



City of Longview

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

Agenda

Planning Commission

Wednesday, January 3, 2024

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.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82348037864>

Webinar ID: 823 4803 7864

Telephone Options (dial any of the following numbers):

1-253-215-8782

1-346-248-7799

1-408-638-0968

1-669-900-6833

1-301-715-8592

1-312-626-6799

1-646-876-9923

International numbers available: <https://us02web.zoom.us/j/82348037864>

1. ROLL CALL

2. APPROVAL OF MINUTES

23-001861 PC Minutes of December 6, 2023

3. AUDIENCE PARTICIPATION OR CORRESPONDENCE

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

5. PUBLIC HEARINGS

23-001863 PC 2023-14 5024 Ocean Beach Hwy Rezone

Recommended Action: Motion to approve staff's recommendation and forward a recommendation of approval to city council

23-001864 PC 2023-17 Totem-Ocean Beach Hwy Rezone

Recommended Action: Motion to approve staff's recommendation and forward a recommendation of approval to city council

6. NON-PUBLIC HEARING ITEMS

23-001862 PC 2023-8 1145 33rd ave preliminary plat application

Recommended Action: hold a public hearing february 7th for consideration of approval and recommendation to city council

7. OTHER BUSINESS

8. PLANNER'S REPORT

9. ADJOURNMENT



City of Longview

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

Minutes

Agenda

Planning Commission

Wednesday, December 6,
2023

7:00 PM

City Hall

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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

Absent: Member Stacy Dalgarno, Member Trey Davis

Resigned: Member Kalei LaFave

Staff Present: Sam Barham, City Engineer; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

23-001783 PC Minutes of November 1, 2023

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to approve the regular meeting minutes of November 1, 2023. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

None at this time.

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

Read into the record.

5. **PUBLIC HEARINGS**

**23-001730 PC 2023-4 AFFORDABLE HOUSING STRATEGIES - SHARED DRIVEWAYS ORDINANCE
XXXX**

**RECOMMENDED ACTION: MOTION TO APPROVE THE ORDINANCE LANGUAGE AND
RECOMMEND APPROVAL OF THE ORDINANCE TO LONGVIEW CITY COUNCIL.**

Mr. Kosar reviewed the staff report.

Table 19 was handed out as an addition to the agenda packet.

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

It was suggested to change the "yes" in the Over 150' column/Fire lane signage required, to an asterisk.

Mr. Barham suggested assigning addresses at the main road. Mr. Kosar explained Community Development works closely with the Fire Marshal on assigning addresses.

A motion was made by Member Ramona Leber, seconded by Member Joanna Lee, to approve the language on shared driveways, with aforementioned edit, and recommend approval to City Council. The motion passed unanimously.

6. NON-PUBLIC HEARING ITEMS

23-001732 PC 2023-14 5024 OCEAN BEACH HWY COMPREHENSIVE ZONING MAP AMENDMENT & FUTURE ANNEXATION RECOMMENDED ACTION: HOLD A PUBLIC HEARING JANUARY 3RD, 2024, FOR CONSIDERATION OF THE ITEM

Mr. Kosar briefly reviewed the item and requested to set a public hearing.

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to hold a public hearing January 3, 2024 for consideration of 5024 Ocean Beach Hwy Comprehensive Zoning map amendment and future annexation. The motion passed unanimously.

23-001751 PC 2023-17 4240 OCEAN BEACH HWY COMPREHENSIVE PLAN MAP AMENDMENT - REZONE RECOMMENDED ACTION: HOLD A PUBLIC HEARING JANUARY 3RD, 2024, FOR CONSIDERATION OF THE ITEM

Mr. Kosar briefly reviewed the item and requested to set a public hearing.

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to hold a public hearing January 3, 2024 for consideration of 4240 Ocean Beach Hwy Comprehensive Plan map rezone amendment. The motion passed unanimously.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

23-001733

- **Divert Integrated Food Waste Facility Civil Plan Review Near Complete**
- **Kelso Blue Thistle Vila Affordable Housing Project Environmental Review Completed by City of Longview**
- **Sunrise Village Affordable Housing Project Environmental Review Completed by City of Longview**
- **Mt. Solo Place phase 3B & 4 final plats recorded**
- **Ordinances for 636 California Way code amendment and 5824 Ocean Beach Hwy Rezone were approved by the City Council.**

- Received revised submittals for a 17 lot single family subdivision off 33rd Ave

9. **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for January 3, 2024.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:21 pm.

Lisa Vertrees, Recorder



Staff Report

TO: Longview Planning Commission

FROM: McAllister Kosar, Planner

HEARING

DATE: January 3rd, 2024

TYPE OF

DECISION: Quasi-judicial (Planning Commission Recommendation, City Council Approval)

APPLICANT: Carter May, WD3 Construction

PROPOSAL: Comprehensive Plan Amendment of one 3.44 acre lot, to change the property from Medium Density Residential in the comprehensive plan to Low Density Residential, with a rezone to the current planning zoning of R-2 Residential to R-1. The zoning district of R-1 is the only Residential District permitting Manufactured Home Parks, which is what the property owner seeks to develop. Changes shown in the attached map [Exhibit B & C].

ADDRESS: 5024 Ocean Beach Hwy, WL2408006.

BACKGROUND

The applicant, Carter May of WD3 Construction has applied for a site-specific rezone to the comprehensive plan map of their single parcel to go from medium density residential to high density residential. The R-2 zone permits Duplexes, Triplexes, Fourplexes, Multifamily, Townhouse (single-family attached dwelling) and Accessory Dwelling Units among other residential permissions in LMC 19.20.020 'Uses' whereas the R-1 zone is the only residential zoning district permitting Manufactured Home Parks, which the applicant seeks to develop with the zoning change.

The applicant states in the submitted rezone application as the reason for the Zone Change Classification being requested "development of this parcel into a manufactured home park would address the regional and community affordable housing shortage in an efficient way".

The application is attached as Exhibit A and maps showing the existing site and vicinity are attached as Exhibit B. A map showing the proposed zoning is attached as Exhibit C.

Ownership

DPR Enterprises WA LLC

Existing Land Uses

Single-Family Residence

Adjacent Land Uses

East: Single-family residences, vacant land

South: Ocean Beach Hwy, Single-family residences

West: Single-family residences

North: Longview Church of Christ, Single-family residences

Comprehensive Plan

The 2019 Longview Comprehensive Plan currently classifies the parcel as Medium Density Residential. The Comprehensive Plan classifications for the adjoining properties are also Medium Density. Just south of the parcel across Ocean Beach Hwy are districts zoned Medium and High Density Residential.

Current Zoning

The subject property is not currently within City of Longview limits and is undergoing Annexation Proceedings concurrently with the Comprehensive Plan Map Amendment. All adjoining properties within City Limits are R-2 Residential District.

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

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

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

- (1) Promote the orderly expansion and improvement of neighborhoods;
- (2) Make efficient use of land and public services and implement the Longview comprehensive plan;

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

Availability of Utilities

Sanitary sewer, water and fire protection are available to the subject property. Any future development will require compliance with the City of Longview Storm Water regulations for retention/detention and water quality. The site includes area of a former public alley that was vacated and sold by City Council approval in the past. Public utilities remain largely at Ocean Beach Hwy.

SEPA Determination

An Environmental Checklist for the proposed Comprehensive Plan Map and Zoning Map revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on December 6th, 2023. [E 2023-21 SEPA checklist]

The comment period for the SEPA checklist ended on December 20, 2023. SEPA documents are attached as Exhibit D. The site was also posted with notice for Public Comment.

Traffic

The traffic analysis has not been completed as any development will be made if the zone change is approved. At that time the applicant will provide a traffic analysis and an additional environmental review will be completed for the proposal to redevelop the site.

Critical Areas

Geologic Hazards:	No mapping indicators
Shoreline Designation:	NA
Floodplains:	Zone X – areas protected by levees from 100-year flood
Wetlands:	No mapping indicators
Steep Slopes:	No mapping indicators
Unstable Soils:	No mapping indicators

Gradient of Soils on-site: 0-1%

Additional Information

Pursuant to Chapter 19.81.060 of the Longview Municipal Code, legal notice was published in the Longview Daily News on December 14, 2023, and December 30, 2023.

Citizen Correspondence

None as of the date of this report unless brought by Staff.

COMPREHENSIVE PLAN POLICIES AND INTENT STATEMENTS

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

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

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

Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate. Encourage infill development on vacant or underdeveloped land within the City.

Policy LU-A.2.2 Identify complementary zoning when considering amendments to the future land-use map, and process changes to both maps simultaneously so that zoning remains consistent with the identified future land use. Assure that any site- or area-specific requests for rezones conform to the future land-use map.

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

Policy LU-E.4.6 New multi-family land use classifications should be applied as follows:

- a. located in or abutting areas already containing multi-family uses; or
- b. in or next to Central Business, Regional or Community Commercial Districts or more intensive institutions;
- c. located in areas offering unique amenities such as in Downtown or along the Cowlitz and Columbia River waterfronts; or
- d. along arterials where access consolidation and transit are available.
- e. In all cases, existing or planned transportation capacity should be adequate to accommodate projected travel demand according to City standards.

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

Intent Statements

The Comprehensive Plan Map Intent Statement for the Low Density Residential classification is given below.

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.

19.81.090 Approval criteria for site-specific rezones.

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

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

Staff comments: The City has experienced a housing crisis in recent years due to increased demand for rental housing and increasing rents. Increasing the supply of housing, particularly rental housing was supported by the City Council in 2018 and 2019 when direction was given to the Planning Commission to reduce barriers to new construction by removing certain design requirements, open space requirements and reducing parking requirements for new multifamily.

Comprehensive Plan Objective LU-E.4.1 reads “identify single-family dwellings as the principal use in the City’s established low-density residential district. Allow for secondary uses that are compatible with a single-family character”. A manufactured home park would be more dense than a single-family subdivision but still fall in line with the character of the neighborhood, and the zoning of those near the property, while providing additional housing where only one single-family home currently exists.

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

Staff comments: Staff finds that the proposal has a substantial relationship to the general welfare by addressing an urgent need for new housing amid a housing affordability

crunch. The Runstad Center for Real Estate Research at University of Washington¹ reports Cowlitz County had an apartment vacancy rate of .70% (9 units) in fall of 2019, fourth lowest of all counties. There is a substantial public need for additional housing which has the potential to increase supply and reduce upward pressure on rents for existing housing regardless of whether new housing is considered or intended to be 'affordable'.

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

Staff comments: The subject property is within an area fully served with public facilities and transportation networks.

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

Staff comments: The proposal is located adjacent to Ocean Beach hwy which features other developed lots, both residential and commercial. By allowing for a manufactured home park, a future development would improve the property line with landscaping, and improve the overall property, tying into the how Ocean Beach Hwy is largely developed already.

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

Staff comments: Staff finds that housing is currently a much higher demand than neighborhood scale retail or services and it is in the public interest to encourage a change in land use for the area.

STAFF DISCUSSION

The land use proposal if approved, will place the property in the R-1 Residential zone and allow uses permitted in the R-1 zone. The applicant has chosen to share the overarching proposal of a manufactured home park which assists with evaluation of the potential impacts of the land-use application, but the applicant is not bound to the specific redevelopment proposal shown in the application. If the changes are approved, the City will conduct another environmental review when a formal application to redevelop the site is made.

¹ WASHINGTON STATE APARTMENT MARKET REPORT – Fall 2019. (2019, October). Retrieved from <http://realestate.washington.edu/wp-content/uploads/2019/12/2019FallApartmentMarketReport.pdf>

STAFF FINDINGS

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

1. The proposal is consistent with the 2019 Longview Compressive plan Goals, Policies and Objectives.
2. Public facilities and transportation options are readily available at the subject property.
3. The engineering department has reviewed the application and has determined that the proposal will not result in any critical impacts to the adjacent roadway system.
4. It is in the public interest to encourage a change in land use for the area as there is a substantial public need for housing in Longview.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed Comprehensive Plan Future Land Use Map and Zoning Map amendments concurrently with review of the annexation.

EXHIBITS

- A. Application
- B. Map showing proposed Comprehensive Plan map amendment
- C. Map showing proposed zoning map amendment
- D. SEPA documents.
- E. Legal Notice

Staff Report completion date: December 14th, 2023



Application to Amend the Longview Comprehensive Plan

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

Application to Amend the Longview Comprehensive Plan LMC 19.03 Case Number: _____ Related Case Number: _____	THIS SECTION FOR OFFICE USE ONLY:
<i>To the City of Longview Planning Commission and City Council:</i> We, the undersigned, hereby petition to <u>Amend the Longview Comprehensive Plan</u> in the following manner: Proposed Plan Amendment: Please indicate type of amendment and its location within the Longview Comprehensive Plan: ☐ Text Amendment: Element _____ Section _____ Goal _____ City Objectives _____ City Policies _____ ☒ Map Amendment: Element: _____ From: <u>R-2</u> To: <u>R-1</u> Present Land Use District Requested Land Use District Address of Property/Properties: <u>5024 Ocean Beach HWY</u> Assessor's Parcel Number(s): <u>WL2408006</u> Legal Description of Property Under Consideration: <u>See exhibit A</u> (Attach additional sheets as necessary)	

Describe Your Proposed Amendment. Also provide suggested new language if *Text Amendment*:
Change 5024 Ocean Beach HWY from R-2 to R-1

(Attach additional sheets as necessary)

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

Development of this parcel into a manufactured home park would address the regional and community affordable housing shortage in an efficient way. To accomplish this, we would need the zoning designation changed from R-2 to R-1.

(Attach additional sheets as necessary)

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

The current code does not allow manufactured home parks on R-2 designated properties. It is allowed in R-1 designated zones.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 3.44 Net Acres: 3.33 Square Feet: 148104

Comprehensive Plan Designation: R-2 Is the site vacant? _____

Current use of the land. Describe geographical features and note any structures: _____

Flat land with brush and one single family home.

FILING FEES:

Public Hearing Fee: \$2,173.00

SEPA Review Fee: \$543.00

Total Fees: \$2,716.00

Comments:

BELOW IS FOR STAFF USE ONLY:

DATE APPLICATION COMPLETE:

LONGVIEW PLANNING COMMISSION:

Set on Planning Commission
Agenda For a Future Public Hearing: Date 7:00 PM

Public Hearing Scheduled: Date: 7:00 PM

Comments:

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: 7:00 PM

Ordinance No: Adopted: Effective:

Comments:

NOTES TO APPLICANT/OWNER:

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

Comments: _____

CERTIFICATION

City of Longview)

County of Cowlitz)^{ss}

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

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

Signature of applicant(s): Dan Pagan m h

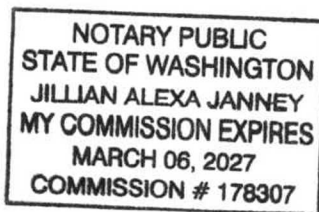
Mailing Address: 20005 NE 182nd Cir

See Note 3

(Street or PO Box)

City: Brush Praire State: WA Zip: 98606 Phone: (360)430-7624

Subscribed and sworn to before me this 2nd day of November, 20 23.



Jillian Alexa Janney
Notary Public

Printed Name: Jillian Janney

Residing In: Fairview, OR

My Commission Expires: March 06, 2027

NOTES:

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

City of Longview



City of Longview



12/14/2023, 11:02:37 AM

World Transportation 2022 Aerial Leaf Off

 Red: Band_1

 Green: Band_2

 Blue: Band_3

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:2,257

0	0.01	0.03	0.05 mi
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0 0.02 0.04 0.08 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN,

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



December 6, 2023

To: Washington State E.C.Y., Environmental Review Section
Cowlitz Indian Tribe Cultural Resources
Cowlitz County PUD – Right of Way
Department of Archaeology & Historic Preservation,
WSDOT
Department of Fish and Wildlife SEPA Desk
Department of Natural Resources SEPA Center
U.S. Army Core of Engineers
Consolidated Diking Improvement District No. 1
Willapa Hills Audubon Society
Clint Matthews, Cascade Natural Gas
CenturyLink
Comcast
Longview Fire Marshal
Longview Commercial Building Inspector/Building Official

From: Ann Rivers, Director of Community Development

Subject: SEPA Environmental Checklist Review – Application #E 2023-21

Project: E 2023-21– Comprehensive Plan Amendment of one 3.44 acre lot, to change the property from Medium Density Residential in the comprehensive plan to Low Density Residential, with a rezone to the current planning zoning of R-2 Residential to R-1. The zoning district of R-1 is the only Residential District permitting Manufactured Home Parks, which is what the property owner seeks to develop.

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

The site is zoned **R-2 Residential District**. The Comprehensive Plan classification is **Medium Density Residential**. Adjacent uses include vacant land and single-family homes to the east, a church and single-family homes to north, power lines and single-family homes to the west and a single parcel with a single-family home to the south.

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. December 20, 2023**.

If you have any questions or need additional information, please contact McAllister Kosar, Planner, at (360) 442-5083 or me at (360) 442-5080.

Thank you.

Attachments: SEPA Checklist, Site Plans.

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

Description of Proposal: **2023-21– Comprehensive Plan Amendment of one 3.44 acre lot, to change the property from Medium Density Residential in the comprehensive plan to Low Density Residential, with a rezone to the current planning zoning of R-2 Residential to R-1. The zoning district of R-1 is the only Residential District permitting Manufactured Home Parks, which is what the property owner seeks to develop.R-2 Residential District.**

Proponents: Carter May, WD3 Construction
WD3 Construction
1119 11th ave
Longview, WA 98632
Phone: 360-562-7275

Location of Proposal, Including Street Address, if any: 5024 Ocean Beach Hwy, Longview WA
Parcel WL2408006.

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 December 20, 2023.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

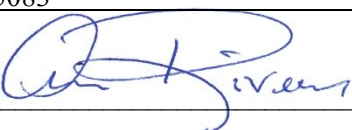
Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: McAllister Kosar, Planner

Phone: (360) 442-5083

Date: December 6, 2023

Signature: 

Customer Ad Proof

162-60001284

CITY OF LONGVIEW - LEGAL

Order Nbr 60553

Publication

Daily News

Contact CITY OF LONGVIEW - LEGAL
Address 1 PO BOX 128
Address 2
City St Zip LONGVIEW WA 98632
Phone 3604425041
Fax 3604425951

PO Number
Rate Legals
Order Price 351.50
Amount Paid 0.00
Amount Due 351.50

Section Legals
SubSection
Category 0599 Legals

Start/End Dates 12/14/2023 - 12/30/2023
Insertions 2
Size 51

Ad Key 60553-1
Keywords E 2023-21 5024 OBH Rezone Anx

Salesperson(s) Legals Rep
Taken By Joann Nunez

Notes

Ad Proof

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Longview Washington will conduct a public hearing in the Council Chambers located on the 2nd floor of City Hall, 1525 Broadway, Longview, Washington beginning at 7:00PM. Wednesday, January 3rd, 2024, to consider the following:
Application #: PC 2023-14 & E 2023-21
Applicant: Carter May
Proposal: Comprehensive Plan Amendment of one 3.44 acre lot, to change the property from Medium Density Residential in the comprehensive plan to Low Density Residential, with a rezone to the current planning zoning of R-2 Residential to R-1. The zoning district of R-1 is the only Residential District permitting Manufactured Home Parks, which is what the property owner seeks to develop..
Address: 5024 Ocean Beach Hwy, Parcel No. WL2408006.
Copies of the notice, environmental checklist, and other application materials supporting this determination/application are online at SEPA Register: '5024 Ocean Beach Hwy' and on file with the Community Development Department and are available for public review by request.
The public has a right to submit written comments concerning the proposal's environmental impacts. Written comments need to be submitted no later than 6:00 p.m. on January 3rd, 2024, at the Community Development Department located in City Hall; 1525 Broadway, [PO Box 128], Longview, WA 98632. Or by email to mcallister.kosar@ci.longview.wa.us
Notice filed by McAllister Kosar, Planner
12/14. 12/30 60553



Staff Report

TO: Longview Planning Commission

FROM: McAllister Kosar, Planner

HEARING

DATE: January 3rd, 2024

TYPE OF

DECISION: Quasi-judicial (Planning Commission Recommendation, City Council Approval)

APPLICANT: Totem Ln LLC

PROPOSAL: Rezone request and comprehensive plan amendment application for 4 parcels, approximately 9.54 acres of land. Under the proposal, the Comprehensive Plan classification will change from Low Density Residential to High Density Residential and the current zoning will change from R-1 Residential District to R-3 Residential District. As shown in the attached map [Exhibit B & C].

ADDRESS: 4240 Ocean Beach Hwy, 4230 Ocean Beach Hwy, 6 Totem Ln, Parcel(s) 1056602, 02970, 0297001, 02971.

BACKGROUND

The owner, Totem Ln LLC has applied for a site-specific comprehensive plan amendment and rezone of their four-parcel property to go from low density residential to high density residential. The R-3 zone permits Duplexes, Triplexes, Fourplexes, Multifamily, Townhouse (single-family attached dwelling) and Accessory Dwelling Units among other residential permissions in LMC 19.20.020 'Uses'.

The applicant states in the submitted rezone application as the reason for the Zone Change Classification being requested "To possibly build more in the near future" whereas the property currently has 19 units.

The application is attached as Exhibit A and maps showing the existing site and vicinity are attached as Exhibit B. Maps showing the existing and proposed zoning and future land use map classifications are attached as Exhibit C.

Ownership

Totem Ln LLC

Existing Land Uses

Single-Family Residence

Adjacent Land Uses

East: Single-family residences, Storage

South: Ocean Beach Hwy

West: CDID #1 Slough, Manufactured Home Park

North: CDID #1 Slough, Single-Family Residence

Comprehensive Plan

The 2019 Longview Comprehensive Plan currently classifies the parcels as Low Density Residential. The Comprehensive Plan classifications for the adjoining properties are also Low Density Residential, as well as High Density Residential and Community Commercial. Just south of the parcel across Ocean Beach Hwy are districts zoned High Density Residential.

Current Zoning

The subject property is zoned R-1 Residential District.

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

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

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

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

- (4) Provide flexible lot standards that encourage compatibility between land uses, efficiency in site design, and environmental compatibility;
- (5) Provide for compatible building and site design at an appropriate neighborhood scale; provide standards that are in character with the landforms and architecture existing in the community;
- (6) Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services. Reduce reliance on the automobile for neighborhood travel and provide options for walking, bicycling, and transit use; and
- (7) Provide direct and convenient access to schools, parks and neighborhood services. (Ord. 3122 § 14, 2010)”.

Availability of Utilities

Sanitary sewer, water and fire protection are available to the subject property. Any future development will require compliance with the City of Longview Storm Water regulations for retention/detention and water quality. Public utilities remain largely at Ocean Beach Hwy.

SEPA Determination

An Environmental Checklist for the proposed Comprehensive Plan Map and Zoning Map revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on December 4, 2023. [E 2023-22 SEPA checklist]

The comment period for the SEPA checklist ended on December 14, 2023. SEPA documents are attached as Exhibit D.

Traffic

The traffic analysis has not been completed as any development will be made if the zone change is approved. At that time the applicant will provide a traffic analysis and an additional environmental review will be completed for the proposal to redevelop the site.

Critical Areas

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

Additional Information

Pursuant to Chapter 19.81 of the Longview Municipal Code, legal notice was published in the Longview Daily News on December 14, 2023, and December 30, 2023. Notice of

the land-use application and public hearing was posted on the property on December 12, 2023

Citizen Correspondence

None as of the date of this report unless brought by Staff.

COMPREHENSIVE PLAN POLICIES AND INTENT STATEMENTS

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

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

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

Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate. Encourage infill development on vacant or underdeveloped land within the City.

Policy LU-A.2.2 Identify complementary zoning when considering amendments to the future land-use map, and process changes to both maps simultaneously so that zoning remains consistent with the identified future land use. Assure that any site- or area-specific requests for rezones conform to the future land-use map.

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

Policy LU-E.4.6 New multi-family land use classifications should be applied as follows:

- a. located in or abutting areas already containing multi-family uses; or
- b. in or next to Central Business, Regional or Community Commercial Districts or more intensive institutions;
- c. located in areas offering unique amenities such as in Downtown or along the Cowlitz and Columbia River waterfronts; or
- d. along arterials where access consolidation and transit are available.
- e. In all cases, existing or planned transportation capacity should be adequate to accommodate projected travel demand according to City standards.

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

Intent Statements

The Comprehensive Plan Map Intent Statement for the High Density Residential classification is given below.

High Density Residential

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

19.81.090 Approval criteria for site-specific rezones.

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

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

Staff comments: The City has experienced a housing crisis in recent years due to increased demand for rental housing and increasing rents. Increasing the supply of housing, particularly rental housing was supported by the City Council in 2018 and 2019 when direction was given to the Planning Commission to reduce barriers to new construction by removing certain design requirements, open space requirements and reducing parking requirements for new multifamily.

The Comprehensive Plan policy LU-E.4.6 provides criteria for when to consider new high density residential classifications. The site satisfies criteria A, located in or abutting areas already containing multi-family uses, B in or next to Central Business, Regional or Community Commercial Districts or more intensive institutions, D being located along Ocean Beach Hwy which is under federal classification and has access consolidation and transit available; and criteria E, "In all cases, existing or planned transportation capacity should be adequate to accommodate projected travel demand according to City standards" according to staff assessment.

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

Staff comments: Staff finds that the proposal has a substantial relationship to the general welfare by addressing an urgent need for new housing amid a housing affordability crunch. The Runstad Center for Real Estate Research at University of Washington¹ reports Cowlitz County had an apartment vacancy rate of .70% (9 units) in fall of 2019, fourth lowest of all counties. There is a substantial public need for additional housing which has the potential to increase supply and reduce upward pressure on rents for existing housing regardless of whether new housing is considered or intended to be 'affordable'.

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

Staff comments: The subject property is within an area fully served with public facilities and transportation networks.

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

Staff comments: The proposal is located adjacent to Ocean Beach hwy which features other developed lots, both residential and commercial. By allowing for more dense development, a future development would improve the property line with landscaping, and improve the overall property, tying into the how Ocean Beach Hwy is largely developed already as such.

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

Staff comments: Staff finds that housing is currently a much higher demand than neighborhood scale retail or services and it is in the public interest to encourage a change in land use for the area to a higher density permission/zoning.

STAFF DISCUSSION

The land use proposal if approved, will place the property in the R-3 Residential zone and allow uses permitted in the R-3 zone. The applicant has chosen to share the overarching proposal of additional housing production which assists with evaluation of the potential impacts of the land-use application, but the applicant is not bound to the specific redevelopment proposal described. If the changes are approved, the City will conduct another environmental review when a formal application to redevelop the site is made.

¹ WASHINGTON STATE APARTMENT MARKET REPORT – Fall 2019. (2019, October). Retrieved from <http://realestate.washington.edu/wp-content/uploads/2019/12/2019FallApartmentMarketReport.pdf>

STAFF FINDINGS

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

1. The proposal is consistent with the 2019 Longview Compressive plan Goals, Policies and Objectives.
2. Public facilities and transportation options are readily available at the subject property.
3. The engineering department has reviewed the application and has determined that the proposal will not result in any critical impacts to the adjacent roadway system.
4. It is in the public interest to encourage a change in land use for the area as there is a substantial public need for housing in Longview.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed Comprehensive Plan Future Land Use Map and Zoning Map amendments.

EXHIBITS

- A. Application
- B. Map showing proposed Comprehensive Plan map amendment
- C. Map showing proposed zoning map amendment
- D. SEPA documents.
- E. Legal Notice

Staff Report Date: January 3rd, 2024



Rezone Request Application

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

Application to Rezone Property

LMC 19.81.040

Case Number: PC 2023-17

Related Case Number:

THIS SECTION FOR OFFICE USE ONLY:



To the City of Longview Planning Commission and City Council:

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

From: R-1 To: R-3
Present Zoning District Requested Zoning District

Applicant: TOTEM LN LLC

Phone: 360-560-5368

(Print All Information)

Contact Name: E. CARMEN MIHAI-LAZAR

Fax: —

Mailing Address: 2938 MADRONA DR

City: LONGVIEW (Street or PO Box)

Email: TOTEM LN LLC @
GMAIL.COM

State: WA Zip: 98632

Address of Property/Properties:

- 4240 OCEAN BEACH HWY, LONGVIEW WA 98632
- 6 TOTEM LN, LONGVIEW WA 98632
- 4230 OCEAN BEACH HWY, LONGVIEW WA 98632

Assessor's Parcel Number(s):

Parcel numbers: 02970, 0297001, 02971, 1056602

Description of Property: _____

Name of Subdivision: _____ Lot(s): _____

Block(s): _____

Location: Section _____ Township & Range _____ Willamette Meridian
(Attach additional sheets as necessary)

REQUIRED SUBMITTAL MATERIALS

Have you had a pre-application conference with City staff? YES Date: 2020

Maps or Plans Showing Affected Property. ✓

Completed Environmental Checklist (SEPA). ✓

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

Legal Description of Property.

Acceptable Proof of ownership such as notarized petitions, deed, or title report.

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

Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

NA

Comments:

Explain the reason(s) for the Zone Change Classification Requested:

There are 19 units on these parcels currently (17 houses + 1 duplex). The zoning is R1 which is non-conforming use. We would like to switch it to R3 and possibly build more in the near future.

(Attach additional sheets as necessary)

GENERAL SITE CHARACTERISTICS

Property Size: Gross Acres: 10 Square Feet: _____

Comprehensive Plan Designation: _____

Does this Rezone also require a Comprehensive Plan Designation change? _____

Is the site vacant? NO

Current Use of the Land

Describe geographical features and note any structures:

*Flat area. There are 18 houses/buildings,
4 detached garages/buildings, and a few
sheds.*

Current Sewerage System:

sewer line

Street System serving area:

Ocean Beach Hwy

ZONE CHANGE PETITION

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

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

Name: <i>E. CARMEN MIHAI-LAZAR</i> (Please Print All Information) Mailing Address: <i>2938 MADRONA DR</i> (Street or PO Box) City: <i>LONGVIEW</i> State: <i>WA</i> Zip: <i>98632</i> Phone: <i>360-560-5368</i>	Description/use of Property: <i>property owner address</i>
Name: <i>R. SHAWN REED</i> (Please Print All Information) Mailing Address: <i>2938 MADRONA DR</i> (Street or PO Box) City: <i>LONGVIEW</i> State: <i>WA</i> Zip: <i>98632</i> Phone: <i>360 581-1553</i>	Description/use of Property: <i>property owner address</i>
Name: (Please Print All Information) Mailing Address: (Street or PO Box) City: State: Zip: Phone:	Description/use of Property:
Name: (Please Print All Information) Mailing Address: (Street or PO Box) City: State: Zip: Phone:	Description/use of Property:

FILING FEES:

Public Hearing Fee:	<u>\$2,173.00</u>
SEPA Review Fee:	<u>\$543.00</u>
Total Fees:	<u>\$2,716.00</u>
Comments:	

NOTES TO APPLICANT/OWNER:

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

Comments:

SIGNATURES:

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

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

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

Signature of Property Owner:



Date: 11/9/2023

Signature of Applicant:



Date: 11/9/2023

Below is for Staff Use Only:

Longview Planning Commission:

Public Hearing Scheduled:

Date:

7:00 pm

Comments:

Longview City Council:

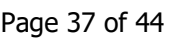
Public Hearing Scheduled:

Date:

7:00 pm

Comments:

of 44

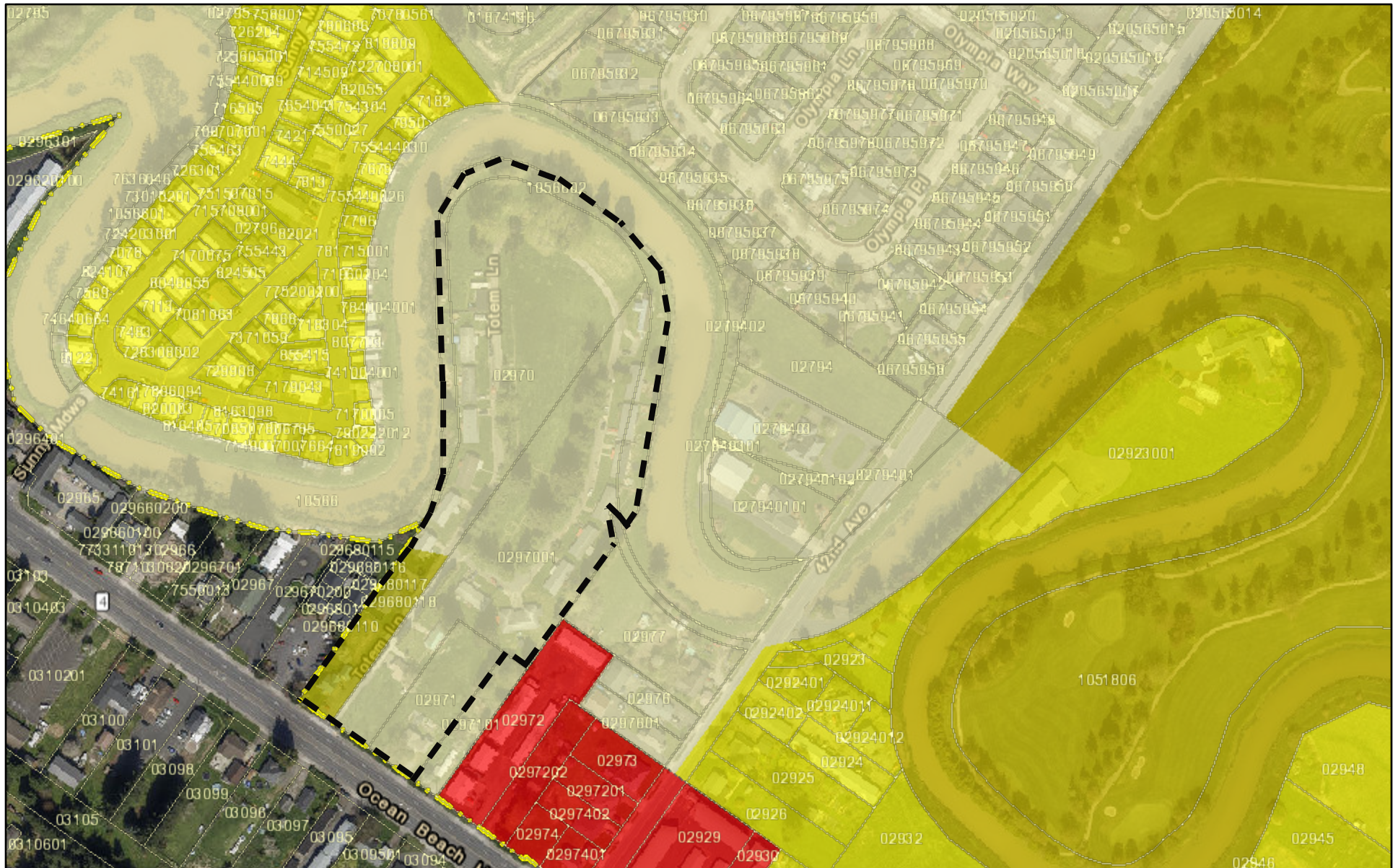


ArcGIS Web AppBuilder

0 0.03 0.04 0.05 0.08 0.16
mi km

Cowlitz County GIS Department, Esri Community Maps Contributors, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, ©

City of Longview



12/14/2023, 11:16:47 AM

World Transportation 2022 Aerial Leaf Off

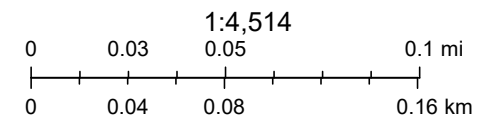
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- Green: Band_2
- Blue: Band_3

World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery

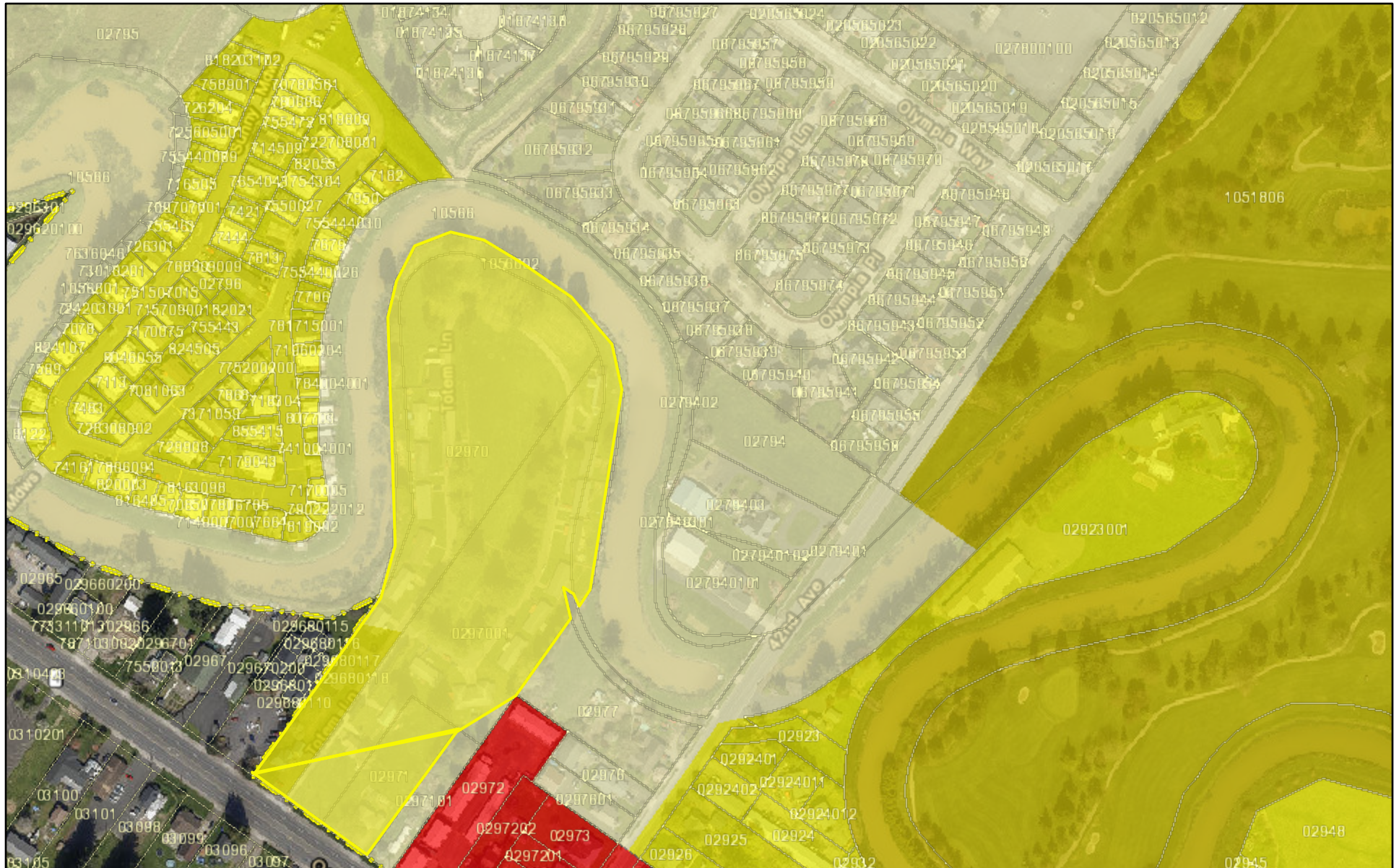
Citations
1.2m Resolution Metadata



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN,

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

City of Longview

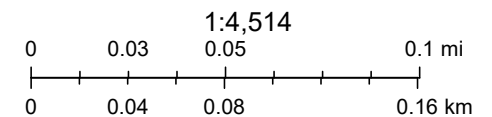


12/14/2023, 11:20:05 AM

World Transportation 2022 Aerial Leaf Off
 Red: Band_1
 Green: Band_2
 Blue: Band_3

World Imagery
 Low Resolution 15m Imagery
 High Resolution 60cm Imagery

High Resolution 30cm Imagery
 Citations
 1.2m Resolution Metadata



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN,

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December 4, 2023

To: Washington State E.C.Y., Environmental Review Section
Cowlitz Indian Tribe Cultural Resources
Cowlitz County PUD – Right of Way
Department of Archaeology & Historic Preservation,
WSDOT
Department of Fish and Wildlife SEPA Desk
Department of Natural Resources SEPA Center
U.S. Army Core of Engineers
Consolidated Diking Improvement District No. 1
Willapa Hills Audubon Society
Clint Matthews, Cascade Natural Gas
CenturyLink
Comcast
Longview Fire Marshal
Longview Commercial Building Inspector/Building Official

From: Ann Rivers, Director of Community Development

Subject: SEPA Environmental Checklist Review – Application #E 2023-22

Project: E 2023-22– The applicant proposes to amend the comprehensive plan zoning of low density to high density, with current plan zoning changing from R-1 to R-3. The applicant seeks the ability to further develop the parcels and infill beyond that allowed in the R-1 Residential Zoning district.

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 single family homes and storage to the east, CDID ROW to north, and residential development to the west and Ocean Beach Hwy directly south.

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. December 14, 2023**.

If you have any questions or need additional information, please contact McAllister Kosar, Planner, at (360) 442-5083 or me at (360) 442-5080.

Thank you.

Attachments: SEPA Checklist, Site Plans.

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

Description of Proposal: 2023-22– The applicant proposes to amend the comprehensive plan zoning of low density to high density, with current plan zoning changing from R-1 to R-3. The applicant seeks the ability to further develop the parcels and infill beyond that allowed in the R-1 Residential Zoning district.R-1 Residential District.

Proponents: Carmen Mihai-Lazar, Community Development Department
Totem Ln LLC
2938 Madona Dr
Longview, WA 98632
Phone: 360-560-5368

Location of Proposal, Including Street Address, if any: 4240 Ocean Beach Hwy, 4230 Ocean Beach Hwy, 6 Toem Ln, Parcel 1056602 02970, 0297001, 02971, 1056602 City of Longview city limits.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



The comment period for this DNS ends at 6:00 on December 14, 2023.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

Department: Community Development

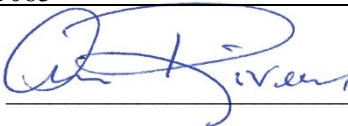
Address: PO Box 128, Longview, WA 98632

Contact Person: McAllister Kosar, Planner

Phone: (360) 442-5083

Date: November 30, 2023

Signature:



Customer Ad Proof

162-60001284

CITY OF LONGVIEW - LEGAL

Order Nbr 60554

Publication

Daily News

Contact CITY OF LONGVIEW - LEGAL
Address 1 PO BOX 128
Address 2
City St Zip LONGVIEW WA 98632
Phone 3604425041
Fax 3604425951

PO Number
Rate Legals
Order Price 358.00
Amount Paid 0.00
Amount Due 358.00

Section Legals
SubSection
Category 0599 Legals

Start/End Dates 12/14/2023 - 12/30/2023
Insertions 2
Size 52

Ad Key 60554-1
Keywords PC 2023-17 4240 OBH Rezone

Salesperson(s) Legals Rep
Taken By Joann Nunez

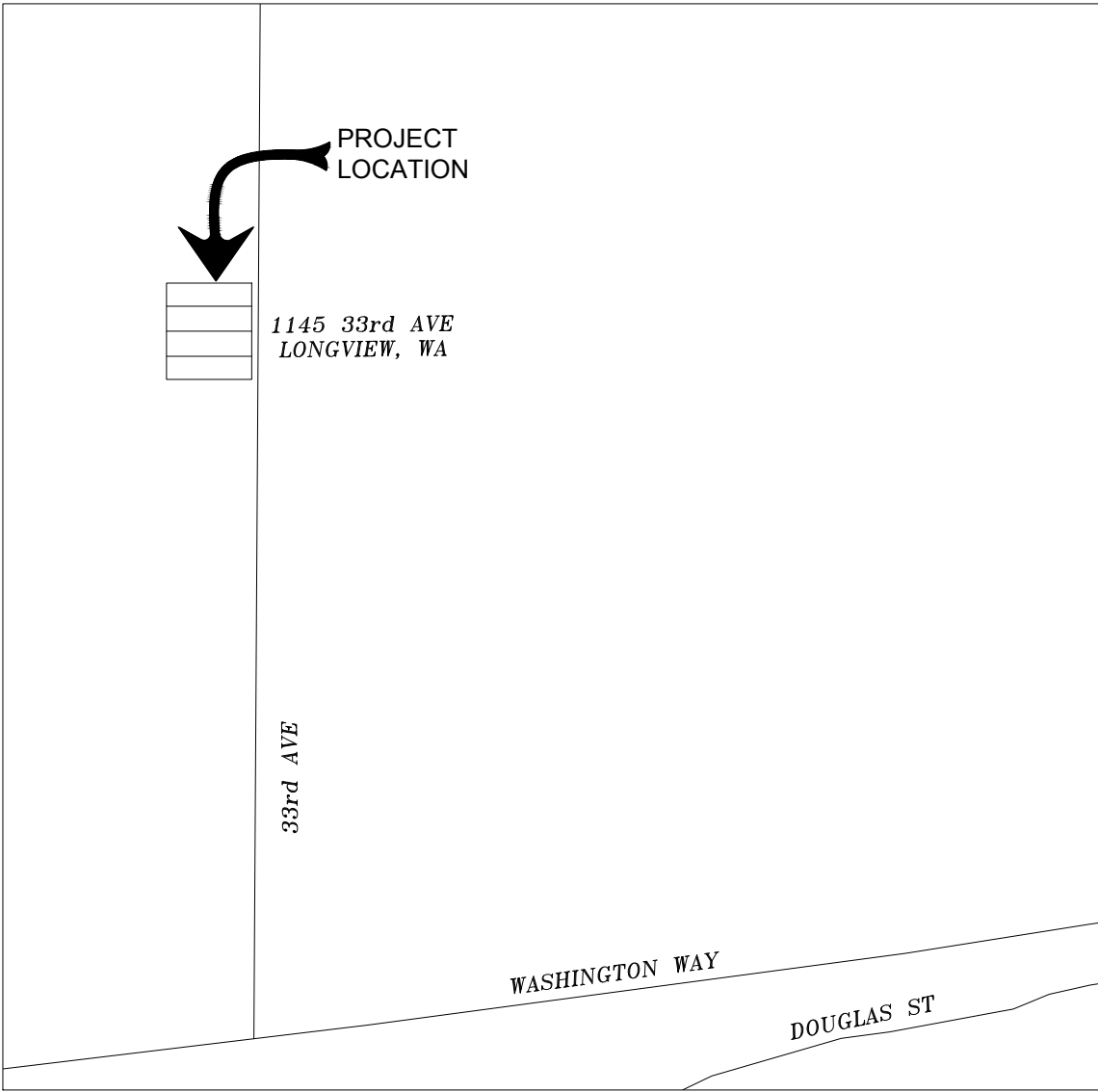
Notes

Ad Proof

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Longview Washington will conduct a public hearing in the Council Chambers located on the 2nd floor of City Hall, 1525 Broadway, Longview, Washington beginning at 7:00PM. Wednesday, January 3rd, 2024, to consider the following:
Application #: PC 2023-17 & E 2023-22
Applicant: Carmen Mihai-Lazar
Proposal: The applicant proposes to amend the comprehensive plan zoning of low density to high density, with current plan zoning changing from R-1 to R-3. The applicant seeks the ability to further develop the parcels and infill beyond that allowed in the R-1 Residential Zoning district.
Address: 4240 Ocean Beach Hwy, 4230 Ocean Beach Hwy, 6 Toem Ln, Parcel 1056602, Parcel No. 02970, 0297001, 02971, 1056602. Copies of the notice, environmental checklist, and other application materials supporting this determination/application are online at SEPA Register: SEPA record number 202305694, "Totem Ln Rezone" and on file with the Community Development Department and are available for public review by request.
The public has a right to submit written comments concerning the proposal's impacts. Written comments need to be submitted no later than 6:00 p.m. on January 3rd, 2024, at the Community Development Department located in City Hall; 1525 Broadway, [PO Box 128], Longview, WA 98632. Or by email to mcallister.kosar@ci.longview.wa.us
Notice filed by McAllister Kosar, Planner
Longview Planning Commission
12/14. 12/30 60554

33RD AVE SFR PRELIMINARY PLAT

1145 33RD AVE, LONGVIEW, WA 98632



VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE	---	---
ADJACENT LOT LINE	---	---
HABITAT BUFFER LINE	---	---
WETLAND BUFFER LINE	---	---
EASEMENT LINE	---	---
RIGHT-OF-WAY LINE	---	---
CENTER LINE	---	---
CONTOUR, MAJOR	---160---	---160---
CONTOUR, MINOR	---158---	---158---
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE	UGP	UGP
OVERHEAD POWER LINE	OHP	OHP
POWER POLE		
GUY WIRE		
POWER VAULT		
STREET LIGHT		
NATURAL GAS LINE	G	G
TELEPHONE LINE	T	T
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL		
CABLE LINE	CTV	CTV
CABLE PEDESTAL		
STORM MAIN LINE	SD	SD
FOOTING DRAIN LINE	FD	FD
ROOF DRAIN LINE	RD	RD
CATCH BASIN		
TYPE I CATCH BASIN		
YARD DRAIN		
DOWNSPOUT		
WATER MAIN LINE	W	W
WATER METER		
BLOWOFF VALVE FIRE HYDRANT		
GATE VALVE		
SEWER MANHOLE		
CLEANOUT		
SEWER MAIN LINE	SS	SS
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

PROJECT INFO

OWNER:
WHEATLEY LESLIE A
1145 33RD AVE
LONGVIEW, WA 98632

LEGAL DESCRIPTION

REF RECORD OF SURVEY NEXT SHEET

HORIZONTAL DATUM

WASHINGTON SOUTH ZONE FROM RTK
MEASUREMENTS USING EMLID RECEIVER WITH
CORRECTIONS FROM CROK3 FROM THE WSRN.

VERTICAL DATUM

NAVD88

PARCEL NUMBER

09108, 09109, 09111, 09277

CODE REVIEW

ZONING: R-1
MIN LOT SIZE: 6,000 SF
MIN LOT WIDTH: 50'
MAX DENSITY: 6 (SFR) UNITS PER ACRE
TOTAL AREA: 3.83 AC
MAX NUMBER OF UNITS ALLOWED: 23 SFR
NUMBER OF UNITS PROPOSED: 17 SFR
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 5' (15' @ CORNER LOT)
BACK YARD SETBACK: 15'
MAX BUILDING HEIGHT: 35'
MAX IMP COVERAGE: 65%

THE LAND DEVELOPER'S ENGINEERED SOLUTION
a division of THE LAND DEVELOPER, INC.
5737 LINDERSON WAY SW.
TUMWATER, WA. 98501
PO BOX 4420, TUMWATER, WA. 98501
(360) 890-4806
E-MAIL: erik@thelanddeveloper.com



DATE:	
REVISIONS:	

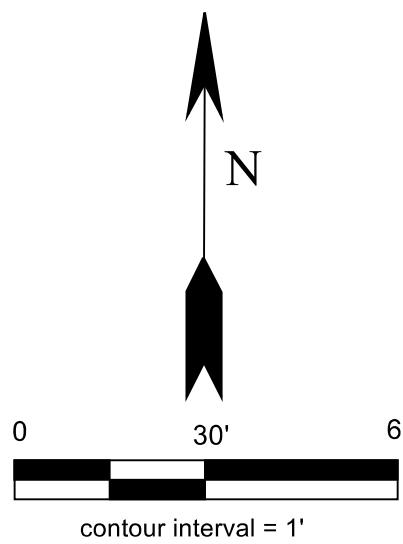
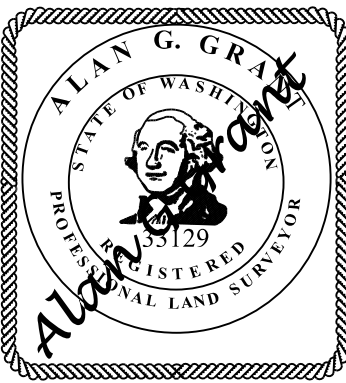
SFR PRELIMINARY PLAT

PROPOSED PRELIMINARY PLAT

PROJECT:
MULTI-FAMILY COMPLEX
1145 33rd AVE
LONGVIEW, WA
CLIENT:
ALLIED RESOURCES GROUP
9930 NE VANCOUVER MALL DRIVE, STE 203
VANCOUVER, WA 98662

DRAWN BY: SaG
DATE: 10/27/23
AGENCY NO:
SHEET: 1 OF 2
JOB NO: 22-081

SITE SURVEY FOR TEAM TREACY REAL ESTATE INC.
ON PARCELS 09277,09110, 09111 & 09109
BEING PORTIONS OF ASSESSORS PLAT #14 & 15
ALL WITHIN THE SW 1/4 OF THE NW 1/4 SECTION 32,
TOWNSHIP 8 NORTH,RANGE 2 WEST W.M.



- NOTES:**
1. Refer to Assessors Plat # 14 as filed in volume 8, page 34.
 2. Refer to Assessors Plat # 15 as filed in volume 8, page 37.
 3. Refer to ALTA Commitment for Title Insurance issued by Stewart Title under commitment #1643295 dated March 17, 2022.
 4. Refer to Record of Survey by R. Williams as filed in volume 31, page 87 under AFN 3415992.
 5. Refer to Plat of Browning Addition No.1 by LC Gibbs as filed in volume 11, page 11.
 6. Refer to Record of Survey by K. Bluhm as filed in volume 32, page 50 under AFN 3443341.
 7. An additional 5' right of way fronting this site will likely be required by the City of Longview.
 8. Horizontal Datum : Washington South Zone From RTK measurements using EMLID receiver with corrections from CROK3 from the WSRN.
 9. Vertical Datum: NAVD88
 10. Information for this map from field survey during December 2022 using a 2" total station (NTS 89596) & EMLID GNSS reciever. Linear and angular closures met the standards set forth by W.A.C. 332-130-090.
 11. Differences in linear and / or angular measurements between controlling monuments and locations of public record are deemed to discrepancies when such differences are in excess of 0.5 feet, as per R.C.W. 58.09.090.

LEGEND	
×	Ground location
○	Power Pole
●	Set 1/2" rebar with cap marked "Grant 33139"
■	Water Meter
●	Tree
⊙	Calculated point-not set
⊙	Found monument as noted
⊙	SSMH
□	Water valve
●	Hydrant
[#]	Refer to note
H	Refer to monument description
—(OWP)—	Utilities OverheadPower
—W—	Utilities Water
—(SS)—	Utilities Sewer
—G—	Utilities Gas
---	Edge gravel driveway
()	Information of record

09110
Lot 41 (except South 100') [1]
Parcel 2 [3]
7,030 s.f.
0.16 acres

10620
Columbia Cowlitz Railway

09276
1215 33rd Ave
Lot 26,Block 4 [2]

09277
Lot 27,Block 4 [2]
Parcel 4 [3]
41,348 s.f.
0.95 acres

09110
7030 SqFt
0.16 Acres

09111
1175 33rd Ave
South 100' Lot 41[1]
Parcel 1 [3]
38,376 s.f.
0.88 acres

09109
1155 33rd Ave
Lot 40[1]
Parcel 3 [3]
40,109 s.f.
0.92 acres

09108
1145 33rd Ave
Lot 39A[1]
40,107 s.f.
0.92 acres

Monument Descriptions:

- A. Found 12/21/22 5/8" R&C "Williams 34147" Held [4]
B. Found 12/21/22 1" IP 0.4' below grade in mon case at intx 33rd & Browning Ct. Held [4,5,6]
C. Found 12/21/22 5/8" R&C "Williams 34147" Held [4,1]
D. Found 12/21/22 2" iron pipe. Held [4,1,2]
E. Found 12/21/22 5/8" R&C "Williams 34147" Held [4]
F. Found 9/27/22 1" iron pipe 0.2' below grade. Held for line [5]
G. Found 9/27/22 1" iron pipe 0.3' below grade. 0.07" North of line [5]
H. Found 9/27/22 1" iron pipe at grade 0.07" North of line [5]
I. Found 9/27/22 1" iron pipe 0.3' below grade bent to the East 0.71" South of line. [5]
J. Found 12/21/22 2" iron pipe 0.3' below grade in mon case [5,6]

SS MH #3007
Rim Elev = 7.40
IE 6" cnp IN from SSMH #3000 = 0.45
IE 6" cnp OUT to SSMH #3008 = 0.13
Middle Bottom channel =0.43

SS MH #3008
Rim Elev = 7.37
IE 6" cnp IN from SSMH #3007 = 0.02
IE 6" cnp IN from West = 0.05
IE 8" cnp OUT to South = -0.13
Middle Bottom channel = -0.03

3008
SS MH
7.37
N 302850.075
E 1014406.761
(East 276.74') [5]

IE 12" PVC IN 4.8

IE 12" PVC IN 4.8

IE 12" conc IN 3.82

IE 12" conc IN 3.82

IE 12" conc IN 3.82

IE 12" conc IN 3.82

IE 12" conc IN 3.82

IE 12" conc IN 3.82