City of Longview

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

Agenda

Planning Commission

Wednesday, June 7, 2023 **7:00 PM** **City Hall**

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

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1. **ROLL CALL**
2. **PUBLIC HEARINGS**
3. **APPROVAL OF MINUTES**

   23-001218 PC Minutes of May 3, 2023
4. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**
5. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS**
6. **NON-PUBLIC HEARING ITEMS**

   23-001207 Updates on Planning Commission Recommendations

   23-001208 Direction to PC from City Council on Affordable Housing
7. **OTHER BUSINESS**

   23-001217 Final Approval West End Manufactured Park Binding Site Plan
8. **PLANNER'S REPORT**

   23-001209 Community Development Department Updates
9. **ADJOURNMENT**

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Minutes

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1. ROLL CALL

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

***Present**: Member Craig Collins, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Kalei LaFave, Member Stacy Dalgarno*
***Excused**: Member Trey Davis*

***Staff Present**: Christopher Eastwood, City Attorney; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant*

2. APPROVAL OF MINUTES

23-001110 PC Minutes of April 5, 2023

A motion was made by Member Jeff Rauth, seconded by Member Kalei LaFave , to approve the regular meeting minutes of April 5, 2023. The motion passed unanimously.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time

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

The Declaration was read into the record.

5. PUBLIC HEARINGS

23-001111 PC 2023-2 Hard Surface Requirements

Staff reviewed the proposed amendments.
Chairman Collins opened the public hearing.
Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Kalei LaFave, seconded by Member Ramona Leber to recommend to Council the proposed amendments to 19.78.060, Hard Surface Requirements.
The motion passed unanimously.

23-001112 PC 2023-3 Cryptocurrency Mining and Data Centers

Staff reviewed the proposed amendments.
It was suggested to add definitions of Cryptocurrency, mining and data centers into the definition table.
Assistant City Attorney Eastwood suggested adding wording "other like-minded available now or in the future" and "may include but not limited to".
Chairman Collins opened the public hearing.
Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Joanna Lee, seconded by Member Kalei LaFave, to forward the proposed amendments, with additional edits, for 19.58 to Council.
The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

None at this time

7. OTHER BUSINESS

None at this time

8. PLANNER'S REPORT

Staff reported on:
** Sunrise Village - affordable housing, partnering with SWWA Housing. 40 units*
** Kelso multi-family housing project, consortium with Longview*
** Mint Farm fill and grade, Divert Project*
** HUD grant/CDBG open for opportunities*
** Facade improvement project - former Elks building. Looking for volunteers to help restore the building to as original as possible.*
** Affordable Housing workshop - May 11, 2023 before the City Council meeting*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for June 7, 2023, 7 p.m.

With no further business to discuss, the meeting adjourned at 7:23 p.m.

_____
Lisa Vertrees, Recorder

HOUSE BILL REPORT
HB 1110

As Reported by House Committee On:
Housing
Appropriations

Title: An act relating to creating more homes for Washington by increasing middle housing in areas traditionally dedicated to single-family detached housing.

Brief Description: Increasing middle housing in areas traditionally dedicated to single-family detached housing.

Sponsors: Representatives Bateman, Barkis, Reed, Taylor, Riccelli, Berry, Fitzgibbon, Peterson, Duerr, Lekanoff, Alvarado, Street, Ryu, Ramel, Cortes, Doglio, Macri, Mena, Gregerson, Thai, Bergquist, Farivar, Wylie, Stonier, Pollet, Santos, Fosse and Ormsby.

Brief History:
Committee Activity:
Housing: 1/17/23, 2/7/23 [DPS];
Appropriations: 2/21/23, 2/24/23 [DP2S(w/o sub HOUS)].

Brief Summary of Second Substitute Bill

- Requires certain cities planning under the Growth Management Act to authorize minimum development densities in residential zones.
- Establishes requirements for middle housing development regulations.
- Requires the Department of Commerce to provide technical assistance to cities in implementing the requirements and to develop model middle housing ordinances.

HOUSE COMMITTEE ON HOUSING

Majority Report: The substitute bill be substituted therefor and the substitute bill do pass. Signed by 9 members: Representatives Peterson, Chair; Alvarado, Vice Chair; Leavitt,

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This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Vice Chair; Barkis, Bateman, Chopp, Low, Reed and Taylor.

Minority Report: Without recommendation. Signed by 3 members: Representatives Klicker, Ranking Minority Member; Connors, Assistant Ranking Minority Member; Hutchins.

Staff: Serena Dolly (786-7150).

Background:

Growth Management Act.
The Growth Management Act (GMA) is the comprehensive land use planning framework for counties and cities in Washington. The GMA establishes land use designation and environmental protection requirements for all Washington counties and cities. The GMA also establishes a significantly wider array of planning duties for 28 counties, and the cities within those counties, that are obligated to satisfy all planning requirements of the GMA. These jurisdictions are sometimes said to be "fully planning" under the GMA.

Counties that fully plan under the GMA are required to designate urban growth areas (UGAs) within their boundaries sufficient to accommodate a planned 20-year population projection range provided by the Office of Financial Management (OFM). Each city located within a planning county must be included within a UGA. Urban growth must be encouraged within the UGAs, and only growth that is not urban in nature can occur outside of the UGAs. Each UGA must permit urban densities and include greenbelt and open space areas.

Comprehensive Plans.
The GMA directs fully planning jurisdictions to adopt internally consistent, comprehensive land use plans that are generalized, coordinated land use policy statements of the governing body. Comprehensive plans are implemented through locally adopted development regulations, and both the plans and the local regulations are subject to review and revision requirements prescribed in the GMA. In developing their comprehensive plans, counties and cities must consider various goals set forth in statute.

The GMA also establishes 14 goals in a non-prioritized list to guide the development of comprehensive plans and development regulations of counties and cities that plan under the GMA. Examples include urban growth, housing, and economic development goals.

Mandatory Housing Element.
Comprehensive plans must include a housing element that ensures the vitality and character of established residential neighborhoods. The housing element must include the following:

- an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as projected by the Department of Commerce (Commerce), including:

        - units for moderate-, low-, very low-, and extremely low-income households; and
        - emergency housing, emergency shelters, and permanent supportive housing;
    - a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing;
    - identification of sufficient capacity of land for various housing including government-assisted housing, housing for all levels of income, manufactured housing, and permanent supporting housing, and within a UGA, consideration of duplexes, triplexes, and townhomes;
    - adequate provisions for existing and projected needs of all economic segments of the community, including:
        - incorporating housing for households of all income levels;
        - documenting programs and actions needed to achieve housing availability;
        - consideration of housing locations in relation to employment locations; and
        - consideration of the role of accessory dwelling units (ADUs) in meeting housing needs;
    - identification of local policies and regulations that result in racially disparate impacts, displacement, and exclusion of housing;
    - identification and implementation of policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion of housing;
    - identification of neighborhoods that may be at higher risk of displacement from market forces; and
    - establishment of antidisplacement policies.

Planning Actions to Increase Residential Building Capacity.
Fully planning cities are encouraged to take an array of specified planning actions to increase residential building capacity. Specified planning actions include, for example:

- authorizing middle housing types on parcels in one or more zoning districts that permit single-family residences unless unfeasible to do so;
- authorizing cluster zoning or lot size averaging in all zoning districts that permit single-family residences;
- adopting increases in categorical exemptions to the State Environmental Policy Act (SEPA) for residential or mixed-use development;
- adopting a form-based code in one or more zoning districts that permit residential uses;
- authorizing a duplex on each corner lot within all zoning districts that permit single-family residences;
- authorizing ADUs in one or more zoning districts in which they are currently prohibited;
- adopting ordinances authorizing administrative review of preliminary plats; and
- allowing off-street parking to compensate for a lack of on-street parking when private roads are utilized or a parking demand study shows that less parking is required.

In general, ordinances and other nonproject actions taken to implement these specified

planning actions, if adopted by April 1, 2023, are not subject to administrative or judicial appeal under SEPA or legal challenge under the GMA.

Technical Assistance and Funding.
Commerce is required to assist cities and counties, both with funding and with technical assistance, in the adoption of comprehensive plans. Commerce's assistance program must include a priority list for funding and technical assistance based on a county's or city's growth rate, commercial and industrial development rate, and the existence and quality of a comprehensive plan, among other factors. Commerce is also required to administer a grant program to provide direct financial assistance to local governments for the preparation of comprehensive plans. Other technical assistance required to be provided by Commerce includes utilizing Commerce's staff and the staff of other agencies to assist in the development of comprehensive plans, including the provision of model land use ordinances, the adoption of procedural criteria, and regional education and training programs.

Homeowners' Associations and Common Interest Communities.
A homeowners' association (HOA) is a legal entity made up of members who are owners of residential real property located within the association's jurisdiction and who are required to pay dues for the upkeep of the association and common areas. An association can also adopt rules and regulate or limit the use of property by its members.

A common interest community (CIC) is similar to an HOA and is made up of member-owners who are obligated to pay for the taxes, maintenance, or other costs of common areas. Like an HOA, a CIC can also regulate or limit the use of property by its members, including by adopting rules to establish and enforce construction and design criteria as well as aesthetic standards. A CIC may generally only be terminated by the agreement of at least 80 percent of the members.

A restrictive covenant or deed is a restriction or limitation of the use of the property that runs with the land.

Summary of Substitute Bill:

Density Requirements.
Fully planning cities meeting population criteria must authorize the development of a minimum number of units on all lots zoned predominantly for residential use. A fully planning city with a population of at least 25,000, but less than 75,000, must allow:

- at least two units per lot;
- at least four units per lot within .5 miles walking distance of a major transit stop or community amenity; and
- at least four units per lot if at least one unit is affordable housing.

A fully planning city with a population of at least 75,000, and any city within a contiguous

UGA with a city with a population above 200,000, must allow:

- at least four units per lot;
- at least six units per lot within .5 miles walking distance of a major transit stop or community amenity; and
- at least six units per lot if at least two units are affordable housing.

Cities must allow any combination of middle housing types to be allowed to achieve the required unity density.

To qualify as affordable housing, the unit must be maintained as affordable for at least 50 years and record a covenant or deed restriction that ensures continued affordability. The square footage of the units dedicated as affordable must be equal to the average square footage of the market-rate units on the same lot.

A major transit stop includes:

- a stop on a high-capacity transportation system;
- commuter rail stops;
- stops on rail or fixed guideway systems; and
- stops on bus rapid transit routes.

A community amenity is defined as a public, common, or private school or a designated entrance or pedestrian access point to a park operated by the state or a local government for the use of the general public.

Antidisplacement Measures.
A city may apply to Commerce for an extension for areas at risk of displacement as determined by the antidisplacement analysis that a jurisdiction is required to complete under the mandatory housing element of the comprehensive plan. The city must create a plan for implementing antidisplacement policies by their next five-year implementation progress report.

Middle Housing Requirements.
Cities subject to the density requirements are directed to include specific provisions related to middle housing in their development regulations. Middle housing is defined as buildings that are compatible in scale, form, and character with single-family homes and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, and cottage housing. Any city subject to the middle housing requirements:

- must adopt objective development and design standards on the development of middle housing that do not allow personal or subjective judgment and do not discourage the development of middle housing through unreasonable costs, fees, delays, or other requirements or actions which individually or cumulatively make impracticable the permitting, siting, or construction of all allowed middle housing types or the ownership of a middle housing unit;

- may not require standards for middle housing that are more restrictive than those required for detached single-family residences;
- must apply to middle housing the same development permit and environmental review processes that apply to detached single-family residences;
- must apply to middle housing the same critical areas regulations that apply to detached single-family residences;
- may not require off-street parking as a condition of permitting development of middle housing within .5 miles of a major transit stop;
- may not require more than one off-street parking space per unit as a condition of permitting development of middle housing on lots smaller than 6,000 square feet; and
- may not require more than two off-street parking spaces per unit as a condition of permitting development of middle housing on lots greater than 6,000 square feet.

The density and middle housing requirements take effect the latter of six months after a city's next required comprehensive plan update or 12 months after OFM determines a city has reached a population threshold under this section.

The limits on off-street parking requirements do not apply if a city or county makes a determination, supported by empirical evidence and best practices in a study that is prepared by a credentialed transportation or land use planning expert, that the lack of minimum parking requirements in a defined area would make on-street parking infeasible or unsafe for the authorized units. Commerce must develop guidance to assist cities on items to include in the parking study.

Technical Assistance.
Commerce must provide technical assistance prioritized based on need to cities in implementing middle housing and average minimum density requirements. Commerce must develop and publish model middle housing ordinances within six months after this bill takes effect. The model ordinances supersede, preempt, and invalidate local development regulations that fail to allow middle housing within the time frames provided. Commerce must establish a process for cities to seek approval of required local actions, and any local actions approved by Commerce are exempt from appeals under the GMA and SEPA.

A city that adopts the density and middle housing regulations is deemed to be in compliance with the mandatory GMA element of making adequate provisions for existing and projected needs of all economic segments of the community until June 30, 2032.

Alternative Local Action.
Commerce may approve actions for cities that have, by the effective date of this bill, adopted a comprehensive plan and development regulations that are substantially similar to the requirements of this bill. In determining whether an alternative local action is substantially similar, Commerce must view favorably plans and regulations that authorize an overall increase in density throughout the city, in units allowed per single-family lot, that is at least 75 percent of the overall single-family density throughout the city, in units

allowed per lot, if the specific provisions of the bill were adopted.

Extensions.
Cities may apply for extensions of the timelines established. Extensions may only be applied to specific areas where a city can demonstrate that water, sewer, or stormwater services lack capacity to accommodate the increased density, and the city has:

- included an improvement within its capital facilities plan to increase capacity; or
- identified which special district is responsible for providing the necessary infrastructure, if the infrastructure is provided by a special purpose district.

A granted extension remains in effect until one of the following occurs:

- the infrastructure is improved to accommodate the capacity;
- the city completes its next periodic comprehensive plan update; or
- the city submits its next five-year implementation progress report for their comprehensive plan.

A city may apply for an additional extension with its next periodic comprehensive plan update or five-year implementation progress report. The extension application must include a list of infrastructure improvements necessary to meet the required capacity. Commerce must provide the Legislature with a list of those projects identified in a city's capital facilities plan that were the basis for the extension. A city with an extension for a specific area must allow the required density of development if the developer commits to providing the necessary infrastructure.

Homeowners' Associations and Common Interest Communities.
Governing documents of HOAs and the governing documents and declarations of CICs within cities subject to the middle housing and density requirements that are created after this bill takes effect may not prohibit the construction or development of the types of housing or density requirements that must be permitted within such cities.

Substitute Bill Compared to Original Bill:

The substitute bill modifies the minimum density requirements and population thresholds as follows:

- Cities with a population of at least 25,000 but less than 75,000 must authorize, on all lots zoned predominantly for residential use, the development of:
    - at least two units per lot;
    - at least four units per lot within .5 miles walking distance of a major transit stop or community amenity; and
    - at least four units per lot if at least one unit is affordable.
- Cities with a population of at least 75,000, and any city within a contiguous UGA with a city with a population above 200,000, must authorize, on all lots zoned predominantly for residential use, the development of:
    - at least four units per lot;

- at least six units per lot within .5 miles walking distance of a major transit stop or community amenity; and
- at least six units per lot if at least two units are affordable.

The substitute bill removes Washington State ferry terminals and a stop for a bus with minimum service requirements from the definition of major transit stop. The substitute bill also adds the term community amenity, which is defined as a public, common, or private school or a designated entrance or pedestrian access point to a park operated by the state or a local government for the use of the general public.

The substitute bill requires any combination of middle housing types to be allowed to achieve the required unit density and requires the square footage of units dedicated as affordable to be equal to the average square footage of the market-rate units on the same lot.

The substitute bill modifies the maximum parking that may be required for middle housing to one or two off-street parking spaces per unit, instead of per lot, and provides an exemption from the parking provisions if the city or county makes a determination, supported by empirical evidence and best practices in a study that is prepared by a credentialed transportation or land use planning expert, that the lack of minimum parking requirements in a defined area would make on-street parking infeasible or unsafe for the authorized units. The substitute bill also requires Commerce to develop guidance to assist cities on items to include in the parking study.

The substitute bill changes the deadline by which cities currently meeting the population thresholds must comply with the minimum density requirements to six months after a city's next required comprehensive plan update, instead of 24 months after the effective date of this bill.

The substitute bill exempts population associated with permits for middle housing units from the threshold of an OFM population projection to a county or a county population allocation to a city.

The substitute bill requires Commerce to publish model middle housing ordinances no later than six months after the effective date of this bill, instead of 18 months after the effective date of this bill.

The substitute bill specifies the criteria by which Commerce may approve alternative local actions to determine compliance with minimum density requirements, including viewing favorably plans and regulations that authorize an overall increase in density throughout the city, in units allowed per single-family lot, that is at least 75 percent of the overall single-family density throughout the city that is required under this bill.

The substitute bill allows cities to apply to Commerce for an extension in implementing the bill's requirements in areas at risk of displacement and removes provisions related to the

antidisplacement measures in the mandatory housing element.

The substitute bill modifies requirements for cities to receive an initial and subsequent extension for water, sewer, or stormwater deficiencies, including requiring a city to include any needed improvements in its capital facilities plan to increase capacity or identify which special district is responsible for providing needed infrastructure. The substitute bill also requires Commerce to provide the Legislature with a list of those projects identified in a city's capital facilities plan that were the basis for the extension under this section.

Appropriation: None.

Fiscal Note: Available.

Effective Date of Substitute Bill: The bill takes effect 90 days after adjournment of the session in which the bill is passed.

Staff Summary of Public Testimony:

(In support) The housing shortage is creating a housing crisis. The state needs 1 million new homes in the next 20 years, half of which need to be affordable at 30 to 50 percent of area median income. Working families are being priced out of the housing market, and the housing shortage is disproportionately impacting people of color. Homeownership for first time homebuyers is only affordable in three counties. Students also need walkable housing and communities. This bill will help us bring homeless people inside. There is no single solution to the housing shortage, but it has to get easier to build new housing. Builders are ready to build. Eliminating volunteer design review boards will help reduce the time it takes to get a permit. This policy is the fastest and most scalable way to increase housing production. Many people are better served by housing that is not single-family, but one study found that middle housing is prohibited on 75 percent of city land. Some cities have already implemented middle housing provisions, but every jurisdiction needs to do its part to tackle the housing shortage. It is less costly for cities to accommodate growth in a smaller, dense area. Even with growth management, cities are continuing to grow onto some of the state's best farmland. Middle housing reduces vehicle miles travelled and emissions.

(Opposed) None.

(Other) Cities are ready to support a bill with minimum density requirements and believe density requirements should be centered on certain amenities, such as transit, parks, and schools. The uniform application of requirements does not recognize the uniqueness of each city. The parking requirements will create many issues. Even in Seattle, 81 percent of households have cars. Some cities are trying to eliminate the number of cars on the road but are not well-served by transit agencies. More people would just create more traffic. The

bill needs some technical changes. Using the same environmental permitting process as single-family housing will put cities out of compliance with shoreline permitting and environmental regulations. Applying middle housing provisions to common interest communities is unconstitutional, and they do not have the infrastructure to accommodate middle housing.

Persons Testifying: (In support) Representative Jessica Bateman, prime sponsor; Adán Mendoza-Sandoval, Associated Students of Central Washington University; Dani Madrone, American Farmland Trust; Alex Hur, Master Builders Association of King and Snohomish Counties; Jacob Vigdor; Brent Ludeman, Building Industry Association of Washington; Dave Andersen and Joe Tovar, Washington Department of Commerce; Michele Thomas, Washington Low Income Housing Alliance; Hugo Garcia; Mike Ennis, Association of Washington Business; Bryce Yadon, Futurewise; Leah Missik, Climate Solutions; Jesse Piedfort, Sierra Club; Girmay Zahilay; Zack Zappone, City of Spokane; Rachel Smith, Seattle Metropolitan Chamber of Commerce; Andrea Reay, Tacoma-Pierce County Unity Chamber; Bill Clarke, Washington Realtors; Sophia Bowton-Meade; and Kerri Woehler, Washington State Department of Transportation.

(Other) Carl Schroeder, Association of Washington Cities; Arne Woodard, City of Spokane Valley; Jason Sullivan, City of Bonney Lake; and Dean Martin, Washington State Chapter of Community Association Institute.

Persons Signed In To Testify But Not Testifying: More than 20 persons signed in. Please see committee staff for information.

HOUSE COMMITTEE ON APPROPRIATIONS

Majority Report: The second substitute bill be substituted therefor and the second substitute bill do pass and do not pass the substitute bill by Committee on Housing. Signed by 25 members: Representatives Ormsby, Chair; Bergquist, Vice Chair; Gregerson, Vice Chair; Macri, Vice Chair; Stokesbary, Ranking Minority Member; Chambers, Assistant Ranking Minority Member; Corry, Assistant Ranking Minority Member; Berg, Chopp, Couture, Davis, Fitzgibbon, Harris, Lekanoff, Pollet, Riccelli, Ryu, Sandlin, Senn, Simmons, Slatter, Springer, Steele, Stonier and Tharinger.

Minority Report: Do not pass. Signed by 4 members: Representatives Chandler, Dye, Rude and Schmick.

Minority Report: Without recommendation. Signed by 1 member: Representative Connors.

Staff: Jackie Wheeler (786-7125).

Summary of Recommendation of Committee On Appropriations Compared to

Recommendation of Committee On Housing:

The Appropriations Committee recommends:

- modifying the definition of "community amenity" by removing private schools from the definition of schools and adding the word "community" to the definition of a park;
- modifying the definition of "critical areas" by adding a watershed serving a reservoir for potable water if that watershed is listed, or was listed as of the effective date of the bill, as impaired or threatened under section 303(d) of the federal Clean Water Act;
- modifying the density requirements for cities over 75,000 and those within a contiguous urban growth area to allow six units on all lots within .25 miles of a major transit stop or community amenity, instead of .5 miles;
- requiring a city to choose six of the eight middle housing types identified in the bill to meet density requirements, instead of requiring a city to allow all middle housing types;
- requiring the units dedicated as affordable to be comparable in size and number of bedrooms as other units in the development and be generally distributed throughout the development, instead of having the same average square footage of market rate units on the same lot;
- allowing a city with an affordable housing incentive program, regardless of when the program was created, expanded, or modified, to vary from the affordable housing requirements in the bill and requiring any development to provide affordable housing, either on-site or through an in-lieu payment;
- explicitly stating that a city may apply any objective development regulations to middle housing that are required for detached single-family residences, including any setback and tree retention requirements;
- changing the exemption from the off-street parking limits by requiring a jurisdiction to submit to the Department of Commerce (Commerce) an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and Commerce finds and certifies, that the application of the off-street parking limitations for middle housing will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied to the same location for the same number of detached houses;
- exempting portions of cities within a 1-mile radius of a commercial airport in Washington with at least nine million annual enplanements from the parking limits for middle housing;
- changing the requirements for a city to demonstrate substantial equivalency with the provisions of the bill by specifying a jurisdiction must have, by January 1, 2023, adopted a comprehensive plan and, within one year of the effective date of the bill, must adopt permanent development regulations that: (1) result in an overall increase in housing units allowed in single-family zones that is at least 75 percent of the increase in housing units allowed in single-family zones if the specific provisions of the bill were adopted; (2) allow for middle housing throughout the city, rather than just in targeted locations; and (3) allow for additional density near major transit stops, schools, and parks, and in projects that incorporate dedicated affordable housing;

- adding fire protection services to the types of infrastructure that can qualify for an extension from the density requirements;
- providing a categorical exemption from the State Environmental Policy Act for development regulations that remove parking requirements for infill development;
- allowing Commerce to establish by rule any standards or procedures to implement the act; and
- adding a null and void clause, making the act null and void unless funded in the omnibus appropriations act, referencing the act by bill or chapter number, by June 30, 2023.

Appropriation: None.

Fiscal Note: Available.

Effective Date of Second Substitute Bill: The bill takes effect 90 days after adjournment of the session in which the bill is passed. However, the bill is null and void unless funded in the budget.

Staff Summary of Public Testimony:

(In support) Washington has been underproducing housing for generations and the key reason is because land use regulations severely limit the number and types of homes that can be built. If we want to build more homes, we need to open up more land for more types of housing. It is a statewide problem that requires a statewide solution. Access to quality housing in close proximity to where people want to live and work, that is near parks and schools, allows people to drive less is essential to everyone's quality of life. It is key to fighting climate change, supporting the vulnerable, and building stronger local economies. The statewide mandate for more housing options could not be clearer. On the surface this bill is about housing, but in substance it is about empowering people to take root in our communities and could enrich democracy in Washington. Those with disabilities who are limited in their ability to find work in their local area would benefit from housing that is close to light rail or bus rapid transit, which this bill could allow. This bill balances the need of for-profit developers while also creating an affordability bonus. It will help ensure everyone has a safe and affordable place to call home by not only building more houses in more places, but also creating more homeowners.

A number of cities are seeing the need for a wider range of affordable housing and are working to address those needs but would like to see all cities fully participate in addressing this issue. The work required under this bill has been funded in the Governor's budget and Commerce looks forward to working with cities and counties on increasing housing choices. Instead of asking where we will find the money for the infrastructure, we must ask where we are going to find the infrastructure for a million housing units that are needed with or without this bill. A start would be to legalize the types of housing that require less infrastructure per unit.

There has been a lot of work and ongoing conversation around middle housing over the last few years. Some of those in support of the bill are appreciative of the changes that were made in the prior committee and would prefer the version of the bill as it passed out of the policy committee.

(Opposed) This bill would upzone areas that are miles away from the nearest bus service or infrastructure system necessary to support it. This will cost millions of dollars and will drive up the price of housing in already expensive areas. Planning at the local level is critical because what works in one city may not work in another. The bill does not allow for this kind of differentiation or application of local knowledge. Many cities are willing to address the statewide housing shortage, but it needs to be in a way that makes sense to each city. Cities like Woodinville are accommodating growth by concentrating it around services and areas with existing or planned infrastructure in a way that makes sense to that city. Transportation options like light rail or bus rapid transit are often out of the city's control and are very limited.

The bill makes no provision for low-income housing and is limited regarding affordable housing. What may be considered affordable housing is not affordable for most, particularly the homeless population. The bill eliminates climate protections and will increase impervious surfaces, creating more heat islands. It would benefit a narrow business interest at the expense of our environment and community. Many cities are working on middle housing regulations that are appropriate for their neighborhoods and this would be negated if the bill were to pass. Just as the State of Washington does not want the federal government overriding the state on protections for abortion rights, the state should not be overriding housing codes and regulations of local towns and cities. Cities under the direction of the Growth Management Act should be exempt from the provisions of this bill.

(Other) This bill has moved too far from what came out of the prior committee and several changes are needed, including a more nuanced approach to the parking limitations and infrastructure concerns. There are also concerns around the amendments to add density around all community amenities which should be revisited. There should be an amendment to allow cities currently in the comprehensive plan update process to be eligible for the substantially similar determination provision of the bill. Cities put years of work into their comprehensive plan updates, including hours engaging with the public. Implementing the goals of the bill through this process will be the most efficient way to accomplish the bill's desired outcomes.

Allowing middle housing on all residential lots is likely to have unintended consequences and unfunded impacts, particularly on lots that lack emergency access and existing or planned infrastructure. This bill will require upgrades to water, sewer, and stormwater infrastructure that could result in increases to utility fees. This could burden residents and inhibit development where cities have been planning investments. The bill will likely apply to 58 cities and could cost over $7 million in direct expenses and a potential for $6 million

in additional costs. It fails to provide the resources and tools needed to plan for and address critical infrastructure needs and is not positioned to deliver the affordable housing that Washington is calling for. Many cities are already adopting provisions to allow more housing options and increase density around areas with significant transit-oriented development investments.

Persons Testifying: (In support) Joe Kunzler; Shaun Scott; Ryan Donohue, Habitat for Humanity Seattle-King and Kittitas Counties; Josie Cummings, Building Industry Association of Washington; Lyset Cadena, City of Burien; Mike Ennis, Association of Washington Business; Matt Hutchins, American Institute of Architects Washington Council; and Dave Andersen, Washington State Department of Commerce.

(Opposed) Brandon Buchanon and Mike Millman, City of Woodinville; Judy Bendich; Jonelle Kemmerling; and Kathleen Russell.

(Other) Salim Nice, City of Mercer Island; Carl Schroeder, Association of Washington Cities; Arne Woodard, City of Spokane Valley; Lacey Jane Wolfe, City of Bellevue; and Dana Ralph, City of Kent.

Persons Signed In To Testify But Not Testifying: None.

HOUSE BILL REPORT
HB 1337

As Reported by House Committee On:
Housing

Title: An act relating to expanding housing options by easing barriers to the construction and use of accessory dwelling units.

Brief Description: Expanding housing options by easing barriers to the construction and use of accessory dwelling units.

Sponsors: Representatives Gregerson, Barkis, Berry, Christian, Duerr, Fitzgibbon, Taylor, Ramel, Reeves, Simmons, Walen, Graham, Bateman, Reed, Lekanoff, Doglio, Tharinger, Cortes, Macri and Stonier.

Brief History:
Committee Activity:
Housing: 1/23/23, 2/2/23 [DP].

Brief Summary of Bill

- Requires fully planning cities and counties to allow accessory dwelling units (ADUs) in urban growth areas (UGAs).
- Prohibits certain ADU regulations within UGAs.

HOUSE COMMITTEE ON HOUSING

Majority Report: Do pass. Signed by 11 members: Representatives Peterson, Chair; Alvarado, Vice Chair; Leavitt, Vice Chair; Klicker, Ranking Minority Member; Barkis, Bateman, Chopp, Entenman, Low, Reed and Taylor.

Minority Report: Without recommendation. Signed by 2 members: Representatives Connors, Assistant Ranking Minority Member; Hutchins.

Staff: Serena Dolly (786-7150).

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Background:

Growth Management Act.
The Growth Management Act (GMA) is the comprehensive land use planning framework for counties and cities in Washington. The GMA establishes land-use designation and environmental protection requirements for all Washington counties and cities. The GMA also establishes a significantly wider array of planning duties for 28 counties, and the cities within those counties, that are obligated to satisfy all planning requirements of the GMA. These jurisdictions are sometimes said to be "fully planning" under the GMA.

Counties that fully plan under the GMA must designate urban growth areas (UGAs), within which urban growth must be encouraged and outside of which growth may occur only if it is not urban in nature. Each city in a county must be included in a UGA. Planning jurisdictions must include within their UGAs sufficient areas and densities to accommodate projected urban growth for the succeeding 20-year period.

The GMA also directs fully planning jurisdictions to adopt internally consistent, comprehensive land use plans. Comprehensive plans are implemented through locally adopted development regulations, and both the plans and the local regulations are subject to review and revision requirements prescribed in the GMA. Comprehensive plans must be reviewed and, if necessary, revised every ten years to ensure that it complies with the GMA. When developing their comprehensive plans, counties and cities must consider various goals set forth in statute.

Each comprehensive plan must include a plan, scheme, or design for certain mandatory elements, including a housing element. The housing element must ensure the vitality and character of established residential neighborhoods and, among other requirements, consider the role of accessory dwelling units (ADUs) in meeting housing needs.

Accessory Dwelling Units.
An ADU is a residential living unit providing independent living facilities and permanent provisions for sleeping, cooking, sanitation, and living on the same lot as a single-family home, duplex, triplex, townhome, or other housing unit. An attached ADU is a dwelling unit located within or attached to another housing unit. A detached ADU is separate and detached from another housing unit.

Cities with more than 20,000 people, counties with more than 125,000 people, and counties that are required to plan under the Growth Management Act are required to incorporate in their development and zoning regulations recommendations made by the then Department of Community, Trade, and Economic Development, now the Department of Commerce, for the development and placement of accessory apartments in 1993.

As of July 1, 2021, fully planning cities under the GMA may not require the provision of off-street parking for ADUs within a quarter mile of a major transit stop, such as a high-

capacity transportation system stop, a rail stop, or certain bus stops, unless the city determines that on-street parking is infeasible for the ADU.

Summary of Bill:

By July 1, 2024, fully planning cities and counties must ensure local development regulations allow for the construction of accessory dwelling units (ADUs) within urban growth areas (UGAs) and comply with the following policies:

- permitting ADUs in structures detached from the principal unit;
- allowing an ADU on any lot that meets the minimum lot size required for the principal unit;
- not establishing a maximum gross floor area requirement for ADUs that is less than 1,000 square feet;
- not establishing roof height limits on an ADU of less than 24 feet, unless the height limit on the principal unit is less than 24 feet;
- not imposing setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units;
- allowing detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley;
- allowing ADUs to be converted from existing structures, including detached garages;
- not prohibiting the sale of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU; and
- not requiring public street improvements as a condition of permitting ADUs.

Fully planning cities and counties also must comply with a minimum of three of the following policies:

- not establishing a requirement for the provision of off-street parking for ADUs;
- not assessing impact fees on the construction of ADUs that are greater than 50 percent of the impact fees that would be imposed on the principal unit;
- not requiring the owner of a lot on which there is an ADU to reside in or occupy the ADU or another housing unit on the same lot; or
- allowing at least two ADUs on all lots that allow for single-family homes in the following configurations:
    - one attached ADU and one detached ADU;
    - two attached ADUs; or
    - two detached ADUs, which may be comprised of either one or two detached structures.

Cities and counties may apply certain regulations to ADUs, including:

- generally applicable development regulations;
- public health, safety, building code, and environmental permitting requirements that would be applicable to the principal unit, including regulations to protect ground and

surface waters from on-site wastewater;
- a prohibition on the construction of ADUs that are not connected to or served by public sewers;
- a prohibition or restriction on the construction of ADUs in residential zones with a density of one dwelling unit per acre or less that are within areas designated as wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas; and
- restrictions on the use of ADUs for short-term rentals.

Any local development regulations that fail to incorporate the required provisions by the deadline are superseded, preempted, and invalidated.

Any conflicting provisions in local development regulations after the deadline are superseded, preempted, and invalidated. Actions taken to adopt these regulations cannot be challenged under the Growth Management Act (GMA) or the State Environmental Policy Act. The ADUs may not be considered as contributing to underlying density within an urban growth area boundary of a county for purposes of the GMA.

A restrictive covenant or deed restriction created after the effective date of the act may not prohibit the construction, development, or use of an ADU within a UGA. A city or county that issues a permit for the construction of an ADU may not be held civilly liable on the basis that the construction would violate the restrictive covenant or deed restriction that was created after the effective date of the act.

The provisions requiring cities and counties to incorporate in their regulations the recommendations made by the then Department of Community, Trade, and Economic Development for accessory dwelling apartments are repealed.

Appropriation: None.

Fiscal Note: Available.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.

Staff Summary of Public Testimony:

(In support) The state needs as many tools as possible to address our ongoing housing crisis. The accessory dwelling units (ADUs) provide results. They are a proven strategy to add housing units, and there is no better way to increase housing supply quickly. The ADUs are necessary, reasonably-priced housing. Because ADUs are smaller than other homes, they offer affordable housing opportunities. The ADUs also provide opportunities for extended families to live together. The ADUs can be used to house elderly family members or for caregivers to assist seniors who stay in their own homes. Washington is far

behind what other states are doing. California eliminated parking owner occupancy, lot size, and impact fee requirements with strong results. Statewide rules are desperately needed for consistency, instead of the patchwork of local laws that developers have to navigate now. Developers and homeowners face too many obstacles when building ADUs, and this bill remove the most significant barriers.

(Opposed) Counties are the least financially diversified government in the state and are very heavily property tax dependent. Counties cannot take on any more responsibilities with current funding, and this bill would require a costly update to land use regulations. The prescriptive requirements take away local government authority to make land use decisions. Impact fees should not be reduced for ADUs because impact fees are not based on the size of a building.

(Other) The bill needs some technical fixes related to urban growth areas and allowing hearings under the Growth Management Act.

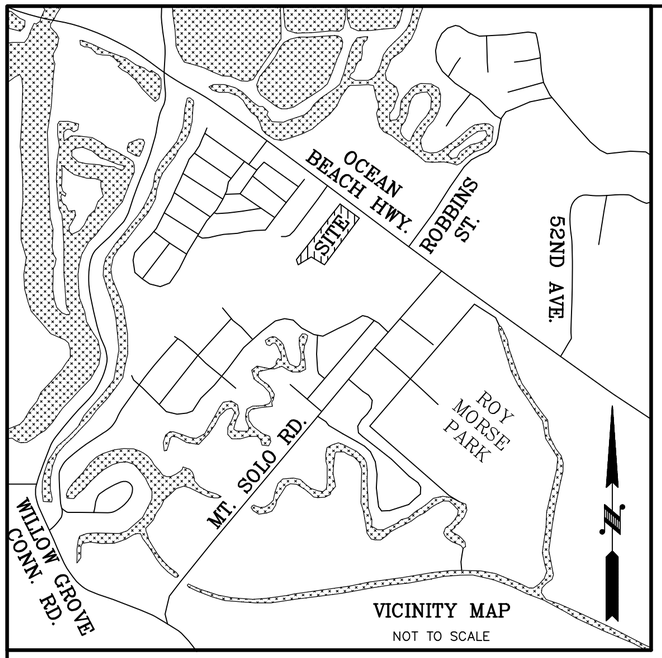
Persons Testifying: (In support) Representative Mia Gregerson, prime sponsor; Cynthia Stewart, League of Women Voters of Washington; Dan Bertolet, Sightline Institute; Troy Schmeil, Sapphire Homes Incorporated; Samar Jha, American Association of Retired Persons; Scott Bonjukian; Ryan Donohue, Habitat for Humanity Seattle-King and Kittitas Counties; Dani Madrone, American Farmland Trust; Angela Rozmyn, Natural and Built Environments; Graham Brown, MyKabin Limited Liability Company; and Matt Hutchins.

(Opposed) Paul Jewell, Washington State Association of Counties; and Carl Schroeder, Association of Washington Cities.

(Other) Bryce Yadon, Futurewise.

Persons Signed In To Testify But Not Testifying: None.

WEST END MANUFACTURING HOME PARK BINDING SITE PLAN
IN THE SW 1/4 OF THE SE 1/4
OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 3 WEST, W.M.
COWLITZ COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING
PER RECORD OF SURVEY AS FILED IN VOL. 38, PG. 175–176, AUDITOR'S FILE NUMBER 3622887 RECORDS OF COWLITZ COUNTY, WASHINGTON.

METHOD OF SURVEY
CONTROL USING TOPCON GPS RECEIVERS AND FIELD TRAVERSE USING A TOPCON GTS–225 (00"00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332–130–090.

PARENT PARCEL LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 3 WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2–1/2" CASE MONUMENT AT THE INTERSECTION OF ROBBINS STREET AND OCEAN BEACH HIGHWAY, ALSO KNOWN AS STATE ROUTE 4;
THENCE N51°13'43"W ALONG THE CENTERLINE OF SAID OCEAN BEACH HIGHWAY A DISTANCE OF 549.92 FEET;
THENCE S38°46'17"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY MARGIN OF SAID OCEAN BEACH HIGHWAY ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S38°46'17"W A DISTANCE OF 577.00 FEET;
THENCE N51°13'43"W 73.52 FEET TO A POINT ON THE EDGE OF A SLOUGH;
THENCE NORTHWESTERLY ALONG THE EDGE OF SAID SLOUGH THE FOLLOWING 9 COURSES AS SHOWN ON RECORD OF SURVEY FILED IN VOLUME 38 OF SURVEYS PAGES 175–176, AUDITOR'S FILE NUMBER 3622887, RECORDS OF COWLITZ COUNTY, WASHINGTON:
N23°33'45"W A DISTANCE OF 40.40 FEET;
N61°05'18"W A DISTANCE OF 29.07 FEET;
N52°51'57"W A DISTANCE OF 28.97 FEET;
N65°14'34"W A DISTANCE OF 27.35 FEET;
S42°35'56"W A DISTANCE OF 27.95 FEET;
S50°31'56"W A DISTANCE OF 69.18 FEET;
S43°15'22"W A DISTANCE OF 20.73 FEET;
S66°31'13"W A DISTANCE OF 14.88 FEET;
N72°04'51"W A DISTANCE OF 29.20 FEET;
THENCE LEAVING THE EDGE OF SAID SLOUGH N38°47'24"E A DISTANCE OF 710.51 FEET TO A POINT ON THE WESTERLY MARGIN OF SAID OCEAN BEACH HIGHWAY;
THENCE S51°13'43"E A DISTANCE OF 245.00 FEET TO THE TRUE POINT OF BEGINNING;

NOTE:
THE PURPOSE OF THIS BINDING SITE PLAN IS TO ESTABLISH A MANUFACTURED HOME PARK WITH SITES FOR LEASES FOR THE PLACEMENT OF MANUFACTURED HOMES ONLY PURSUANT TO TYPE B BINDING SITE PLAN REQUIREMENTS OF LMC 19.28 AND 19.90. OWNERSHIP OF REAL PROPERTY WILL REMAIN UNDER A OWNERSHIP BY A SINGLE ENTITY UNLESS A REVISED BINDING SITE PLAN IS RECEDED PURSUANT TO LMC 19.90 OR AS HEREAFTER AMENDED.

SURVEYOR'S CERTIFICATE
I KEVIN D. BLUHM, PLS #29269, A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND.

_____
KEVIN D. BLUHM, PLS 29269 DATE

ADDRESSES
LOT 1...1 DYANNA DR. LONGVIEW WA. 98632
LOT 2...2 DYANNA DR. LONGVIEW WA. 98632
LOT 3...3 DYANNA DR. LONGVIEW WA. 98632
LOT 4...4 DYANNA DR. LONGVIEW WA. 98632
LOT 5...5 DYANNA DR. LONGVIEW WA. 98632
LOT 6...6 DYANNA DR. LONGVIEW WA. 98632
LOT 7...7 DYANNA DR. LONGVIEW WA. 98632
LOT 8...8 DYANNA DR. LONGVIEW WA. 98632
LOT 9...9 DYANNA DR. LONGVIEW WA. 98632
LOT 10...10 DYANNA DR. LONGVIEW WA. 98632
LOT 11...11 DYANNA DR. LONGVIEW WA. 98632
LOT 12...12 DYANNA DR. LONGVIEW WA. 98632
LOT 13...13 DYANNA DR. LONGVIEW WA. 98632
LOT 14...14 DYANNA DR. LONGVIEW WA. 98632
LOT 15...15 DYANNA DR. LONGVIEW WA. 98632
LOT 16...16 DYANNA DR. LONGVIEW WA. 98632
LOT 17...17 DYANNA DR. LONGVIEW WA. 98632
LOT 18...18 DYANNA DR. LONGVIEW WA. 98632
LOT 19...19 DYANNA DR. LONGVIEW WA. 98632
LOT 20...20 DYANNA DR. LONGVIEW WA. 98632
LOT 21...21 DYANNA DR. LONGVIEW WA. 98632
LOT 22...22 DYANNA DR. LONGVIEW WA. 98632
LOT 23...23 DYANNA DR. LONGVIEW WA. 98632
LOT 24...24 DYANNA DR. LONGVIEW WA. 98632

REFERENCE SURVEYS
1) WEST POINTE CONDOMINIUMS PHASE III FILED IN VOL. 1, PG. 199–203, BY LS 29269
2) RECORD OF SURVEY FILED IN VOL. 28, PG. 102, BY LS 29269
3) RECORD OF SURVEY FILED IN VOL. 8, PG. 88, LS 21711
4) SHORT PLAT NO. LVSP 2006–1, FILED IN VOL. 14, PG. 94, BY LS 37529
5) CITY OF LONGVIEW BLA. NO. LV–BLA 2018–7, FILED IN VOL. 38, PG. 50–51, BY LS 34147
6) RECORD OF SURVEY FILED IN VOL. 36, PG. 106,, BY LS 29269
7) UNRECORDED SURVEY BY CLAUD DVOLT TILTED COWLITZ COUNTY ROAD DEPT. LONGVIEW DIST. MAINT. SHED SHEET 1A OF 5
8) RECORD OF SURVEY FILED IN VOL. 37, PG. 59–60, BY LS 29269
9) WEST POINTE CONDOMINIUMS PHASE I FILED IN VOL. 1, PG. 185–188, BY LS 29269
10) WEST POINTE CONDOMINIUMS PHASE II FILED IN VOL. 1, PG. 189–192, BY LS 29269
11) RECORD OF SURVEY FILED IN VOL. 38, PG. 175–176, BY LS 29269

PARCEL NO.: 107290100, 107220100, 107280100

BLUHM & ASSOCIATES LAND SURVEYORS INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS: ACQUIESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC...
NO ATTEMPT WAS MADE TO SHOW ANY AND/OR ALL EASEMENTS THAT MAY BE ASSOCIATED WITH THIS PROPERTY.

DEDICATION
KNOW ALL BY THESE PRESENTS THAT PERRY GILMOUR AND CHERYL GILMOUR, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED HEREBY DECLARE THIS FINAL BINDING SITE PLAN AS A MANUFACTURED HOME PARK.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S)

THIS _____ DAY OF _____, 20 ____.

SIGNED AND SEALED_____

_____
PERRY GILMOUR

_____
CHERYL GILMOUR

STATE OF WASHINGTON }
COUNTY OF _____ } SS

THIS IS TO CERTIFY ON THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED PERRY GILMOUR & CHERYL GILMOUR, TO BE KNOW TO BE THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN CERTIFICATE FIRST ABOVE WRITTEN_____NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT_____

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES_____.

COWLITZ COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES OF THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR OF 20_____

_____
COWLITZ COUNTY TREASURER

CITY OF LONGVIEW PLANNING COMMISSION
APPROVED THIS___ DAY OF_____, 20_____

_____
CHAIRMAN, ATTEST, SECRETARY
LONGVIEW PLANNING COMMISSION

CITY OF LONGVIEW ENGINEER
APPROVED THIS___ DAY OF_____, 20_____

_____
CITY ENGINEER

KEVIN D. BLUHM STATE OF WASHINGTON 29269 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PERRY & CHERYL GILMOUR, IN DECEMBER, 2022.

_____
KEVIN BLUHM – LICENSE NO. 29269

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS___ DAY OF_____, 20__ AT_____.M.
IN BOOK_____ OF_____ AT PAGE_____
AUDITOR'S FILE NUMBER_____
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

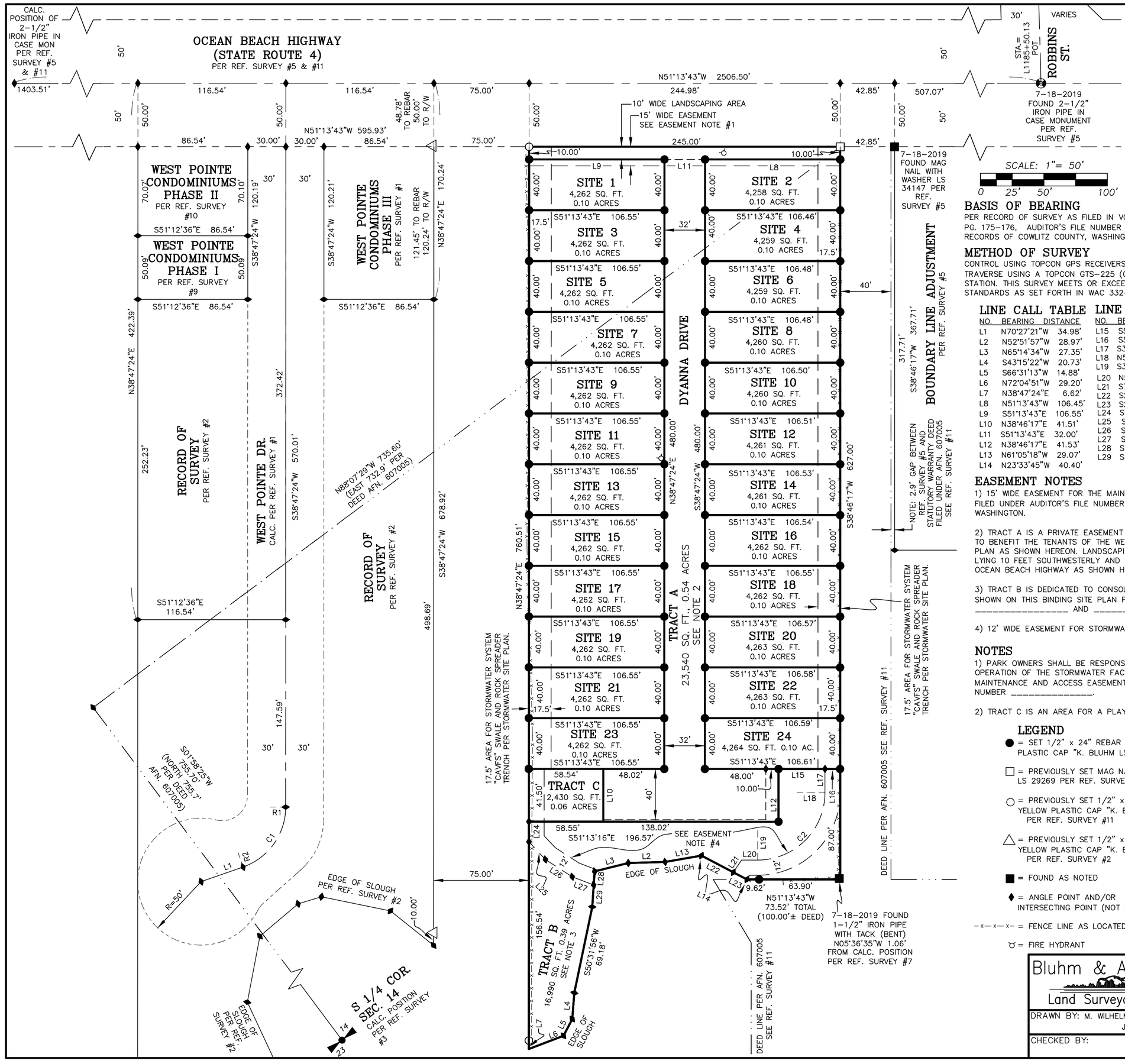
DEPUTY COUNTY AUDITOR_____

Bluhm & Associates
Land Surveyors, Inc.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE: (360) 748–1551
FAX: (360) 748–6282
E–MAIL: kbluhm@surveyservices.com

DRAWN BY: M. WILHELMI JF	DATE: 5–24–23	JOB#19–323BINDING COMP: SVR2 FB#2030
CHECKED BY:	SCALE: N/A	SHEET: 1 OF 2

WEST END MANUFACTURING HOME PARK BINDING SITE PLAN IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 3 WEST, W.M. COWLITZ COUNTY, WASHINGTON

PARCEL NO.: 107290100, 107220100, 107280100



BASIS OF BEARING

PER RECORD OF SURVEY AS FILED IN VOL. 38, PG. 175-176, AUDITOR'S FILE NUMBER 3622887 RECORDS OF COWLITZ COUNTY, WASHINGTON.

METHOD OF SURVEY

CONTROL USING TOPCON GPS RECEIVERS AND FIELD TRAVERSE USING A TOPCON GTS-225 (00"00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

LINE CALL TABLE

NO.	BEARING	DISTANCE
L1	N70°27'21"W	34.98'
L2	N52°51'57"W	28.97'
L3	N65°14'34"W	27.35'
L4	S43°15'22"W	20.73'
L5	S66°31'13"W	14.88'
L6	N72°04'51"W	29.20'
L7	N38°47'24"E	6.62'
L8	N51°13'43"W	106.45'
L9	S51°13'43"E	106.55'
L10	N38°46'17"E	41.51'
L11	S51°13'43"E	32.00'
L12	N38°46'17"E	41.53'
L13	N61°05'18"W	29.07'
L14	N23°33'45"W	40.40'

LINE CALL TABLE

NO.	BEARING	DISTANCE
L15	S51°13'43"E	36.61'
L16	S51°13'43"E	12.00'
L17	S38°46'17"W	18.73'
L18	N51°13'43"W	53.00'
L19	S38°46'17"W	53.00'
L20	N51°13'43"W	12.69'
L21	S72°47'31"W	11.65'
L22	S23°33'45"E	28.32'
L23	S23°33'45"E	12.07'
L24	S38°47'24"W	15.85'
L25	S04°13'13"E	19.04'
L26	S18°28'02"E	25.13'
L27	S30°12'20"E	18.13'
L28	S42°35'56"W	10.73'
L29	S42°35'56"W	17.22'

RADIAL LINE CALL TABLE

NO.	BEARING
R1	N51°12'36"W (R)
R2	N19°32'39"E (R)

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	50.00'	70°45'15"	61.74'
C2	53.00'	90°00'00"	83.25'

EASEMENT NOTES

1) 15' WIDE EASEMENT FOR THE MAINTENANCE AND OPERATION OF PUBLIC UTILITIES AS FILED UNDER AUDITOR'S FILE NUMBER _____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

2) TRACT A IS A PRIVATE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND LANDSCAPING TO BENEFIT THE TENANTS OF THE WEST END MANUFACTURING HOME PARK BINDING SITE PLAN AS SHOWN HEREON. LANDSCAPING AREA IS LIMITED TO THAT PORTION OF TRACT A LYING 10 FEET SOUTHWESTERLY AND PARALLEL TO THE SOUTHWESTERLY MARGIN OF OCEAN BEACH HIGHWAY AS SHOWN HEREON.

3) TRACT B IS DEDICATED TO CONSOLIDATED DIKING IMPROVEMENT DISTRICT #1 AS SHOWN ON THIS BINDING SITE PLAN PER AUDITOR'S FILE NUMBERS _____ AND _____

4) 12' WIDE EASEMENT FOR STORMWATER AND MAINTENANCE OF SAID STORMWATER

NOTES

1) PARK OWNERS SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE AND OPERATION OF THE STORMWATER FACILITIES SHOWN ON THIS BINDING SITE PLAN PER MAINTENANCE AND ACCESS EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER _____.

2) TRACT C IS AN AREA FOR A PLAY GROUND. (PLAY AREA)

LEGEND

- ● = SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP "K. BLUHM LS 29269"
- □ = PREVIOUSLY SET MAG NAIL WITH WASHER LS 29269 PER REF. SURVEY #11
- ○ = PREVIOUSLY SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP "K. BLUHM LS 29269" PER REF. SURVEY #11
- △ = PREVIOUSLY SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP "K. BLUHM LS 29269" PER REF. SURVEY #2
- ■ = FOUND AS NOTED
- ♦ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- -x-x-x- = FENCE LINE AS LOCATED
- ☌ = FIRE HYDRANT

KEVIN D. BLUHM STATE OF WASHINGTON 29269 REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

Bluhm & Associates Land Surveyors, Inc.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE: (360) 748-1551
FAX: (360) 748-6282
E-MAIL: kbluhm@surveyservices.com

DRAWN BY: M. WILHELMI JF	DATE: 5-24-23	JOB#19-323BINDING COMP: SVR2 FB#2030
CHECKED BY:	SCALE: 1" = 50'	SHEET: 2 OF 2

City of Longview

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

Minutes

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

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

***Present**: Member Craig Collins, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Kalei LaFave, Member Stacy Dalgarno*
***Absent**:* Member Trey Davis

***Staff Present**: Christopher Eastwood, Assistant City Attorney; Adam Trimble, Planner; Sam Barham, Engineer; Lisa Vertrees, Administrative Assistant*

2. APPROVAL OF MINUTES

Deferred

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time

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

Read in to record.

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.

Mr. Trimble presented the staff report.

Chairman Collins opened the public hearing.
The following citizen spoke:

Nick Little, Chilton Development Services

Hearing no other speakers, Chairman Collins closed the public hearing.

A motion was made by Member Kalei LaFave, seconded by Member Jeff Rauth, to Adopt the findings and recommended conditions of approval in the staff report and approve the West End Manufactured Home Park binding site plan with conditions.
Approved
Ayes: Member Craig Collins, Member Ramona Leber, Kalei LaFave, Boardmember Jeff Rauth, Boardmember Joanna Lee, Boardmember Stacy Dalgarno
Nays: None

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

Mr. Trimble reviewed the staff memo.

Chairman Collins opened the public hearing.
Hearing no speakers, Chairman Collins closed the public hearing

A motion was made by Member Joanna Lee, seconded by Member Jeff Rauth, to adopt the findings and staff recommendations and recommend Council adopt the proposed amendmentsto Chapter 17.24 Flood Damage Prevention. The motion passed unanimously.

Ayes: Member Craig Collins, Member Ramona Leber, Kalei LaFave, Member Jeff Rauth, Member Joanna Lee, Member Stacy Dalgarno
Nays: None

6. NON-PUBLIC HEARING ITEMS

The request for a July public hearing has been cancelled.

7. PLANNER'S REPORT

**Council discussed the ADU recommendations and has requested a workshop.*
**The downtown zoning amendments are before Council.*
**After the ADU recommendations are adopted, Planning Commission will move on to infill*
**Mint Farm land sale*

PW
**3rd Ave/Industrial Way coming along*
**California Way/Baltimore paving project is going out to bid*
**Mt. Solo road re-paving*
**2 sewer pump station projects will go out to bid*
**Washington Way paving - RA Long to 34th Ave*

8. OTHER BUSINESS

None at this time.

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for July 6, 2022 at 7 p.m.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:55 p.m.

_____

Lisa Vertrees, Recorder

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

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

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

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

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 father 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).

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:

E 2022-4

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 Serices

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 apotential 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 wil 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 constrction. Post development would include exhast from automible 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 visists. During periods of high water when water may be present, the wetland outlets to the south eventually connecting to a CDID#1 slough ¾ 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 provded 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 are 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 asccompanying 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
__x__shrubs
__x__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

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.

The site is now vacant. AT

Single Family dwelling, detached garage, shed(s)

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?

Unknownat 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.

The City estimates ___ # peak PM trips. AT

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]

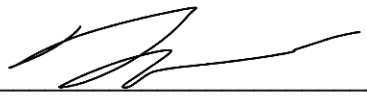
a. Circle utilities currently available at the site:
electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system,
other _____

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

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:

1. 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.

2. ALL WORK AND MATERIAL SHALL CONFORM TO THESE PLANS AND THE APPLICABLE PROVISIONS OF THE JURISDICTIONS ENGINEERING DESIGN AND STANDARD DETAILS MANUAL (DESIGN MANUAL), LATEST EDITION, APWA/WDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

3. THE CONTRACTOR SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PHASES.

4. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL PROVIDE/VERIFY THE FOLLOWING ITEMS TO THE OWNER AND ENGINEER:
   A. COPY OF THE CONTRACTOR'S CERTIFICATE OF INSURANCE
   B. EMERGENCY CONTACT NAME AND PHONE NUMBER
   C. TRAFFIC CONTROL PLAN
   D. LIST OF SUBCONTRACTORS AND POINTS OF CONTACT.

4. A COPY OF THE PERMIT WITH ALL ATTACHMENTS, A COPY OF THE APPROVED CONSTRUCTION PLANS, AND ALL AMENDMENTS SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ALL WORK SHALL CONFORM TO THE PERMIT TERMS, CONDITIONS/ PROVISIONS, APPROVED CONSTRUCTION PLANS, APPROVED PLAN AMENDMENTS, AND THESE GENERAL CONDITIONS. CHANGES TO ANY OF THE AFORESAID MUST BE APPROVED BY JURIDICTION, IN ADVANCE OF WORK PERFORMANCE.

5. ALL FENCING, ESC MEASURES, AND CONSTRUCTION GRAVEL ENTRANCES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.

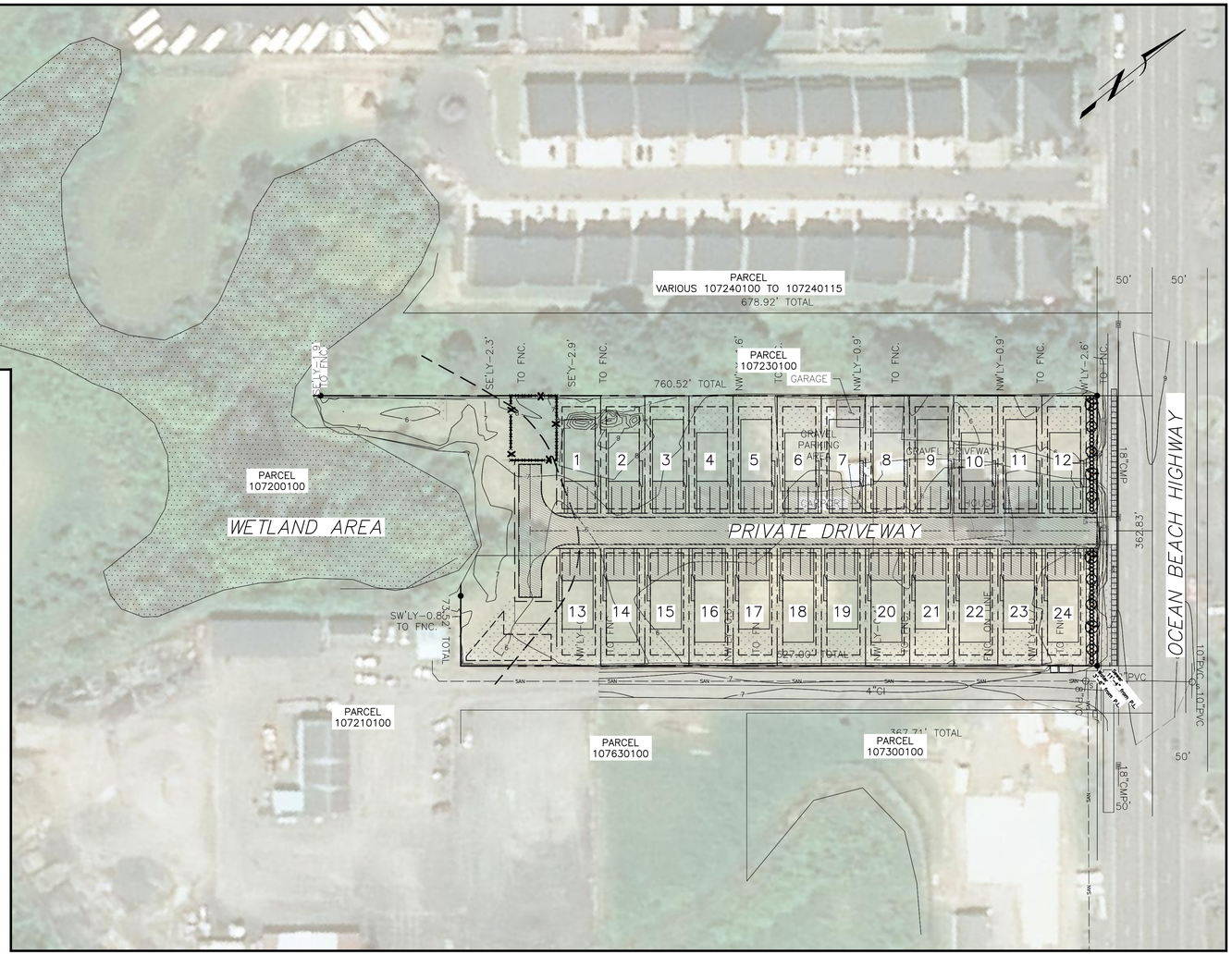
6. MAINTENANCE OF THE WORK AREA AND APPROACH ROADS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE WORK AREA AND APPROACH ROADS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION, FREE FROM OBSTRUCTIONS, HAZARDS, DEBRIS, AND TRASH AT ALL TIMES. A COPY OF THE CONTRACTOR CERTIFICATE OF INSURANCE SHALL BE AVAILABLE AT THE WORK AREA.

7. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THE GRADING PLANS. INSPECTIONS WILL BE PERFORMED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PER THE GRADING PERMIT AND THESE PLANS AND SPECIFICATION

8. ALL GRADING, RETAINING WALL, AND EROSION CONTROL WORK PERFORMED ONSITE SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORTS PREPARED BY STRATA-DESIGN.

9. IF CEMENT TREATMENT IS CHOSEN AS A METHOD FOR GRADING DURING WET WEATHER, AN ACTION PLAN MUST BE SUBMITTED TO THE CITY SHOWING HOW THE CONTRACTOR WILL ENSURE PH RUNOFF FROM THE SITE WILL BE BETWEEN 6.5 AND 8.5.

CONTINUED ON SHEET 2



0 60' 120'
FEET

1/1 SITE MAP
SCALE: 1"=60'

PROJECT SITE

2/1 VICINITY MAP
SCALE: NTS

SHEET INDEX

1 COVER SHEET
2 NOTES AND LEGEND
3 EXISTING CONDITIONS AND DEMOLITION PLAN
4 GRADING PLAN
5 STORMWATER PLAN
6 UTILITY PLAN
7 PUBLIC STREET IMPROVEMENTS
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13 STANDARD DETAILS
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15 STANDARD DETAILS
16 STANDARD DETAILS

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COWLITZ COUNTY UTILITY COORDINATING COUNCIL

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

STRATADESIGN
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503•819•4423 STRATA-DESIGN.COM

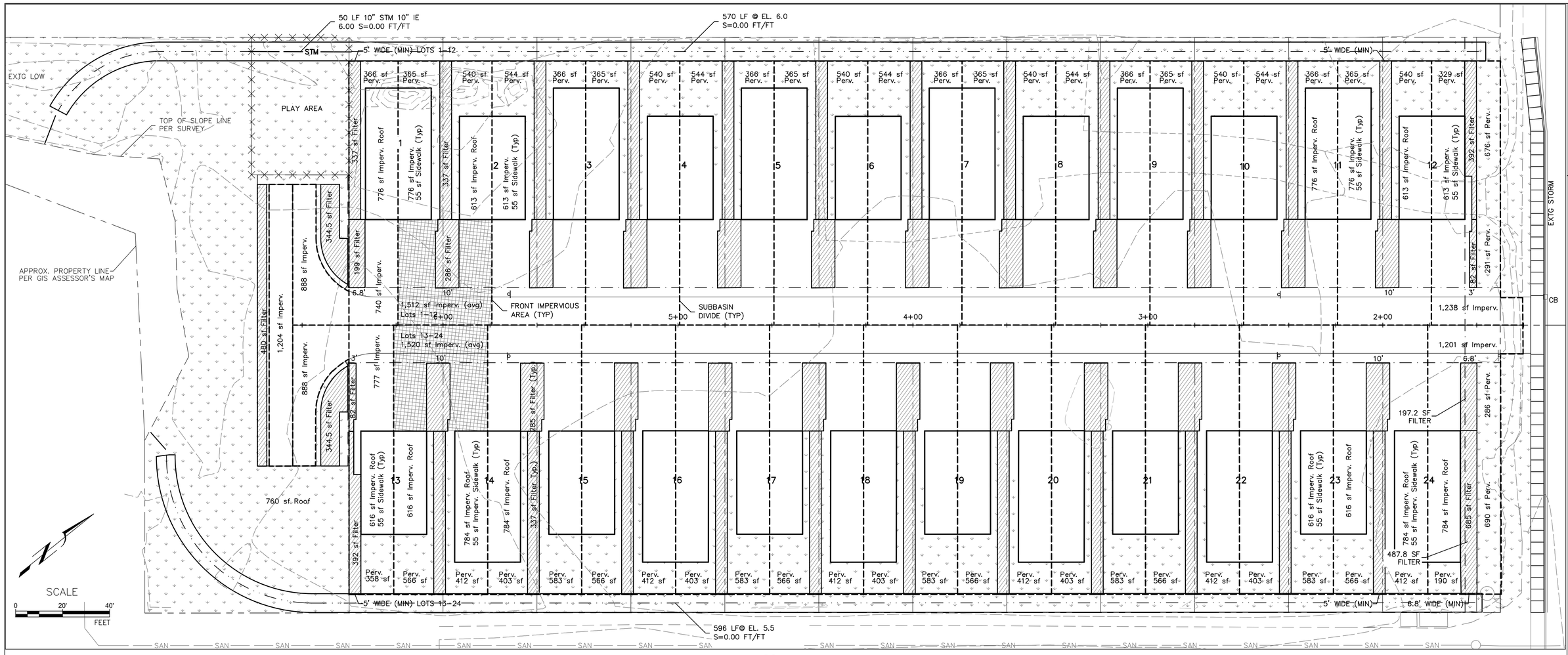
WEST END MANUFACTURED HOME PARK
5721 OCEAN BEACH HIGHWAY
LONGVIEW, WASHINGTON 98632
COVER SHEET

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

RANDALL S. GOODE
STATE OF WASHINGTON
42598
REGISTERED
PROFESSIONAL ENGINEER

SHEET:
1 OF 16

FILE: COVER SHEET SAVE DATE: 4/9/2022 2:31:07 PM PLOT DATE: 4/9/2022 2:38:27 PM



1/5 SITE PLAN

LEGEND

CAVFS (SEE DETAIL 1 ON SHEET 12

IMPERVIOUS AREA TRIBUTARY TO TYPICAL CAVFS

PERVIOUS LAWN SECTION

GENERAL NOTES

A. FOR CAVFS 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.

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

PROJECT:
DRAWN: BB
CHECKED: RG
DATE: 4/9/22
NAME: STORM PLAN

REVISIONS:
1 CITY REVIEW 3/17/22

RANDALL S. GOODE
STATE OF WASHINGTON
42598
REGISTERED
PROFESSIONAL ENGINEER

SHEET:
5 OF 16

FILE: STORMWATER PLAN SAVE DATE: 4/9/2022 3:24:46 PM PLOT DATE: 4/9/2022 3:24:59 PM

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

Final Binding Site Plan Narrative
5/31/23

In accordance with LMC 19.28 and 19.90, landowner Perry Gilmour is proud to present the final Binding Site Plan for the West End Manufactured Home Park. This project began in 2021 with the intent to redevelop a 3.33-acre parcel in the 5700 block of Ocean beach highway just West of the County's maintenance shop. At the time of application, the property had a single-family dwelling, detached garage, and various small outbuildings.

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. The park will be a traditional style manufactured home park in that the property will be owned by a single individual (Mr. Gilmour), and each space will be leased to future residents. Individual lots will not be sold separately in the future, and the BSP has been annotated to reflect this form of ownership and management.

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.

Project design and engineering review began in late 2021 and continued in 2022; and preliminary approval for the project was granted in June of 2022. Final engineering design followed, with issuance of grading permits and construction activity occurring in late 2022 and early 2023.

As the project progressed, the landowner was approached by the Diking District who was interested in obtaining the western portion of the property as part of their ongoing management goals. As the area they wanted to obtain was largely being left as an open space tract, Mr. Gilmour agreed. This area to be deeded to the Diking District is identified as Tract B, and will be given to the Diking District via plat notation and a Quit Claim deed to be recorded at the same time as the final plat.

Specific elements of note for the project include:

- New private road (Dyanna Drive) designed and constructed to serve the Park. Road designed in accordance with City requirements and is fully paved. On-street parking will not be allowed, and the additional overflow parking requirements have been factored into site design.

- Construction of a new stormwater system.

- Extension of sewer and water service to the individual sites within the Park, including a sewer line extension through the property to serve a parcel to the Northwest. Water service will be monitored by a master meter located adjacent to Ocean Beach Highway, with individual billing to be handled by the Park owner.

- Extension and installation of power, phone, and cable services to each site within the Park.
- Installation of sidewalks adjacent to Ocean Beach Highway along the entire property frontage.
- Fencing of the exterior boundary of the property, including a vegetated screening along the Ocean Beach Highway frontage.
- Installation of a playground area and playground equipment.
- All necessary easements, covenants, CDID deed, and agreements have been prepared and will be recorded alongside the Final Binding Site Plan, and recording numbers to be added to the documents at that time.

At this time, all elements of the project have been constructed and approved by the City, with final vegetated screening currently being prepared for installation. We believe that this project will be an asset to the City, and help provide additional housing options for residents.