas. Frequently flooded areas may include lands outside of Federal Emergency Management Agency defined floodplains and shall include:

(a) Areas Identified on the Flood Insurance Map(s). Those areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Cowlitz County and Incorporated Areas," dated December 16, 2015, with accompanying Flood Insurance Rate Maps (FIRM) and any revisions thereto. The Flood Insurance Study and accompanying map(s) are hereby adopted by reference, declared part of this chapter, and are available for public review at the county.

(b) Use of Additional Information. The director may use additional flood information, such as provided by the Army Corps of Engineers, that is more restrictive or detailed than that provided in the Flood Insurance Study conducted by the Federal Emergency Management Agency to designate frequently flooded areas. The flood insurance maps are to be used as a guide for the county, project applicants and/or property owners, and the public and should be considered a minimum designation of frequently flooded areas. As flood insurance maps may be continuously updated as areas are reexamined or new areas are identified, newer and more accurate information for flood hazard area identification shall be the basis for regulation, including photographs of past flooding, location of restrictive floodways, maps showing future build-out conditions, maps that show riparian habitat areas, or similar information. (Ord. 3307 § 1, 2015; Ord. 2817 § 1, 2001; Ord. 2786 § 1, 2000).

17.24.070 General provisions – Compliance.

All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined or imprisoned in accordance with Chapter 1.33 LMC. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

Commented [GM(9): This sentence is required per "WA State Model ordinance section 3.3."

17.24.080 General provisions – Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions.

However, where this chapter and another chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.090 General provisions – Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

(1) Considered as minimum requirements;

(2) Liberally construed in favor of the governing body; and

(3) Deemed neither to limit nor repeal any other powers granted under state statutes. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.100 General provisions – Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

3.8 Severability

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

Commented [GM(10)]: The severability section is mandatory from the WA model ordinance. It can be included anywhere within the ordinance at the City's discretion. Including in this location following the flow of the WA model ordinance.

17.24.110 Administration – Establishment of development permit.

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in LMC 17.24.060. This permit shall be for all structures including manufactured homes, as set forth in the definitions (LMC 17.24.040), and for all other development including fill and other activities, also as set forth in the definitions. Application for a development permit shall be made on forms furnished by the community development director, and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

(1) Elevation in relation to mean sea level of the lowest floor (including basement) of all structures recorded on a current elevation certificate (FF 81-31) with Section B completed by the local official;

(2) Elevation in relation to mean sea level to which any structure has been floodproofed;

(3) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in LMC 17.24.160(2); and

(4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

(5) Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation, and

(6) Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

17.24.120 Administration – Designation of community development director.

The community development director is appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.130 Administration – Duties and responsibilities of community development director.

Duties of the community development director shall include, but not be limited to:

(1) Permit Review.

(a) Review all development permits to determine that the permit requirements of this chapter have been satisfied;

(b) Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;

(c) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of LMC 17.24.170(1) are met.

(d) Review all development permits to ensure the site is reasonably safe from flooding.

(e) Notify FEMA when annexations occur in the Special Flood Hazard Area.

(2) Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with LMC 17.24.060, the community development director shall obtain, review and reasonably utilize any base flood elevation data available from a federal, state or other source, in order to administer LMC 17.24.160, specific standards, and LMC 17.24.170, floodways.

(3) Information to Be Obtained and Maintained.

(a) Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in subsection (2) of this section, obtain and record the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. Recorded on a current elevation certificate (FF 81-31) with Section B completed by the local official;

(b) For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in subsection (2) of this section:

(i) Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed, and

(ii) Maintain the floodproofing certifications required in LMC 17.24.110(3);

(c) Maintain for public inspection all records pertaining to the provisions of this chapter including all records of floodplain hazards, certificates of floodproofing, floodway encroachment certifications, variance actions including justification for their issuance, improvement and damage calculations, and flood elevation data.

(4) Alteration of Watercourses.

(a) Notify adjacent communities and the Department of Ecology prior to any alteration or relocation of watercourse, and submit evidence of such notification to the Federal Insurance Administration;

(b) Require that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.

(5) Interpretation of FIRM Boundaries. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in LMC 17.24.140. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.140 Administration – Variance procedure.

(1) The appeal board of adjustment may consider applications for variances from the requirements of this chapter, subject to the provisions of this section.

(2) Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use; provided, that (a) the criteria of subsections (3), (4), and (5) of this section are met; (b) the structure or other development is protected by measures that minimize flood damages during the regulatory flood; and (c) the development will create no additional threats to public safety.

(3) Variances shall only be granted upon:

Commented [GM(11): These additions reflect required language from the WA Model ordinance section 4.3-3. I worked the language in to follow the existing format. Each piece can be broken out at the City's discretion.

- (a) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (b) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, or conflict with Chapter 86.16 RCW or other laws, regulations, or ordinances.
- (4) The following requirements and guidelines apply to the granting of variances:
- (a) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.
 - (b) Variances shall not be issued within a floodway if any increase in flood levels during the base flood discharge would result.
 - (c) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (d) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, or economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
 - (e) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined there is low damage potential, and it complies with all other variance criteria.
 - (f) Any applicant to whom a variance from the lowest floor elevation standards is granted shall be given written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (5) Criteria. When acting on a variance request, the appeal board of adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
- (a) The danger to life and property due to flooding, erosion damage, or materials swept onto other lands during flood events;
 - (b) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (c) The importance of the services provided by the proposed use to the community;
 - (d) The necessity to the proposed use of a waterfront location, where applicable, and the availability of alternative locations for the proposed use that are not subject to flooding or erosion damage;
 - (e) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (f) The safety or access to the property in times of flood for ordinary and emergency vehicles;
 - (g) The expected height, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - (h) The cost of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems and streets and bridges.

The Longview Municipal Code is current through Ordinance 3453, passed November 18, 2021.

(6) Conditions. The appeal board of adjustment may attach such reasonable conditions to the granting of the variance as may be appropriate to further the purposes of this code. Such conditions may include a requirement that the applicant record a document reciting the granting of the variance and providing notice of flood hazards.

(7) Reporting. The director shall report any variances to the Federal Insurance Director of the Federal Emergency Management Agency and the Department of Ecology upon request.

(8) The procedure for considering a variance application is the same as provided in LMC 17.24.145 as applicable. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.145 Appeals.

(1) A person aggrieved by the issuance or denial of a permit may appeal such action to the appeal board of adjustment, appointed pursuant to LMC 19.12.010. Any such appeal shall be filed in writing with the community development department within 20 calendar days of the issuance of the community development director's decision, with the first day being the day after the decision is issued. The appeal shall specify the reasons therefor. The director shall provide the appeal board of adjustment with the findings and documentation relating to the decision being appealed. The appeal board of adjustment, following a de novo hearing, shall affirm, modify or reverse the director's decision. The appellant carries the burden of proof on appeal.

(2) Upon the filing of an appeal with appropriate fee, the community development director shall set the public hearing before the appeal board of adjustment. If the appeal is filed 20 calendar days or more before the appeal board of adjustment's regularly scheduled monthly meeting, the board shall hear the appeal at that meeting as set by the director. For appeals filed within 19 calendar days of the regularly scheduled monthly meeting, the appeal board of adjustment shall hear the appeal in the subsequent month.

(3) Notice of the time, date and place of the hearing shall be sent to the appellant and the permittee by first class mail prior to the public hearing. Legal notice of the hearing shall be published in a newspaper of general circulation and the subject property shall be posted with said notice not less than 10 calendar days prior to the public hearing.

(4) Within 10 calendar days after the public hearing, the appeal board of adjustment shall issue a written decision, including findings of fact on which its decision is based. Such written decision shall be available to the appellant and the public upon request. Appeals of appeal board of adjustment decisions shall be to a court of competent jurisdiction, pursuant to the Land Use Petition Act, Chapter 347, Washington Laws, 1995. (Ord. 3307 § 1, 2015).

17.24.150 Provisions for flood hazard protection – General standards.

In all areas of special flood hazards the following standards are required:

(1) Anchoring.

(a) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

(b) All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (reference FEMA's "Manufactured Home Installation and Flood Hazard Areas" guidebook for additional techniques).

(2) Construction Materials and Methods.

(a) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(b) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

(c) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within

the components during conditions of flooding. Locating such equipment below the base flood elevation may cause annual flood insurance premiums to be increased.

(3) Utilities.

- (a) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water wells shall be located on high ground that is not in the floodway;
- (b) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
- (c) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during the flooding.

(4) Subdivision Proposals.

- (a) All subdivision proposals shall be consistent with the need to minimize flood damage;
- (b) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
- (c) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
- (d) Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less).

(5) Review of Building Permits. Where elevation data is not available through the Flood Insurance Study, FIRM, or from another authoritative source (LMC 17.24.130(2)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.160 Provisions for flood hazard protection – Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in LMC 17.24.060 or 17.24.130(2) the following provisions are required. (Additional standards were clarified in FEMA Technical Bulletin 11-01 to allow crawlspace construction for buildings located in the special flood hazard areas; however, adopting this provision can result in a 20 percent increase in flood insurance premiums.)

~~(1) Residential Construction.~~ New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the level of the base flood elevation (BFE). ~~Mechanical equipment and utilities shall be waterproofed or elevated least one foot above the BFE.;~~

New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

(2) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

- (a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
- (b) The bottom of all openings shall be no higher than one foot above grade;

Commented [GM(12): City of Longview has unnumbered A zones and must include this provision from the WA Model ordinance (section 5.2-1).

(c) Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters;

(d) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters; and

(3) Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

(a) Be floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry flood proofed to the elevation required by ASCE 24, whichever is greater;

(b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

(c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in LMC 17.24.130(3);

(d) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as is described in subsection (1) of this section;

(e) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building floodproofed to one foot above the base flood level will be rated as at the base flood level). (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.170 Provisions for flood hazard protection – Floodways.

Located within areas of special flood hazard established in LMC 17.24.060 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

(1) Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge;

(2) Construction or reconstruction of residential structures is prohibited within designated floodways, except for (a) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and (b) repairs, construction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either (i) before the repair, reconstruction, or repair is started; or (ii) if the structure has been damaged, and is being restored before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or the structures identified as historic places, may be excluded in the 50 percent;

(3) If subsection (1) of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of LMC 17.24.150 through 17.24.190. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.180 Critical facility.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated to three feet or more above the level of the base flood elevation at the site or to the height of the 500-

year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood plain shall be provided to all critical facilities to the extent possible. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.190 Manufactured homes.

All manufactured homes to be placed or substantially improved within zones A1-30, AH, and AE on the community's FIRM shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is one foot or more above the base flood elevation, and be securely anchored to an adequately anchored foundation system in accordance with the provisions of LMC 17.24.150. (Ord. 3307 § 1, 2015; Ord. 2786 § 1, 2000).

17.24.200 Recreational vehicles.

Recreational vehicles placed on sites within a special flood hazard area are required to either:

- (1) Be on the site for fewer than 180 consecutive days; or
- (2) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
- (3) Meet the requirements of LMC 17.24.190 and the elevation and anchoring requirements for manufactured homes. (Ord. 3307 § 1, 2015).

5.3 AE and A1-30 Zones with Base Flood Elevations but No Floodways

In areas with BFEs (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

Commented [GM(13): Required to be included in the ordinance. Location can be at City's discretion.